

CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE 14

HOUSING AND BUSINESS CHOICE

**PLANNING OFFICER'S REPORT OF IAN WILLIAM BAYLISS UNDER SECTION 42A
OF THE RESOURCE MANAGEMENT ACT 1991**

**Future Urban Zone, Outline Development Plan related Qualifying Matters and Subdivision,
Development and Earthworks Provisions**

11 AUGUST 2023

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	5
2.	INTRODUCTION.....	6
2.1	REPORTING OFFICER.....	6
2.2	THE PURPOSE AND SCOPE OF THIS REPORT	7
3.	KEY ISSUES IN CONTENTION.....	8
4.	PROCEDURAL MATTERS	9
4.1	PROCEDURAL MATTERS.....	9
5.	BACKGROUND AND STATUTORY CONSIDERATIONS.....	10
5.1	THE RESOURCE MANAGEMENT ACT 1991	10
5.2	SECTION 32AA	11
5.3	TRADE COMPETITION	11
5.4	CHRISTCHURCH DISTRICT PLAN	12
6.	PLAN CHANGE 14 – RESIDENTIAL SUBDIVISION.....	13
6.1	OVERVIEW OF CHANGES	13
6.2	SECTION 32 EVALUATION.....	17
7.	CONSIDERATION OF SUBMISSIONS	19
7.1	OVERVIEW OF SUBMISSIONS.....	19
7.2	OUT-OF-SCOPE SUBMISSIONS	20
7.3	THE <i>WAIKANAE</i> DECISION	21
7.4	REPORT STRUCTURE	21
8.	ANALYSIS OF SUBMISSIONS	23
8.1	OVERALL APPROACH TO THE CONSIDERATION OF SUBMISSIONS	23
8.2	CHOICE OF FUZ OVER RNNZ MDRZ AND HDRZ	25
8.3	CHANGES TO OBJECTIVES AND POLICIES	28
8.4	WHETHER THE ALLOTMENT SIZE CONTROLS ARE APPROPRIATE	36
8.5	THE SUITABILITY OF EARTHWORKS AND INFRASTRUCTURE RULES.....	53
8.6	MAORI OWNED LAND AND TE TIRITI O WAITANGI	57
8.7	OUTLINE DEVELOPMENT PLAN AREAS	59
8.8	ZONING OF LAND TO FUTURE URBAN ZONE – PLANNING MAPS.....	69
8.9	REZONING REQUESTS OUTSIDE OF RESIDENTIAL ZONES	94
8.10	NOTIFICATION REQUIRMENTS.....	96
8.11	REZONING REQUESTS DEALT WITH IN OTHER S42A REPORTS	97
9.	MINOR AND INCONSEQUENTIAL AMENDMENTS	98
	APPENDIX 1 - FURTHER EVALUATION UNDER SECTION 32AA.....	99
	APPENDIX 2 - TABLE OF SUBMISSIONS WITH RECOMMENDATIONS AND REASONS.....	100
	APPENDIX 3 – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES	1

LIST OF ABBREVIATIONS

CCRP	Christchurch Central Recovery Plan
CRPS	Canterbury Regional Policy Statement
FDS	Future Development Strategy ('Our Space 2018-2048')
FUZ	Future Urban Zone
GCRA / GCR Act	Greater Christchurch Regeneration Act 2016
HDRZ	High Density Residential Zone
IPI	Intensification Planning Instrument
ISPP	Intensification Streamlined Planning Process
ITA	Integrated Transport Assessment
LLRZ	Large Lot Residential Plan
LPRP	Lyttelton Port Recovery Plan
LTP	Long Term Plan
LURP	Land Use Recovery Plan
MIMP	Mahaanui Iwi Management Plan
MDRZ	Medium Density Residential Zone
MDRS	Medium Density Residential Standards
MfE	Ministry for the Environment
NAP	Aotearoa New Zealand's First National Adaptation Plan
NES	National Environmental Standard
NES-AQ	National Environmental Standards for Air Quality
NES-CS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health
NES-ETA	National Environmental Standards for Electricity Transmission Activities
NES-FW	National Environmental Standards for Freshwater
NES-MA	National Environmental Standards for Marine Aquaculture
NES-PF	National Environmental Standards for Plantation Forestry
NES-SDW	National Environmental Standards for Sources of Drinking Water
NES-TF	National Environmental Standards for Telecommunication Facilities
NPS	National Planning Standards 2019
NPS-ET	National Policy Statement on Electricity Transmission
NPS-FM	National Policy Statement for Freshwater Management
NPS-HPL	National Policy Statement for Highly Productive Land
NPS UD	National Policy Statement on Urban Development 2020
NPS-REG	National Policy Statement for Renewable Electricity Generation
NZCPS	New Zealand Coastal Policy Statement

OARP	Ōtākaro Avon River Corridor Regeneration Plan
ODP	Outline Development Plan
PC14	See 'the plan change'
QM	Qualifying matter
RHA	Residential Heritage Area
RMA / the Act	Resource Management Act 1991
RNNZ	Residential New Neighbourhood Zone
RDPs	Residential design principles
s32 / s32AA	Section 32 / Section 32AA of the RMA (evaluations)
TCZ	Town Centre Zone
the Council	Christchurch City Council
the Plan /CDP / the operative plan	Christchurch District Plan
PC14 / the plan change / the proposed plan	Proposed Plan Change 14
Enabling Housing Supply Act	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

1. EXECUTIVE SUMMARY

1.1.1 My full name is **Ian William Bayliss**. I have been asked by Christchurch City Council (**the Council**) to prepare this report pursuant to section 42A of the Resource Management Act 1991 (**the Act / RMA**). This report considers the issues raised by submissions on Council initiated Plan Change 14 – Housing and Business Choice (**PC14 / the plan change / the proposed plan**) to the Christchurch District Plan (the Plan/CDP/the operative plan) and makes recommendations in response to the issues that have emerged from these submissions in relation to:

- a. the Subdivision, Development and Earthworks Chapter;
- b. Outline Development Plans (**ODPs**) related Qualifying Matters (**QMs**) and related provisions; and
- c. the Future Urban Zone (**FUZ**) and replacement of the Residential New Neighbourhoods Zone (**RNNZ**).

1.1.2 This report forms part of the Council’s ongoing reporting obligations to consider the appropriateness of the proposed provisions; the benefits and costs of any policies, rules or other methods; and the issues raised in submissions on PC14.

1.1.3 It is noted that there are 18 submission points supporting the objectives and policies notified, a single submitter seeking deletion of the FUZ, and 11 submission points seeking changes to the introduction objectives and policies. 220 submission points for this topic address the Planning Maps and 251 submission points address the balance of the provisions within the subdivision, earthworks and development chapter. Only 6 relevant submissions address specific rules within the FUZ.

1.1.4 The main issues raised by the submitters relevant to this s42A report are:

- a. zoning of land previously zoned RNNZ to Medium Density Residential Zone (**MDRZ**), High Density Residential Zone (**HDRZ**) or FUZ;
- b. minimum allotment size and shape requirements;
- c. controls on allotments with existing or proposed buildings;
- d. earthworks and infrastructure Rules;

- e. changes to ODPs in enabling intensification, including ODPs on partially developed greenfield areas;
 - f. changes from net density requirements and the concept of encouraging net yields; and
 - g. requests to change the zones of land currently not a residential zone and outside of the urban environment to various residential zones on the planning maps.
- 1.1.5 This report addresses each of these issues, as well as any other relevant issues raised in the submissions relating to the FUZ, ODPs and the Subdivision, Development and Earthworks Chapter.
- 1.1.6 Having considered the notified PC14 material, the submissions received, the findings of the Council's expert advisors and the additional information provided by the Council since notification, I have evaluated the PC14 provisions relating to these provisions and provided recommendations and conclusions in this report. The PC14 provisions and planning maps with my recommended amendments are included in **Appendix 3**. These recommendations take into account all of the relevant matters raised in submissions and relevant statutory and non-statutory documents.
- 1.1.7 In accordance with the further evaluation undertaken under section 32AA of the RMA that has been included throughout this report and attached as **Appendix 1**, I consider that the provisions and planning maps as amended in **Appendix 3** are the most appropriate way to achieve the objectives of PC14 and the purpose of the RMA.

2. INTRODUCTION

2.1 REPORTING OFFICER

- 2.1.1 My full name is **Ian William Bayliss**. I am a Senior Associate at Barker & Associates in Queenstown. I have held this position since June 2021 prior to which I was the Planning Policy Manager for Queenstown Lakes District Council, from December 2016 to April 2021.
- 2.1.2 I hold a Master of Planning Practice and a Bachelor of Arts from Auckland University. I have been employed in planning and resource management for over 20 years and have been a full member of the New Zealand Planning Institute since 2008. I have previously been a reporting planner and s42A author for the Council for Plan Change 4 Short-term Accommodation (PC4 to the Plan). I worked as a Principal Planner at Auckland Council reporting to the Independent Hearing Panel on the Auckland Unitary Plan in 2015 and 2016, and as a Senior Policy Planner at Rodney District Council between July 2005 and November 2010.

- 2.1.3 My role in preparing this report is that of an expert planner.
- 2.1.4 Although this is a Council-level process, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. I confirm I have considered all the material facts I am aware of that might alter or detract from the opinions that I express. I confirm this evidence is within my area of expertise, except where I state I am relying on the evidence of another person.
- 2.1.5 For completeness, I note that one of my colleagues has prepared the submission on behalf of Danne Mora Limited. I had no involvement in the preparation of that submission and there are confidentiality processes in place within our firm to ensure that we manage our respective obligations to our clients. This report constitutes my independent expert evidence and I confirm that I have no conflict of interest that prevents me from providing my independent expert opinion to the Panel on the matters in this report.

2.2 THE PURPOSE AND SCOPE OF THIS REPORT

- 2.2.1 In response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**the Enabling Housing Supply Act**), tier 1 territorial authorities were required to notify changes or variations to their district plans to incorporate the Medium Density Residential Standards (**MDRS**) and give effect to Policy 3 of the National Policy Statement – Urban Development 2020 (**NPS-UD**). PC14 is an Intensification Planning Instrument (**IPi**) under section 80E of the RMA.
- 2.2.2 I have prepared this report in accordance with the Intensification Streamlined Planning Process (**ISPP**) and section 42A for the purpose of assisting the Panel in considering and making recommendations on the issues raised by submissions on PC14 in relation to the FUZ, ODPs and other subdivision provisions of PC14 that require consideration by the Panel.
- 2.2.3 Having considered the issues raised and relief sought by submitters, I then make recommendations on whether to accept or reject each submission point along with conclusions and recommendations for changes to PC14 provisions based on the assessment and evaluation contained in this report. Where appropriate, this report groups submission points that address the same provision or subject matter. A summary of my recommendations as to acceptance, acceptance in part or rejection of the submissions is included in this report, and further detail is provided in **Appendix 2 – Table of Submissions with Recommendations and Reasons**.

- 2.2.4 As required by Section 32AA, I have also carried out a further evaluation of recommended changes (including reasonably practicable alternatives) and this evaluation is provided in this report and set out in **Appendix 1**.
- 2.2.5 This report is intended to be read in conjunction with the following reports, documents, assessments, expert evidence and other material which I have used or relied upon in support of the opinions expressed in this report:
- a. the Section 42A Assessment Report: Part A – Strategic Overview, including:
 - i. all statutory matters and instruments, background information and administrative matters pertaining to PC14 discussed in that report;
 - ii. the overview of the relevant Christchurch District Plan Objectives and Policies as they relate to the FUZ, ODPs and Subdivision Topic as discussed in that report;
 - iii. the overview of PC14 in particular as it relates to the FUZ, ODPs and Subdivision Topic as discussed in that report; and
 - b. the advice and recommendations of other experts as referred to in this report, including Ike Kleynbos, Kirk Lightbody and Glenda Dixon; and
 - c. the following section 32 reports as relevant to the FUZ, ODPs and subdivision topic:
 - iv. Part 6 – Subdivision, Development and Earthworks (District Plan Chapter 8); and
 - v. submissions related to Chapter 8 not relating to the Residential Topic and the implementation of the MDRS.
- 2.2.6 The discussion and recommendations included in this report are intended to assist the Panel and submitters on PC14. Any conclusion and recommendations made in this report are my own and are not binding upon the Panel or the Council in any way. The Panel may choose to accept or reject any of the conclusions and recommendations in this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to it by persons during the hearing.

3. KEY ISSUES IN CONTENTION

- 3.1.1 A number of submissions were received on the provisions relating to the FUZ and the related ODP and subdivision provisions. I consider the following to be the key issues in relation to these matters:
- a. Objectives, Policies and Rules for the FUZ including related provisions;

- b. Zoning of land previously zoned RNNZ to MDRZ, HDRZ or FUZ;
 - c. Minimum allotment size and shape requirements;
 - d. Controls on allotments with existing or proposed buildings;
 - e. Earthworks and Infrastructure Rules;
 - f. Removal of ODPs on partially developed greenfield areas;
 - g. Changes from net density requirements and the concept of encouraging net yields; and
 - h. Requests to change the zone of land currently not a residential zone and outside of the urban environment to various residential zones on the planning maps.
- 3.1.2 I address each of these key issues in this report, as well as further issues raised by submissions.

4. PROCEDURAL MATTERS

4.1 PROCEDURAL MATTERS

- 4.1.1 At the time of writing this report there have not been any clause 8AA meetings or expert witness conferencing in relation to submissions on the FUZ, ODP and Subdivision Topic provisions.
- 4.1.2 It is noted that many submissions relate to certain controls in Chapter 8 addressed in other s42A reports dealing with these topics such as tree canopy provisions and related financial contributions provisions. Many relate to residential areas in general and are not particular to the FUZ and are more appropriately addressed in other s42A reports. Where a submission point is included in the summary tables for the FUZ and Subdivision Topic but would be more suitable to assess under other reports, this has been noted in the relevant table. Likewise, if submission points have been addressed in the 'Strategic overview' s42A report (for example definitions), this has been noted.

5. BACKGROUND AND STATUTORY CONSIDERATIONS

5.1 THE RESOURCE MANAGEMENT ACT 1991

- 5.1.1 The "Strategic Overview" section 42A report and the Part 2 Qualifying Matters section 32 reports provide a detailed overview of the key RMA matters to be considered by the Panel in relation to PC14 and will not be repeated in detail here.
- 5.1.2 In summary, PC14 has been prepared in accordance with the RMA and in particular, the requirements of:
- a. Section 74 Matters to be considered by territorial authority;
 - b. Section 75 Contents of district plans; and
 - c. Section 76 District Rules.
- 5.1.3 As discussed in the "Strategic Overview" section 42A report and the Part 2 Qualifying Matters section 32 reports, the Enabling Housing Supply Act requires the Council to make changes to the Plan for the purposes of:
- a. Incorporating MDRS into all relevant residential zones (s77G(1));
 - b. Implementing the urban intensification requirements of the NPS-UD (s77G(2)) and giving effect to policy 3 in non-residential zones (s77N); and
 - c. Including the objectives and policies in clause 6 to Schedule 3A of the RMA (s77G(5)).
- 5.1.4 The required plan changes and variations must be undertaken using an IPI in accordance with sections 80E to 80H of the RMA. Councils must use the ISPP set out in Part 6 of Schedule 1 of the RMA. The primary focus of PC14 is to achieve the above requirements of the RMA as amended by the Enabling Housing Supply Act.
- 5.1.5 As set out in the "Strategic Overview" section 42A report and the section 32 report for Part 6 – Subdivision, Development and Earthworks (District Plan Chapter 8) there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of these topics within PC14. This report includes a detailed assessment of the FUZ, ODP and subdivision provisions and qualifying matters in relation to these documents and plans and all statutory considerations.

5.2 SECTION 32AA

5.2.1 As noted above I have undertaken an evaluation of the recommended amendments to the FUZ, ODP and subdivision provisions since the initial section 32 evaluations were undertaken in accordance with s32AA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

- (1) A further evaluation required under this Act—
 - (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the **changes**); and
 - (b) must be undertaken in accordance with [section 32\(1\) to \(4\)](#); and
 - (c) must, despite paragraph (b) and [section 32\(1\)\(c\)](#), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and
 - (d) must—
 - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).
- (3) In this section, **proposal** means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

Section 32AA: inserted, on 3 December 2013, for all purposes, by [section 70](#) of the Resource Management Amendment Act 2013 (2013 No 63).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by [section 15\(1\)\(a\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by [section 15\(1\)\(b\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(3): amended, on 19 April 2017, by [section 15\(2\)](#) of the Resource Legislation Amendment Act 2017 (2017 No 15).

5.2.2 The required section 32AA evaluations for changes I have proposed are contained within this report and in **Appendix 1**.

5.2.3 The Section 32AA evaluations contain a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated. No re-evaluation has been undertaken if the amendments have not altered the policy approach.

5.3 TRADE COMPETITION

5.3.1 Trade competition is not considered relevant to the FUZ, ODP and subdivision provisions.

5.3.2 There are no known trade competition issues raised within the submissions.

5.4 CHRISTCHURCH DISTRICT PLAN

- 5.4.1 The relevant district plan provisions also need to be considered in preparing a plan change and considering any submissions on the change. The section 32 report Part 6 - Subdivision, Development and Earthworks (District Plan Chapter 8) contains an evaluation of provisions concerning the FUZ, ODP and subdivision provisions against the relevant higher order National Policy Statements, Canterbury Regional Policy Statement and District Plan objectives and policies. I agree with the assessment carried out.
- 5.4.2 Chapter 3 Strategic Directions of the Christchurch District Plan provides the overarching direction for the District Plan and all other chapters of the Plan must be consistent with its objectives. Objectives 3.3.1 Enabling recovery and facilitating the future enhancement of the district, 3.3.4 Housing capacity and choice, 3.3.6 Natural hazards, 3.3.7 Urban growth form and design are strategic objectives which together with their associated policies provide direction on the delivery and enablement of development including greenfield developments.
- 5.4.3 Chapter 8 contains objectives, policies and rules for managing subdivision, development and earthworks which are affected by the integration of the MDRS standards in Schedule 3A of the RMA (see list of changes in section 6.1 below for details). It also contains specific policies for large scale residential development and the use of ODPs, a number of which are proposed to be retained and a number of which are to be removed where the consenting and implementation of development has reached a point where they are no longer required. These include:
- a. Policy 8.2.2.8 Urban Density, which requires a minimum density of 15 dwellings per hectare in an ODP and the RNNZ,
 - b. Policy 8.2.29 Outline Development Plans, which requires subdivision use and development in an ODP to be in accordance with its relevant ODP provisions, and
 - c. Policy 8.2.2.10 Comprehensive Residential Development, which encourages comprehensive residential developments in the RNNZ (in accordance with an ODP).
- 5.4.4 Chapter 8 also contains the residential ODPs in Sub-chapter 8.10 for managing greenfield development. The basic structure of the Chapter is to enable development in accordance with ODPs through a controlled activity status and where greenfield areas have no associated ODP, restricted discretionary status applies requiring consideration of a discrete list of matters particular to greenfield subdivision and development.

- 5.4.5 Chapter 14 contains objectives, policies and rules which (although not focused on subdivision) enable and manage development in developing residential areas and in the FUZ. The FUZ is applied to greenfield areas where urban development is planned to occur, but it is not a holding zone, such as with land labelled as “Future Urban” zones under National Planning Standards, which are normally applied to rural areas in other districts. Instead, the FUZ (like the RNNZ before it) enables development with an overall minimum density requirement and contains a number of provisions to address greenfield development including through the application of a series of ODPs.

6. PLAN CHANGE 14 – RESIDENTIAL SUBDIVISION

6.1 OVERVIEW OF CHANGES

- 6.1.1 As set out in the section 32 report Part 6 Subdivision, Development and Earthworks (District Plan Chapter 8), changes to the subdivision provisions in Chapter 8 of the Plan to give effect to the MDRS, Schedule 3A of the RMA, and the NPS-UD include the following:

- 6.1.2 **General Changes** to implement the requirements in Schedule 3A of the RMA, including:

- a. modifying the activity status of subdivision activities for sites subject to the MDRS provisions to be consistent with the level of development permitted by the MDRS (controlled activity defaulting to restricted discretionary where standards are not met) so that subdivision rules do not constrain the ability to build according to the MDRS;
- b. removing limitations on the size, shape or other site-related requirements for subdivision, except in circumstances where vacant allotments are created, or where the subdivision increases non-compliance with density standards, as required by Clause 8, Schedule 3A:

8 Further rules about subdivision requirements

Without limiting [clause 7](#), there must be no minimum lot size, shape size, or other size-related subdivision requirements for the following:

- (a) any allotment with an existing residential unit, if—
 - (i) either the subdivision does not increase the degree of any non-compliance with the density standards in the district plan (once incorporated as required by [section 77G](#)) or land use consent has been granted; and
 - (ii) no vacant allotments are created;
- (b) any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that—
 - (i) it is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and
 - (ii) each residential unit complies with the density standards in the district plan (once incorporated as required by [section 77G](#)); and
 - (iii) no vacant allotments are created.

- c. ensuring that the subdivision provisions are consistent with the land use provisions and that the subdivision rules provide for the same as, or a greater than, level of development as the MDRS; and
- d. changes reflecting the terminology used in the National Planning Standards with regard to zoning references.

6.1.3 **Changes to Policies** reflecting the changes to the approach to subdivision in the MDRZ, HDRZ and FUZ are listed below:

- a. policies removed – 8.2.2.1 Recovery activities, reflecting the City’s transition from recovery towards regeneration as a dominant driver for the City’s development and to be consistent with the extent of development permitted under the MDRS;
- b. policies adjusted to reflect MDRS requirements in Schedule 3A of the RMA and other changes to implement Policy 3 of the NPS-UD:
- c. policy 8.2.2.3(b) recognises varied allotment sizes, conversion of tenure, and providing for the subdivision of units;
- d. policy 8.2.2.4 urban environments to change along with population and housing needs; and
- e. policy 8.2.2.8 net density changed to net yield.

6.1.4 Specific **Changes to Rules** are proposed consistent with the above:

- a. new minimum lot sizes for vacant lots in the MDRZ (400m²) and HDRZ (300m²) and Residential Hills Precinct (650m²) in Rule 8.6.1, exempting adjustments of less than 10% of the existing lot and applying a minimum dimension of 10m. These standards, if breached, change activity status from controlled activity to restricted discretionary;
- b. the standard requiring that no additional titles are created through boundary adjustments in Rule C1(a) is deleted, relying on the National Planning Standards definition of a boundary adjustment, which specifies that allotment numbers are unchanged;
- c. a new rule for the MDRZ/HDRZ is created that specifies that the 10% limit on changes to original allotment sizes only applies to vacant allotments and doesn’t apply if minimum lot sizes are met. As outlined in (a) above, where the variation to the original allotment size is greater than 10% with a vacant lot, then the minimum lot sizes in Rule 8.6.1 (such as MDRZ 400m² and HDRZ 300m²) apply;

- d. the matters of discretion under 8.7.2(a) and 8.8.10(a) are amended so that they apply where a formed vehicle or pedestrian access is proposed, acknowledging that not all sites will require vehicle access and may have pedestrian only access (with on-site parking requirements being removed under the NPS-UD);
- e. new controlled activity rule for vacant lot subdivision in the MDRZ and HDRZ (C8) following the structure outlined in Schedule 3A, which would allow for a controlled activity subdivision where 8.6.3 - 8.6.12 standards (for access, roads, servicing, reserves and communications) are met, and the minimum lot size for a vacant lot under Rule 8.6.1 is met. Not meeting the minimum lot size for a vacant lot requires restricted discretionary consent (rather than non-complying) and cannot be notified or limited notified; and
- f. subdivision around existing consented or concurrently consented residential units (not involving vacant allotment subdivisions) is provided for as a controlled activity consistent with Schedule 3A parameters (such as not creating a non-compliance with the density standards of the zone). Where there is a consented or concurrently consented dwelling on each lot, an activity standard (c) requires that either a condition in the subdivision consent must specify that the dwelling is constructed prior to section 224 certification, or that the application demonstrates that a permitted activity residential dwelling can be constructed, or the vacant allotment assessments under Rule C8 apply.

6.1.5 **Public Notification** requirements are kept consistent with the way they are currently configured within the chapter with no changes to the preclusion of public notification or limited notification for controlled and restricted discretionary activity subdivision applications proposed. I note the limits on notification in clause 5 of schedule 3A, and agree with the analysis in the section 32 report which explains this is appropriate on the basis that *“the District Plan restricts consideration to certain, specified matters of discretion for the purposes of imposing conditions and granting or declining consent. This policy framework provides clarity and certainty for planners, with it being unlikely that notification would reveal new information relevant to determination of the consent”* (para 3.4.10, page 38).

6.1.6 **Outline Development Plans (ODPs)** and RNNZ zoning are removed in the notified provisions of PC14 where the areas they apply to are no longer greenfield development sites, or are fully or substantively developed, and are otherwise retained and applied through the (renamed from RNNZ to FUZ):

ODP provisions to be deleted:

- a. North Halswell Meadowlands Exemplar Overlay (Appendix 8.10.4);

- b. Halswell West (Appendix 8.10.6);
- c. Moncks Spur Development Plan (Appendix 8.10.8);
- d. Richmond Hill Development Plan (Appendix 8.10.9);
- e. Hawthornden Road Development Plan (Appendix 8.10.15);
- f. Kennedys Bush / Cashmere Road Development Plan (Appendix 8.10.16);
- g. Prestons (North and South) Outline Development Plan (Appendix 8.10.25);
- h. Yaldhurst Outline Development Plan (Appendix 8.10.28); and
- i. Wigram Outline Development Plan (Appendix 8.10.29).

6.1.7 In many cases the **RNNZ provisions** are consistent with providing for the subdivision of land for the purpose of the construction and use of residential units in accordance with clauses 2 and 4 of Schedule 3A and the level of development permitted under the other clauses of this schedule. However, rather than simply rezone the land to MDRZ or HDRZ, the basic framework of the RNNZ is retained in the FUZ chapter and associated chapter 8 provisions. This is on the basis that the RNNZ provisions designed to manage greenfield development are considered more likely to achieve a well-functioning urban environment where the land is yet to be substantially developed and are necessary for the integrated management of the effects of land and resource with this type of development. A number of key provisions are retained as follows:

- a. Policies 14.2.8.1 to 14.2.8.9 are operative and are maintained, save for numbering changes and deletion of a sub-point to 14.2.8.3 (Prestons) net density rule, which is deleted along with the Prestons Outline Development Plan in Appendix 8.10.25.
- b. Net minimum density of 15 households per hectare (other than where an ODP identifies an area as development constrained or a different minimum net density). Ability to achieve net minimum density with nominated higher density areas. This includes exceptions for development areas within the Cashmere and Worsley Development area and the Moncks Spur development area.
- c. Minimum land area for subdivision not associated with comprehensive residential development of 4 hectares.
- d. Minimum land area for subdivision associated with comprehensive residential development where land use is being sought concurrently of 6,000m².

- e. No minimum net site area where land use consent for a comprehensive residential development has been obtained.
 - f. Minimum and maximum net site area of allotments (corner allotments – 400m²; all other allotments – minimum 300m², except that 20% of allotments in the subdivision may be 180-299m²; comprehensive residential development – nil; Moncks Spur area – 850m²; Highfield Outline Development Plan Area adjacent to Hills Rd and Hawkins Rd (Highfield ODP) – 800m²).
 - g. Cashmere and Worsleys area – no more than 380 allotments to be created.
- 6.1.8 The remainder of the RNNZ areas are renamed FUZ with the RNNZ having been identified as a good match with the FUZ in the National Planning Standards as areas suitable for urbanisation in the future, and appropriate for enabling and managing activities that are compatible with, and that do not compromise potential future urban use. ODPs are retained in the FUZ, setting out in map form and supporting text what will likely need to be addressed for urban development to be achieved.

6.2 SECTION 32 EVALUATION

- 6.2.1 The section 32 assessment, “Revised Provisions For Residential Subdivision Including in The Residential New Neighbourhood Zone, and Areas Subject to Outline Development Plans¹”, is considered appropriate in identifying reasonably practicable options, assessing the efficiency and effectiveness of the provisions, summarising reasons for deciding on the provisions and assessing why the provisions are the most efficient and effective in achieving the relevant objectives. I agree with the assessments and do not repeat the information, other than in the following sections where the matters are raised in submissions.
- 6.2.2 Points of discussion raised by submissions:
- a. At 3.5.9 of the Section 32 report (page 40), it states that the changes to the subdivision chapter provisions are limited to changing the name from RNNZ to FUZ, other than where ODP provisions are to be removed. It states that, “The Future Urban Zone is not a relevant residential zone under the legislation, so no qualifying matters are required”.

¹<https://www.ccc.govt.nz/assets/ets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Subdivision-Development-and-Earthworks.pdf>

- b. As set out in the s42A report by Ms Sarah Oliver, the conclusions of which I adopt, the RNNZ is a "relevant residential zone" under section 2 of the RMA². The RNNZ is similar to other FUZ zones in that it is applied to greenfield areas and has ODP provisions that act in a similar way to elements of structure plans commonly applied within FUZs but it is different to FUZ provisions applied in plans I am familiar with in the following ways:
- c. Other FUZs act as a "holding-zone", normally in rural or rural fringe areas, which prevents ad hoc urban development, principally by retaining rural land uses and requiring the land to be rezoned before development can occur, and/or varying degrees of comprehensive planning of land use and infrastructure prior to subdivision and development.
- d. The RNNZ sets out to enable and manage the development of greenfield areas to fully realised urban spaces (see the zone description in Table 14.2.1.1a of the CDP for details). The RNNZ framework is located in Chapter 14 Residential under the ODP and remains so under PC14 – it is not a Rural Zone.
- e. As a residential zone, the RNNZ must (absent one of the limited exceptions) have MDRS or Policy 3 intensification applied, as required by section 77G of the Act. This has been done in preparing PC14 and extensive areas of RNNZ have been zoned MDRZ and HDRZ and a number of ODP constraints have been removed as a result. The Panel may agree with the approach in the section 32 that provisions remaining in the renamed FUZ are out of scope of the IPI and need no further consideration. Alternatively, the constraints from the RNNZ subdivision rules (retained in the proposed FUZ) that contain additional consenting constraints that are not consistent with the level of development permitted by the MDRS and Policy 3 will need to be considered, as to whether they can be justified as qualifying matters in accordance with section s77I or section 77K.

² The definition of Relevant residential zone in the Act is as follows:

"(a) means all residential zones; but

(b) does not include

(i) a large lot residential zone:

(ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment:

(iii) an offshore island:

(iv) to avoid doubt, a settlement zone"

Section 2 of the Act defines "Residential zone" as follows:

residential zone means all residential zones listed and described in standard 8 (zone framework standard) of the national planning standard or an equivalent zone

- f. It is noted that there is no need to further evaluate provisions that do not affect an ability to achieve the construction and use of residential units in accordance with the density anticipated through the MDRS under the permitted density standard in Schedule 3A.

Other section 32 evaluation reports

6.2.3 Development in greenfield areas is managed across several chapters of the Operative District Plan including and principally in chapter 8 (Subdivision, Development and Earthworks), chapter 3 (Strategic Directions), chapter 14 (Residential) and a series of particular topics depending on the circumstances, such as Transport and Natural Hazards. A number of further matters relevant to the Subdivision development and earthworks chapter in PC14 have been the subject of separate section 32 evaluation reports. They will be discussed in evidence under the topic headings below and are not addressed further in this report:

- a. Strategic Overview, Qualifying Matters, Well-functioning urban environment, Strategic directions / objectives;
- b. Residential Zones including requests for rezoning Qualifying Matters;
- c. Commercial Zones and related Qualifying Matters;
- d. Trees, Financial Contributions;
- e. Transport chapter and specific purpose zones; and
- f. Residential Heritage Areas and related Qualifying Matters.

6.2.4 Where I recommend further amendments to Chapter 8 (Subdivision, Development and Earthworks) and the FUZ provisions, I have specifically considered the obligations arising under s32AA throughout this report and in **Appendix 1**.

7. CONSIDERATION OF SUBMISSIONS

7.1 OVERVIEW OF SUBMISSIONS

7.1.1 For the summary of submissions relating to Chapter 8 (Subdivision, Development and Earthworks), the FUZ and ODPs refer to **Appendix 2**. A copy of the submissions has been provided to the Hearing Panel and copies of all submissions can also be viewed on the Council website at [Consult24 \(ccc.govt.nz\)](https://www.consult24.govt.nz).

7.1.2 It is noted that there are 18 submission points supporting the objectives and policies notified, a single submitter seeking deletion of the FUZ, and 11 submission points seeking changes to the introduction objectives and policies. 220 submission points for this topic address the Planning Maps and 251 points address the balance of the provisions within the subdivision, earthworks and development chapter. Only 6 relevant submissions address specific rules within the FUZ.

7.2 OUT-OF-SCOPE SUBMISSIONS

7.2.1 The section 42A report prepared by Ms Sarah Oliver provides a summary of her understanding of the principles to be applied in determining whether submission points are within scope of a plan change. I have read, and agree with that summary. To assist the Panel, I have identified the more obvious submission points that I consider fall, or potentially fall, outside of scope below. I also comment on other submissions that I consider to fall outside of scope throughout the course of this report.

Sub. No.	Submitter name	Summary of relief sought <i>[copy from the summary of submissions table]</i>	Recommendation
S204.X	David Hawke	Mandate rainwater harvesting with all development under this plan change.	Reject
S288.X	Emma Norrish for Waipapa Papanui-Innes-Central Community Board	The Board will be advocating through the LTP for retention of greenspace and adequate three waters infrastructure.	Reject
315.10	Denis Morgan	Any subdivision of Lot 3 DP27773 [should be] restricted to no more than one residential unit accessing easement 192726	Reject
315.8	Denis Morgan	That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighborhood amenity values of 48 Murray Place, Merivale.	Reject

7.2.2 I consider the submission points in the table above fall outside the scope of the plan change because they request relief that goes beyond the scope of the notified IPI and/or seek changes to provisions not subject to change through PC14, and not required to be changed under

section 77G and Policy 3. An IPI should not include provisions that curtail what people can currently do as a permitted activity and any changes in an IPI must be limited to and consequential to implementing the MDRS or Policy 3 upzoning.

7.2.3 Overall, it is my view that the submission points in the table above fall outside the scope of the plan change. Should the Panel disagree and consider the submission points to be “on” the plan change, I recommended that they be rejected.

7.3 THE WAIKANAЕ DECISION

7.3.1 Ms Oliver also discusses the recent Environment Court decision, *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 (**Waikanae**), which addresses the scope of local authorities' powers in notifying an IPI in accordance with section 80E of the RMA, and the potential implications for PC14. I have read, and agree with, that discussion. To assist the Panel to identify provisions potentially affected by *Waikanae*, I have provided in the table below a list of provisions (matters) I address in this report that impose additional controls or restrictions that affect status quo/pre-existing development rights (as per the Operative District Plan).

Provision	Comment	Recommendation
8.6.2, Table 6 (g.) no minimum net site area for allotments with existing or proposed buildings zoned RNN deleted	Removing the no minimum net site area for allotments with existing or proposed buildings on land previously zoned RNN is not a valid restriction through an IPI.	Amend Table 6 such that land zoned FUZ has a no minimum net site area standard for Allotments with existing or proposed buildings

7.4 REPORT STRUCTURE

7.4.1 The report is structured to first address and seek to resolve recommendations on submissions seeking changes to the relevant plan provisions of the FUZ provisions and the Subdivision, Development and Earthworks Chapter, starting with plan structure, and then addressing objectives and policies before addressing rules. The report then addresses site specific changes to zones, ODP provisions and related site-specific controls.

7.4.2 The points made and decisions sought in submissions can be grouped according to the issues raised, as set out in **Appendix 2**, and they will be considered in that order further below in this

section 42A report. It is noted that there are 18 submission points supporting the objectives and policies notified, a single submitter seeking deletion of the FUZ, and 11 submission points seeking changes to the introduction objectives and policies. 220 submission points for this topic address the Planning Maps and 251 points address the balance of the provisions within the Subdivision, earthworks and development chapter. Only 6 relevant submissions address specific rules within the FUZ.

7.4.3 Some submissions raise more than one matter, and these will be discussed under the most relevant issue(s) in this report.

7.4.4 For each identified topic, the consideration of submissions has been undertaken in the following format:

- a. matters raised by submitters and further submitters;
- b. background and context where relevant;
- c. section 32 evaluation and other legal considerations;
- d. summary of recommendations. The specific recommendations are in **Appendix 3**; and
- e. section 32AA evaluation, where necessary, has been included in the analysis of submissions and is also provided in **Appendix 1**.

7.4.5 For ease of reference, all submission points considered under a particular issue are listed in the heading of the relevant discussion. My recommendation on each submission and a summary of reasons are also shown in a table format in **Appendix 2** – Table of Submissions with Recommendations and Reasons, attached to this report. I note that due to the number of submission points, my evaluation of the submissions is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally.

7.4.6 As a result of consideration of submissions, for the reasons discussed below, I recommend some amendments to the District Plan provisions but no changes to the notified objectives and policies. I have provided a consolidated ‘track changes’ versions of the Chapter 8 (Subdivision, Earthworks and Development) and Chapter 14 in relation to the FUZ with my recommended amendments in response to submissions as **Appendix 3**. In **Appendix 3**, the operative District Plan text is shown as normal text. Amendments proposed by PC14 as notified are shown as bold underlined text or black bold strikethrough text. Any text recommended to be added by this report will be shown with the same convention of black bold text, underlined or strikethrough, with yellow highlight. Text in green denotes existing

defined expressions and in bold green underlined shows proposed new definitions. Text in blue represents cross-reference jump links to other provisions in e-plan. **Appendix 3** shows all of the proposed PC14 amendments in one place in a similar way.

- 7.4.7 Section 32 of the Act requires the Council to carry out an evaluation of PC14 to examine the extent to which relevant objectives are the most appropriate way to achieve the purpose of the Act, and whether, having regard to their efficiency and effectiveness, the related policies, rules, or other methods are the most appropriate for achieving the objectives.
- 7.4.8 All of the provisions proposed in PC14 have already been considered in terms of section 32 of the Act (**s32**). Where amendments to PC14 are recommended, I have specifically considered the obligations arising under section 32AA (**s32AA**) and undertaken a s32AA evaluation in respect to the recommended amendments in my assessment; and attached to this report as **Appendix 1**.

8. ANALYSIS OF SUBMISSIONS

8.1 OVERALL APPROACH TO THE CONSIDERATION OF SUBMISSIONS

- 8.1.1 To avoid unnecessary repetition in responses to individual submissions, the following points are a summary of the approach I have taken to the consideration of all submissions:
- a. In implementing the intensification scenario in the Enabling Housing Supply Act, a series of modifications have been made to the intensification requirements to promote sustainable management under Part 2 RMA, to give effect to higher order documents such as the objectives and policies of the NPS-UD and the Canterbury Regional Policy Statement (**the CRPS**) through QMs that variously direct, limit, and restrict intensification.
 - b. QMs can only be used to modify the intensification requirements of the Enabling Housing Supply Act to the extent necessary to accommodate the QM. In light of the Government's intent with the legislation, an appropriate approach to PC14 is to intensify as much as possible, giving effect to Policy 3 of the NPS-UD, while using QMs where (to summarise) they are likely to promote more beneficial and sustainable management of outcomes for the city and the community.
 - c. What factors are relevant for providing better sustainable management outcomes for the city and its community will vary from issue to issue and are described in relation to each issue and in some cases in relation to each submission point in the following sections but

(as has been identified in the section 32 evaluations relating to these topics) these generally comprise:

- Part 2 RMA – in particular sections 5-8;
 - the objectives and policies of the NPS-UD and CRPS and other relevant higher order documents;
 - Strategic Directions objectives contained in Chapter 3 of the District Plan; and
 - other district plan objectives and policies.
- d. PC14 must give effect to the NPS-UD in its entirety, and not just policy 3, and other objectives and policies are also important to consider (s75(3)(a)).
- e. It is necessary to justify why characteristics of “other matters” QMs make an unmodified approach to intensification inappropriate in light of the objectives of the NPS-UD (s77L(b) and s77R(b)).
- f. In relation to point (e) above, consideration is given to whether the PC14 provision or the change requested by submitters will:
- better contribute to a “well-functioning urban environment” (objective 1, policy 1)?
 - better enable people/communities to provide for their social, economic cultural well being, health and safety, now and in the future (objective 1)?
 - better support competitive land and development markets (objective 2)?
 - better encourage more intensification to occur in or near centres or other areas with employment opportunities, in areas well serviced by existing or planned public transport, in areas of high demand for housing or business (objective 3)?
 - still allow the urban environment to develop/change over time in response to diverse/changing needs (objective 4)?
 - better account for Te Tiriti of Waitangi (objectivej 5, policy 9)?
 - provide better integration with infrastructure planning/funding (objective 6(a))?
 - better support reductions in greenhouse gas emissions (objective 8(a))?

- promote greater resilience to effects of climate change (objective 8(b))?
- g. Provisions of the plan not subject to section 77G are out of scope of PC14 – the same applies to submissions on these provisions. Areas of land with a zone that is not one of the relevant residential zones are also out of scope.
- h. NPS-UD Policy 6 requires that decision-makers have particular regard to the fact that the planned urban built form may involve significant changes and those changes may detract or improve amenity values but are not, of themselves, an adverse effect.

8.2 CHOICE OF FUZ OVER RNNZ MDRZ AND HDRZ

Submissions

Sub. No.	Submitter name	Summary of relief sought
S834	Kāinga Ora – Homes and Communities	<p>1. Delete references to the FUZ and apply MDRZ (or HDRZ if appropriately located proximate to a large commercial centre) with QMs as needed.</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows: 14.2.8 Objective – <u>Development of greenfield areas</u> Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone <u>greenfield growth areas</u>. activities</p>

Assessment

- 8.2.1 The above submission point is addressed in the section 32 evaluation report, which notes that although the *“rezoning of some areas to MDRZ and HDRZ, where higher densities can be achieved without undue constraint”* is part of an appropriate approach to giving effect to the requirements of the NPS-UD and for inclusion of MDRS, *“provisions relating to the high-level form of the future development have been retained from the previous zoning of the site as RNNZ. This will ensure that key roading and other connections are made to adjoining land, and reserves and other green infrastructure are included in new greenfield developments”* (para 3.5.16 page 41).
- 8.2.2 I acknowledge that other areas where FUZ is applied using National Planning Standards are normally a ‘holding zone’ that identifies where medium to long-term urban growth is anticipated. Also, this framework is conventionally applied initially to rural and greenfield properties and focuses on preventing ad hoc and uncoordinated development and activities that could prejudice further urbanisation. I also note that this is different to the purpose of

the RNNZ, which is part of the urban environment, and actually enables urban development³. However, taking into account the section 32 evaluation and the higher order objectives and policies, I consider the suite of policies and methods that guide the build-out of greenfield areas from the RNNZ retained in the FUZ will best achieve the purpose of the Act in the Christchurch context. This context is one where a planned and coordinated approach to urban growth has been promoted to facilitate the development of larger greenfield areas, initially as a component of earthquake recovery initiatives, and more recently with the Greater Christchurch territorial authorities, Crown Urban Growth Partnership, Greater Christchurch Spatial Plan and Our Space 2018-2048.

8.2.3 Looking at the advantages of zoning the FUZ to MDRZ and the costs of not doing this (such as fewer limits to intensification and more competition in the housing market), I consider the costs are outweighed by the advantages of a more managed and plan led approach to greenfield growth through a dedicated zone in the context of Christchurch. To explain the context of Christchurch further this includes:

- a. a history and physical geography with multiple potentially significant natural hazards that necessitate a strategic approach to natural hazards and a need to ensure new development will be resilient to future hazards;⁴
- b. high levels of Crown and public investment in urban areas and infrastructure as part of enabling urban development with urban renewal in the Central City but also with new population growth in the western areas of Christchurch;⁵
- c. a surplus of development capacity provided by the plan, although I note this is not a reason to not provide for intensification on its own.⁶

³ CDP Table 14.2.1.1a, “The Residential New Neighbourhood Zone generally includes new areas of greenfield land where large-scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are intended to achieve higher overall residential densities than traditionally achieved in suburban developments.”

⁴ Our Space 2018-2048, Valuing the relationship between our urban areas and the environment, pg’s 20, 37.

⁵ Our Space 2018-2048, Development and implementation of recovery and regeneration plans for central Christchurch...Changes to the spatial distribution of housing and business activities. Investment has included the building of the Christchurch Southern Motorway Stage 1, Western Belfast Bypass and four-laning of the State Highway 1 Western Corridor (between Hornby and Belfast). The Christchurch Southern Motorway Stage 2 (between Halswell Junction Road and Rolleston), and the Christchurch Northern Corridor, pages 2- 3.

⁶ <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Capacity-Assessment-reports-2021/Greater-Christchurch-Housing-Development-Capacity-Assessment-July-2021.pdf>

See Urban capacity and sufficiency (pages 6-7).

8.2.4 Taking into account the analysis of how the approach will achieve the relevant objectives and policies in the original section 32, I support the notified approach. Removal of the FUZ zone while retaining the policies and certain methods of what was previously the RNNZ (and incorporated in the FUZ as part of PC14) would in my view reduce the effectiveness of these provisions in several ways:

- a. The RNNZ gives effect to the identification of “priority areas for urban development within Greater Christchurch” in specific areas, as required by Objective 6.2.1 Recovery framework in the CRPS. Although many areas zoned FUZ are not mapped as priority areas in the mapping of the CRPS, the use of this zone assists in achieving this objective in that it provides certainty to all resource users as to locations for development, enabling long-term planning and funding for strategic, network and social infrastructure (such as schooling and healthcare and network utility infrastructure). This is reflected in Policy 14.2.1.1 Policy Housing distribution and density, which states “new urban residential activities only occur in existing urban areas or in greenfield priority areas identified in Map A of the Canterbury Regional Policy Statement”, which is proposed be retained under PC14.
- b. The policies and methods that guide the build-out of greenfield areas work as a package that provide strong height, site coverage and density incentives encourages comprehensive planning and consenting of developments which in turn promote well-functioning urban environments. Having them become provisions that apply to undeveloped sites in general will create uncertainty as to which areas the provisions do and do not apply. This is a significant problem with the relief requested, as it is inevitable that development in greenfield areas will occur unevenly depending on the circumstances of each area and owner such that it will be unclear if an area is a greenfield area requiring provisions tailored for greenfield development or a standalone development.
- c. Rezoning of these areas to MDRZ (and HDRZ close to centres) while retaining constraints and infrastructure requirements contained in ODPs as QMs where required (as suggested by the submission) will simplify the range of residential zones but the provisions of the FUZ have been amended to be consistent with the level of development permitted under the clauses of schedule 3A of the RMA, and as such there is no compulsion to remove the benefits of having an integrated zone framework for managing larger-scale development in greenfield areas. These benefits are in my view important and potentially more important than a simplified suite of zones for achieving a well-functioning urban environment.

- d. Land zoned MDRZ will create an assumption that the land will be able to be subdivided for a residential use to a greater extent than would be the case with a FUZ. This will detract from a key purpose and principle benefit of the FUZ in providing a suite of incentives that encourage comprehensive development applications and an integrated approach to subdivision and development.
- e. The rezoning of land to MDRZ and HDRZ where ODP provisions and the FUZ (previously RNNZ) provisions are no longer applicable serves a clear resource management purpose and has been done as part of PC14 as notified. This goes some way towards addressing the relief sought by the submitter.

Recommendation

- 8.2.5 That submission S834.236 be rejected as extensive redrafting of provisions will be required to make the outcome sought workable and this added complexity does not have any clear advantages in terms of the relevant objectives for the plan and this plan change.

8.3 CHANGES TO OBJECTIVES AND POLICIES

Submissions

- 8.3.1 The submissions set out in the table below seek to retain the following objectives and policies as notified:

Sub. No.	Submitter name	Summary of relief sought
S820.X S903.X	Kāinga Ora – Homes and Communities Josie Schroder	Retain objectives and policy 8.2.2.1 Recovery activities
209.1 684.3 689.13 814.76 823.69	Lauren Roberts and Wayne Bond Environment Canterbury Carter Group Ltd The Catholic Diocese of Christchurch	Retain policy 8.2.2.(2) Allotments as notified
689.14	Environment Canterbury	Retain policy 8.2.2.3 Identity as notified
689.15 814.77 823.70	Environment Canterbury Carter Group Ltd The Catholic Diocese of Christchurch esd	Retain Policy 8.2.2 – Urban density as notified
689.17 823.71 814.78	Environment Canterbury / Canterbury Regional Council The Catholic Diocese of Christchurch Carter Group Limited	Retain Objective 8.2.3 Infrastructure and transport as notified
894.3 842.18 689.17	Jacq Woods Fire and Emergency Environment Canterbury / Canterbury Regional Council	Retain policy 8.2.3.2 Availability, provision and design of and connections to infrastructure as notified
903.27	Danne Mora Limited	Retain Policy 8.2.2.7 as notified where it relates to the net yield specified for the Medium and High Density Zones

Recommendation

- 8.3.2 Support for the above objectives and policies, including the changes notified through PC14 is noted and I recommend these submissions are accepted.

Changes to Infrastructure Policies

Sub. No.	Submitter name	Summary of relief sought
806.11	Te Tāhuhu o te Mātaranga (Ministry of Education)	Policy 8.2.3.3 Availability, provision and design of, and connections to, infrastructure, add a clause to part (a) to ensure development “Is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD)”
692.1, 692.2, 693.1 693.2	Henri and David Murison	That policies 14.2.8.5 and 14.2.8.6 be amended to note that ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion and a functioning and effective stormwater and wastewater network.
784.4. 784.6 784.	Jessica Adams	Policies 8.2.4.2 requests a review of the policy and amendments to clarify what is meant by the phrase “acceptable adverse effects” Policy 8.2.5.2 Nuisance - Repair of earthquake damaged land, and amendments to clarify what is meant by the phrase “more than minor adverse effects”.
814.75 814.79 823.68 823.72	Danne Mora Limited Carter Group Catholic Diocese	Delete “development” from Policy 8.2.3.1 or provide a definition or explanation of the term ‘development’.

Assessment

8.3.3 Regarding the request from Te Tāhuhu o te Mātaranga (Ministry of Education) that Policy 8.2.3.3 Availability, provision and design of, and connections to, infrastructure, be amended to add a clause to part (a) to ensure development “*is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD)*”, (S806.11) this change is not supported for the following reasons:

- a. The benefits of aligning the provision of such infrastructure with the subdivision and development of land is acknowledged. However, the provision of “additional infrastructure⁷” as set out in the NPS-UD involves a wide range of infrastructure normally provided by agencies or third parties that are outside of the power of the Council or a developer.

⁷ NPS UD 2021, additional infrastructure means: (a) public open space (b) community infrastructure as defined in section 197 of the Local Government Act 2002 (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities (d) social infrastructure, such as schools and healthcare facilities (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) (f) a network operated for the purpose of transmitting or distributing electricity or gas.

- b. It is considered unreasonable to set in place a policy framework that implies that subdivision and development of land must await certainty around the provision of all forms of additional infrastructure.
 - c. The policy as worded sets an appropriate balance, where clause (b) requires some certainty around the completion of network infrastructure, and clause (c) requires adequate provision and capacity of wastewater water supply, telecommunication services, and electricity.
 - d. Inserting a legally defined term from another statutory document (the NPS-UD) into a key CDP policy will make the policy more complex and difficult for plan users to interpret.
- 8.3.4 Matching submissions from Henri and David Murison request that policies 14.2.8.5 and 14.2.8.6 be amended to (in summary) note that ‘infrastructure’ includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion and a functioning and effective stormwater and wastewater network.
- 8.3.5 These changes are not supported as, noting that the FUZ is applied to landholdings with a wide range of different characteristics that affect the efficient provision and functioning of different types of infrastructure, it is considered advantageous that the types of infrastructure addressed in policies pertaining to land use and development in the FUZ are identified in general terms, and that specifying certain types of infrastructure as priority issues as requested by the submission could exclude other relevant types of infrastructure that may be important depending on the circumstances. Elevating the provision of car parking, which is not able to be required through a district plan, and the issue of traffic congestion is not supported. The functioning and effectiveness of stormwater and wastewater networks is adequately covered by the existing wording of 14.2.8.6(a) and more detailed policies in Chapter 8 Subdivision, Earthworks and Development such as 8.2.3.1-8.2.3.5.
- 8.3.6 Submissions from Jessica Adams (S784.4, 784.6, and 784.8) seek a review of a policy and more specific definition of the phrase “acceptable adverse effects” (Policies 8.2.4.2 Repair of earthquake damaged land, and 8.2.5.2 Nuisance), however, these policies are not altered by PC14. The changes advanced as part of PC14 are not directly relevant to the relief sought and it is therefore recommended that these points be rejected.
- 8.3.7 The submissions from Danne Mora Limited (S814.79), Carter Group (814.79) and Catholic Diocese (823.72) seek deletion of the term “development” proposed to be inserted into Policy 8.2.3.1 Identification of infrastructure constraints as part of PC14, or amendments to provide a definition or explanation of what the inserted term “development” relates to. Several policies within Chapter 8 (8.2.3.1, 8.2.3.2) have been amended to broaden policies relating to

“subdivision” to refer to “subdivision and development”. It is considered that these amendments are helpful in clarifying these policies and should not be deleted for the following reasons:

- a. The term “subdivision and development” responds to the fact that an amendment to Objective 8.2.3 regarding vacuum sewer system constraints proposed as part of PC14 relates to development *and* intensification and is not particular to subdivision alone.
- b. The change reflects the fact that subdivision itself does not create a demand for infrastructure services, rather it is the use of the subsequent allotments that are created through subdivision following development, that creates demand.
- c. I consider that “development” is a very well-used term in resource management practice and the common meaning of the term⁸ is considered appropriate, such that it does not have to be defined or explained when it appears in these provisions.
- d. I note that the term “development” occurs 37 times in in the Enabling Housing Supply Act and more than 150 times in the NPS-UD without a specific definition, other than where it is part of a technical concept such as “development capacity” or “development infrastructure”.

Recommendations

8.3.8 That for the reasons set out above, the submissions from Te Tāhuhu o te Mātaraanga (Ministry of Education) (S806.11), Henri and David Murison (S692.1, S692.2, S693.1, S693.2), Jessica Adams (S784.4, S784.6), Danne Mora Limited (S814.75), Carter Group (S814.79) and Catholic Diocese (823.72) be rejected.

Changes to Development Density Policies

Sub. No.	Submitter names	Summary of relief sought
811.45	Retirement Villages Association of NZ Inc	Add “Where practicable” to Policy 14.2.8.3
903.27 914.11	Danne Mora Limited Davie Lovell Smith	Add a new definition in Chapter 2 for “net yield” in Policy 8.2.2.7.
2.5	Greg Olive	Provide an exemption from Policy 8.2.2.7 Urban Density for his site

⁸ Development: “the process in which someone or something grows or changes and becomes more advanced”, Cambridge Dictionary retrieved 20 July 2023:

<https://dictionary.cambridge.org/uk/dictionary/english/development>.

Assessment

- 8.3.9 The submission from the Retirement Villages Association of NZ Inc (S811.45) seeks an addition to Policy 14.2.8.3(d) [new proposed text underlined] “d. Where practicable, encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well connected walkable communities”. This change is sought on the basis that the submitter considers the existing wording that seeks to encourage higher density housing to be located with ready access to facilities, is too restrictive.
- 8.3.10 In considering this submission it is noted that the intention in the policy is to [italics are my emphasis] “*encourage* higher density housing to be located...” and to “*support* well-connected walkable communities”. These are not strict requirements and while the policy reflects the application of density standards subject to the MDRS which allow these yields, there are no rules requiring this level of density to be achieved with standalone developments. The policy supports achieving key NPS-UD policies such as Policy 1 in “promoting good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces”, Policy 3 in enabling “heights and densities of urban form commensurate with the level of commercial activity and community services” that promote well-functioning urban environments in the NPS-UD.
- 8.3.11 It is considered that adding “where practicable” can often reduce the effectiveness and clarity of land use policies and that would be the case with this proposed change. In this instance and taking into account the locational constraints that affect retirement housing and care facilities, “encouraging” and “supporting” the outcomes sought are considered unlikely to prove impractical. Overall, the notified wording provides adequate flexibility when considering development density while promoting important outcomes. On that basis, no change to make the policy more flexible is supported.
- 8.3.12 The submission from Danne Mora Limited (S903.27) supports the use of the term “net yield” for the MDRZ and HDRZ in Policy 8.2.2.7 Urban density, but requests that a new definition of the term “net yield” be added to Chapter 2 to clarify how the policy is to be applied and enforced. In considering this submission it is worth considering the basis on which the change was made as set out in the section 32 evaluation (paragraph 3.2.12, page 29):

Updates are required to the policy to accord with the direction of Clause 7, Schedule 3A which requires that subdivision rules must be consistent with the level of development permitted under the other clauses of the schedule, including Clause 2(2) that limits the application of density standards to land subject to the MDRS. Wording shall be amended

to shift from a focus on ‘net density’ to ‘net yield’ to ensure clarity of language and must be updated to reflect the limited instances where the rule framework can specify allotment size/shape outcomes, and by extension, density/yield from a subdivision.

- 8.3.13 Net yield is not defined in the district plan⁹ but “Net density” is defined in significant detail in Chapter 2 as follows:

“means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:

- a. residential purposes, including all open space and on-site parking associated with residential development;*
- b. local roads and roading corridors, including pedestrian access ways and cycle ways, but excluding state highways and major arterial roads; and*
- c. local (neighbourhood) reserves.*

The area (ha) excludes land that is:

- d. stormwater retention and treatment areas;*
- e. geotechnically constrained (such as land subject to subsidence or inundation);*
- f. set aside to protect significant ecological, cultural, historic heritage or landscape values;*
- g. set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;*
- h. for local community facilities and retail activities, or for schools, hospitals or other district, regional or sub-regional facilities; and*
- i. identified on an outline development plan as an area that is subject to development constraints.”*

- 8.3.14 This definition is readily able to be interpreted and applied in looking at comprehensive development proposals for large areas – proposals of the sort that would have a more favorable activity status in the FUZ and would be contemplated with an ODP. As such, the definition is considered suitable to apply in FUZ areas as is proposed in PC14. However, using a different term outside of the FUZ would be advantageous, in that the previous term (net density) could be problematic to interpret with the subdivision of a single site containing multiple dwellings (such as is likely to occur in the MDRZ and HDRZ as is proposed with PC14), where matters (g) – (i) and other matters will not be relevant.

- 8.3.15 What “net yield” means, is explained by the balance of the words in the policy, which are [my emphasis] “enable **development which achieves a net yield** of at least 30 [50 for HDRZ] households per hectare”. This wording clarifies that it is *the area being developed* which is the

⁹ Nett Yield is defined in the Tauranga City Council Operative City Plan in a manner that closely resembles the CDP Net density definition: <https://cityplan.tauranga.govt.nz/eplan/rules/0/21/0/0/0/50>

subject of the policy and that it is encouraged to have the number of households per hectare, whether that be the whole of a site, or the balance of an area after reserves and open space *not being developed* are subtracted. As the submission assumes, it is a gross area calculation in that it does not exclude internal roads, parking and stormwater retention areas which would be *part of the area being developed*. This more flexible conception of density should allow for a simple calculation of the number of households per hectare, which should be relatively simple to calculate with single sites or with larger areas and therefore should not require a specific definition in the plan.

8.3.16 Changing these existing density provisions that apply to MDRZ and HDRZ to refer to “net yield” rather than the defined term “net density” is in my view a pragmatic response to the general enablement of subdivision and development of smaller sites with the MDRS. However, the submission raises a question as to whether the legal requirements for implementing MDRS mean that minimum density provisions such as those in Policy 8.2.2.7 are consistent with or contrary to the intensification requirements of the Enabling Housing Supply Act. My assessment of this issue is as follows:

- a. Clause 2 of Schedule 3A is interpreted as requiring that standards for permitted activities should apply that do not restrict the MDRS being achieved. Clause 3 requires that subdivision requirements must (subject to section 106) provide for, as a controlled activity, the subdivision of land for the purpose of the construction and use of residential units in accordance with clauses 2 and 4 of Schedule 3A.
- b. Minimum households per hectare requirements contained in this policy are not a density standard as defined in the Enabling Housing Supply Act, given that they don’t restrict the MDRS being achieved; they do the opposite, assisting in ensuring that a level of development would be achieved as a minimum. Density standards are defined in Schedule 3A as “a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, landscaped area(s)”.
- c. The Enabling Housing Supply Act and NPS-UD are not the only considerations in determining the appropriateness of provisions, and the CRPS (Chapter 6, Policy 6.3.7) sets minimum density yields for development within greenfield areas specifically requiring minimum net density yields of at least 15 households per hectare in greenfield areas in Christchurch City; 50 household units per hectare for intensification development within the Central City; and 30 household units per hectare for intensification development elsewhere (other than Selwyn and Waimakariri where 10 units per hectare is required in greenfield areas).

- 8.3.17 Regarding the question of the enforceability of the encouragement of net yields (with or without a definition) raised by Danne Morra’s submission, it is noted that the policy is to “encourage” achieving the yield, and not to require it. In the context of a resource consent, this phrasing allows for the benefits of development density to be taken into account in assessing a proposal against objectives and policies when assessing a subdivision that achieves or exceeds the net yields sought.
- 8.3.18 The encouragement of a net yield of 30 households per hectare in the MDRZ and the requirement for a net density of 15 households per hectare in the FUZ and 50 households per hectare in the HDRZ in Policy 8.2.2.7, is consistent with giving effect to the CRPS (Chapter 6) and the district plan’s urban consolidation objectives. As discussed above, they (the net yield and subdivision density standards) also do not alter the ability of the MDRS to be applied and for that level of development to be achieved.
- 8.3.19 The submission from Greg Olive (S2.5) seeks an exemption from Policy 8.2.2.7 Urban Density for his site, as a result of constraints arising from roading infrastructure limiting the ability to achieve a development that meets development density requirements. In my view site specific constraints that may well affect an ability for a development to achieve a policy requirement such as those in Policy 8.2.2.7 Urban density, should be considered in the context of a resource consent. This is preferable to altering a policy such as this to provide a site-specific exemption.

Recommendation

- 8.3.20 That submission 811.45 from the Retirement Villages Association of NZ Inc.; submissions 903.27 and 914.11 from Danne Mora Limited and Davie Lovell Smith; and submission 2.5 from Greg Olive be rejected for the reasons stated above.

8.4 WHETHER THE ALLOTMENT SIZE CONTROLS ARE APPROPRIATE

Minimum net site area and dimensions

Sub. No.	Submitter names	Summary of relief sought
61.15 360.2	Victoria Neighbourhood Association (VNA) Rebecca West	Amend rules to require High Density Residential development to have a higher minimum area to be able to subdivide [400m ²]

465.5	Stuart Roberts	Amend rules to require Medium Density Residential Development to have a higher minimum area to be able to subdivide
57.2 653.7 701.4	Debbie Smith David McLauchlan Ian McChesney	Amend 8.6.1-Minimum net site area and dimension to increase the minimum land size and site dimension requirements
209.2 209.3	Lauren Roberts	Provide for more flexibility on allotment sizes
289.2	Cody Cooper	Further reduce the minimum section sizes
737.2	Christian Jordan	Have no minimum section size for a vacant lot if a compliant house can be shown to fit
778.6	Mary O'Connor	Match minimum size of plots to minimum requirements for three, three storey unit development
681.6	Andrew McCarthy	Remove the 10m minimum site dimension in Rule 8.6.1(c)
834.130 834.131	Kāinga Ora – Homes and Communities	Decision sought: Amend clause 8.6.1(c) as follows: The creation of vacant allotments that do not contain an existing or consented residential unit in the MDRZ (including MDRZ Hills Precinct), and HDRZ, shall accommodate a shape factor of 8m x 15m. This shape factor shall be located outside of: 1. Land which may be subject to instability or is otherwise geotechnically unsuitable; 2. Any existing or proposed easement areas required for access or services purposes; 3. Network Utilities, including private and public lines. Delete Tables 1 and 6 as part of the same change.
184.13	University of Canterbury	Standard (b) of [8.5.1.2] (C9) should be removed [if it references 14.5.2.1]. Advice Note Rule 14.5.2.1(1) would appear to be inconsistent with the MDRS which specifies a density of up to three residential units per site.
852.6	Christchurch International Airport Limited (CIAL)	Remove reference to Low Density Residential Airport Influence Zones from Rule 8.6.1(a) Amend Table 1 Minimum net site area – residential zones by deleting clause (d) and (e) that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone – Airport Influence Density Precinct". Amend Table 6 "Allotments with existing or proposed As above. buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone -Airport Influence Density Precinct".

Introduction

8.4.1 In considering submissions seeking to amend the rules on minimum net site areas and dimensions, and in considering the section 32 analysis for the chapter, the following points relating to subdivision and the implementation of MDRS have framed my approach:

- a. For the purposes of the provisions affected by PC14, subdivision is the process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. This includes the creation of fee-simple allotments with new certificates of title, the lease of land or buildings for 35 years or longer, the creation of a unit title, company lease, or cross lease.
- b. Subdivision does not have direct physical effects on land but as a precursor to development it has significant implications for a range of factors such as the pattern and character of streets, the utility and buildability of sites for any purpose, for the provision of utilities and facilities such as roads, vehicle access, water supply, effluent disposal, stormwater management, for movement connectivity and permeability within and between developments, hazard resilience and adaptation, infrastructural constraints, services provision, occupier amenity, and neighbours amenity. It also concerns changing ownership of land and defining and redefining property rights.
- c. The changes to the subdivision, earthworks and development provisions in PC14 are aimed at ensuring the levels of development otherwise permitted by the MDRS are not thwarted by subdivision provisions that constrain the ability to build in accordance with MDRS however there is no intent or requirement for the subdivision provisions to enable development of 3 storey buildings and 3 residential units on every site. The activity standards that must be incorporated to enable a required minimum level of otherwise permitted development nevertheless require that the operative rules for residential subdivision be amended.
- d. Schedule 3A of the Act states that minimum lot sizes, or other shape and size-related subdivision controls are only allowed with:
 - i. vacant lots (clause 8(a)(ii) and 8(b)(iii)); and
 - ii. developments with existing residential units where the subdivision increases non-compliance with the relevant density standards (clause 8(a)(i)); and
 - iii. subdivisions accompanying a land use application which shows it is impracticable to construct a residential unit on every allotment that complies with the relevant density standards, as a permitted activity (clause 8(b)(i) and (ii)).

- e. The MDRS anticipates the use of conditions to manage the process of carrying out works to implement a subdivision which can involve earthworks and dust and potential for adverse effects on infrastructure, on public access, cultural and heritage sites, water quality, landform and vegetation, legal access, development expectations, and reverse sensitivity effects, particularly with larger greenfield subdivisions through, at minimum, controlled activity status for subdivision.
- f. Consistent with the position set out in the section 42A report of Sarah Oliver in relation to *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 changes to subdivision provisions to address Schedule 3A requirements promoted through this IPI cannot be more constraining than the operative provisions and must be contingent on implementing the required changes.

Assessment

- 8.4.2 Regarding submissions seeking to increase the minimum net site area of vacant allotment standards (which can be varied as part of PC14) in Table 1 of Rule 8.6.1 (S61.15 and S360.2, Victoria Neighbourhood Association (VNA) and Rebecca West; S465.5, Stuart Roberts; S57.2, S653.7 and S701.4, Debbie Smith, David McLauchlan and Ian McChesney), I agree with the assessment in the section 32 evaluation for Chapter 8 when it states that 400m² in the MDRZ and 300m² in the HDRZ with a minimum 10m dimension, are suitable dimensions to *“Enable three residential units as prescribed by the MDRS, while avoiding fragmentation of a strategic land resource, provide for flexibility of form for subsequent development, restrict potential for sites to be created that can only achieve car-dominated outcomes, and ensure basic onsite amenity outcomes can be achieved.”*(para 7.22, pg 68).
- 8.4.3 I also agree with the section 32 assessment that options seeking larger minimum allotment size standards would allow for less efficient use of the finite serviced residential land resource by requiring lower density residential subdivision than could otherwise be achieved and reduce a range of benefits such as increased development potential and additional housing supply, better encouraging a mix of standalone or townhouse developments, and encouraging comprehensive development.
- 8.4.4 Regarding submissions seeking to reduce the minimum net site area of vacant allotment standards in general to better align with the MDRS (S289.2, Cody Cooper; S737.2, Christian Jordan; S778.6, Mary O'Connor), it is considered this relief could be accepted in part if the Kainga Ora submission (S834.130) is accepted. This submission is considered below.

8.4.5 Kainga Ora's submission (S834.130) recommends use of a 8m x 15m shape factor rule replacing the use of minimum allotment sizes for vacant lots. This shape factor is to be located outside of:

- a. land which may be subject to instability or is otherwise geotechnically unsuitable;
- b. any existing or proposed easement areas required for access or services purposes; and
- c. Network Utilities, including private and public lines.

8.4.6 I note that Rule 8.6.1 already proposes a single dimension shape factor rule for the residential zones where MDRS and Policy 3 apply, of 10m (as per the ODP) (which submission 681.6 requests be deleted) and with 17m x 12m applied in the Residential Hills Precinct. It is agreed that dispensing with larger minimum allotment sizes for sites containing existing buildings and vacant allotments in favour of minimum 8m x 15m "shape factor" dimensions in residential zones could reduce constraints and allow more development to be enabled by the zones and greater housing choice (such as sites suitable for smaller two-storey buildings) than would be enabled with the notified minimum lot sizes and 10m minimum dimension rule. However, I do not recommend accepting this submission for the following reasons:

- a. I am satisfied that Council's testing of a range of minimum allotment sizes to confirm changes needed to give effect to the intent of the NPS-UD and MDRS has confirmed the suitability of the notified allotment sizes to support the provision of affordable housing choices and the forms of development enabled by MDRS with the level of development enabled by the zones. As a method, minimum allotment sizes are considered effective to manage a range of factors that cannot be controlled through land use provisions and ensure that vacant sites created through subdivision are fit for development covering both MDRS factors such as outlook space, setbacks and height in relation to boundary, and site coverage as well providing an inviting means of access other than solely private vehicles, and addressing servicing considerations.
- b. Kainga Ora may be able to demonstrate (with modelling or other suitable evidence) that allowing subdivision of vacant allotments, and sites containing existing buildings or able to contain a permitted building, down to smaller parcel sizes (i.e. 8 x 15m, 120m² sites) will be unlikely to create unsuitable outcomes for well-functioning urban environments consistent with relevant objectives and policies, however that information is not currently provided such that these issues are satisfied.
- c. On balance I prefer the assessment on pages 66 and 67 of the section 32 report that the notified dimension requirements allow for a range of housing types and for intensification

under the MDRS while still addressing onsite the general useability of narrow sites, dimensions that allow for private open space that add to amenity and the provision of some range in terms of housing sizes and styles.

- d. Part of the relief sought (to delete Table 1 and Table 6) would be out of scope in that it would amend provisions not subject to PC14.

- 8.4.7 Regarding the submission from University of Canterbury (S184.13) the notified controlled activity standard and advice note for C9(b) reads as follows:

The subdivision shall not result in, or increase the degree of, non-compliance with the density standards of the applicable zone.

Note: Land use consent is also required where an applicable density standard is breached.

- 8.4.8 The submitter is concerned that “density standards” in this rule will be interpreted as referring to 14.5.2.1 Site density and servicing, which states, “There is no site density standard in the Medium Density Residential Zone”. My assessment is the same as the submitter’s that the “density standards” referred to are those defined in the Enabling Housing Supply Act (residential units per site, building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to street and landscaped area) which in the MDRZ and HDRZ are termed “built form” standards in Rule 14.5.2.1-10 and Rule 14.6.2.1-10 (as amended by PC14, and not the minimum net site area dimensions within Rule 8.6.1 Table 1 and 8.6.2 Table 6). Although I do not agree that the wording is inconsistent with the MDRS, I recommend that this submission be accepted in part, to clarify which density standards this clause refers to.

- 8.4.9 Regarding the submission from CIAL (S852.6), it is agreed that these corrections to the references to the Low Density Residential Airport Influence Zones and 50dBLdn Air Noise Contour or the Airport Noise Influence Area are correct and necessary.

Recommendations

- 8.4.10 That submissions 61.15; 360.2; 465.5; 57.2; 653.7; 701.4; 209.2; 203.3; 289.2; 737.2; 778.6 seeking changes to the minimum lot sizes in rule 8.6.1 be rejected for the reasons stated above.
- 8.4.11 That submissions 681.6; 834.130 and 834.131 seeking changes to the minimum allotment dimensions rules be rejected for the reasons stated above.
- 8.4.12 That submission 184.13 from University of Canterbury be accepted in part and Rule 8.5.1.2(C9)(b) be amended as follows:

The subdivision shall not result in, or increase the degree of, non-compliance with the **density built form** standards of the applicable zone **in rules 14.5.2 and 14.6.2.**

Note: Land use consent is also required where an applicable density standard is breached.

8.4.13 That submission 852.6 from CIAL be accepted and Rule 8.6.1(a) be amended as follows:

- a. Allotments in the ~~Residential Suburban, Residential Hills, Residential Large Lot Residential~~, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) **the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area and Low Density Residential Airport Influence Zones** shall have a minimum dimension of 16m x 18m.

Amend Rule 8.6.1 Table 1 as follows:

d.	Low Density Residential Airport Influence Zone	450m²	
e.	Low Density Residential Airport Influence Zone – Airport Influence Density Precinct	330m²	

Amend Rule 8.6.1 Table 6 as follows:

a.	Residential Suburban Zone (except as provided for below) Low Density Residential Airport Influence Zone (except as provided for below)	400m ²
b.	Residential Suburban Density Transition Zone (except as provided for below) Low Density Residential Airport Influence Zone – Airport Influence Density Precinct (except as provided for below)	300m ²

Residential Hills

Sub. No.	Submitter names	Summary of relief sought
681.5	Andrew McCarthy	Amend rules to require Medium Density Residential Zone – Residential Hills Precinct to have a lower minimum area to be able to subdivide [575m ²]
681.6	Andrew McCarthy	Delete 8.6.1 Table 1.(b.) Medium Density Residential Zone _ Residential Hills Precinct Additional Standards, (c.) i and ii [minimum building area and curtilage area]
881.6 881.7	Redmund Spur Ltd	Red Spur Ltd seek to amend the Table in Rule 8.6.1 (Table 1) to allow a minimum net site area standard of minimum lot size of 400m ² and a maximum of 15% vacant lots in the Residential Hills (Redmund Spur) Overlay and deletion of the

		Residential mixed Density Precinct for Redmund Spur of 650m ² minimum allotment size, 30% minimum of sites shall have a minimum of 1500m ² and a maximum number of allotments shall be 400. Rule 8.6.1 Delete the Residential Mixed Density Precinct Redmund Spur Large Lot Residential provisions in clause 8.
881.8	Red Spur Ltd	Amend Rule 8.6.2 Table 6 to allow no minimum net site area to apply in the Residential Hills/ Medium Density Residential Zone – Residential Hills (Redmund Spur) Precinct

Assessment

- 8.4.14 Submissions from Andrew McCarthy on the Residential Hills zone within the Low Public Transport Accessibility Area (**LPTAA**) have been addressed under Issue 9.8 of the Section 42A Report of Ike Kleinbos addressing Residential Qualifying Matters. In summary, this report (which I support and agree with) recommends changes to the LPTAA, the result of which is that the LPTAA will be removed and the Residential Hills Zone would be removed entirely and replaced with MDRZ with a “Suburban Hill Density Precinct”. Of particular relevance to the subdivision chapter, the MDRZ would retain the 650m² site density proposed in the Residential Hills Zone within the Suburban Hill Density Precinct on the basis that it is an appropriate response to the level of accessibility to jobs, employment and public transport consistent with a well-functioning urban environment.
- 8.4.15 For the reasons set out in the evidence of Ike Kleinbos and the material supporting the LPTAA, I support retaining the 650m² minimum size for vacant allotments within the Suburban Hill Density Precinct, consistent with it being subject to a QM. I also support retaining the identified building area of 100m² -2,000m² and contiguous curtilage area of 200 m² – 4000m² on the basis that these constraints compliment the matters that the QM is intended to address.
- 8.4.16 Regarding submissions 881.6, 881.7 and 881.8 from Red Spur Limited, Issue 5 of the Residential s32 Report concludes that the Redmund Spur overlay area could not be considered as a relevant residential zone when viewed in the context of its density overlay if the density overlays are contrary to MDRS or cannot be considered as a QM under the requirements of s771 of the Act. However, there are three notable exemptions to this, being: Rural Hamlet (operative RS zone); 86 Bridle Path Road (operative RH zone); and Redmund Spur (operative RH zone).
- 8.4.17 The s32 report considered that Redmund Spur could not be considered as a relevant residential zone when viewed together with its density overlay and in order to clarify this issue of scope, the area was re-zoned as Residential Large Lot Zone with a Precinct Overlay, to apply

the same effective controls as the operative provisions. Mr Kleinbos has recommended that requests from Red Spur Ltd requesting the Residential Hill Zone apply together with other changes to built form standards be rejected on the basis that *“the proposal simply intends to apply the same operative controls within a zone not considered to be a relevant residential zone”*. He also notes that should the Panel consider the area are within the residential scope , he would support applying MDRZ with Suburban Hill Density Precent through applying the LPTAA QM. I agree with this and support the same approach to the requests for changes to the subdivision provisions for the same reasons. I therefore support retaining the carried over controls on allotment sizes in Tables 1 and 6 consistent with achieving the intent of the LPTAA QM.

Recommendations

8.4.18 That for the reasons set out above submissions 681.5; 681.6; 881.6; 881.7 and 881.8 from Andrew McCarthy and Red Spur Ltd be rejected.

Allotments with existing or proposed buildings

Sub. No.	Submitter names	Summary of relief sought
728.8 819.5 820.5 903.28 914.12 916.8	Sutherlands Estates Limited Knights Stream Estates Ltd Danne Mora Limited Davie Lovell-Smith Ltd Milns Park Limited	Amend Rule 8.6.2 Table 6 standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings. It is unclear whether there is a minimum allotment for the FUZ when there is an existing building. The drafting of the provisions as notified removes the reference to ‘Nil’ for the previous named zoned of RNNZ. It is clearer within the standard that there is no minimum allotment size in the FUZ zone around existing buildings.
855.25 855.26 855.27	Lendlease Limited	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone as a consequential change to the request to rezone the Hornby Commercial Core to “Metropolitan Centre Zone”. Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone as a consequential change to the request to rezone the Hornby Commercial Core to “Metropolitan Centre Zone”.

Assessment

- 8.4.19 The submissions points from Sutherlands Estates Ltd, Knights Stream Estates Ltd, Danne Mora Ltd, Davie Lovell-Smith Ltd and Milns Park Ltd are seeking to reinstate the no minimum allotment size in the FUZ when subdividing allotments with existing or proposed buildings on the basis that prior to PC14, there were no minimum net site area standards for allotments with existing or proposed buildings in what was then the RNNZ.
- 8.4.20 My assessment of the changes to standards for allotments with existing or proposed buildings in the RNNZ in the operative plan, compared with the lack of an equivalent provision in the FUZ as a result of the changes proposed through PC14, is that this change would be out of scope for an IPI following the principles of *Waikanae*. The only options that would apply in the FUZ are those set out in clauses (c) – (g) of Table 6 which are significantly more constrained than the operative plan approach (of having no minimum allotment size), making this change out of scope for an IPI.
- 8.4.21 Regarding the request from Kainga Ora (S834.131) to delete Table 6 on the basis that by applying 8m x 15m form factor, as discussed above, Kainga Ora may be able to demonstrate (with modelling or other suitable evidence) that allowing subdivision of sites containing existing buildings or able to contain a permitted building, down to smaller parcel sizes (i.e. 8 x 15m, 120m² sites) will be unlikely to create unsuitable outcomes for well-functioning urban environments, consistent with relevant objectives and policies. However, that information is not currently provided such that these issues are satisfied. Part of the relief sought (to delete Table 6) would be out of scope in that it would amend provisions not subject to PC14.
- 8.4.22 Regarding submissions 855.25 and 855.26 from Lend Lease Ltd to amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone as a consequential change to the request to rezone the Hornby Commercial Core to “Metropolitan Centre Zone” this relief should be accepted or rejected in accordance with the decision on the rezoning request for Hornby Commercial Centre. The Section 42A Report of Kirk Lightbody discusses the broader issue of the request to rezone the Hornby Commercial Core to “Metropolitan Centre Zone” and rejects the submission point. I agree with and support this recommendation and accordingly recommend that these submission points seeking provisions within chapter 8 providing standards for a Metropolitan Centre Zone be rejected. If the Panel were to support the primary relief, I would recommend that these submission points be accepted. The same points apply in relation to submission 855.27 seeking to amend Table 9 to reference a Metropolitan Centre Zone.

Recommendations

- 8.4.23 That for the reasons set out above submissions 728.8, 819.5, 820.5, 903.28, 914.12, 916.8 be accepted and Rule 8.6.2 Table 6 (h) be amended to apply a no minimum net site area standard for allotments with existing or proposed buildings in the FUZ.
- 8.4.24 That for the reasons set out above, submissions 855.25; 855.26; 855.27 be rejected.

Unit Title Subdivisions and Conversion of Tenure

Sub. No.	Submitter names	Summary of relief sought
2076.1 720.46 685.1	Ian Cumberpatch Architects Ltd Mitchell Coll Canterbury / Westland Branch of Architectural Designers NZ	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title (or some memorandum of agreement) and not Fee Simple. Seeks that all attached buildings to be subdivided under Unit Title and not Fee Simple.
914.22 914.23	Davie Lovell- Smith Ltd	Decision sought: Amend 8.5.1.2 C2A to allow for the conversion of tenure where there are existing buildings Amend 8.5.1.2 C2B to remove the reference to “repair and build of multi unit residential complexes”.

Assessment

- 8.4.25 Regarding the requests from Mitchell Coll and the architectural practitioners (Submissions 2076.1; 720.46; 685.1), changes in PC14 recognise that conversion of tenure and subdivision of a unit also need to be provided for and that substantial changes to tenure arrangements can have significant effects. Therefore, the existing framework (that requires the change to existing net site area to be limited to 10% of the existing lot to be a controlled activity) is retained. This approach gives effect to the NPS-UD, MDRS provisions, and the direction of Objective 3.3.7 (as amended) to increase housing intensification opportunities.
- 8.4.26 The advantages of unit title subdivisions over fee simple arrangements for denser forms of housing (and apartment typologies in particular) are acknowledged. Unit title arrangements are more likely to address things such as preservation of safe access, fire safety arrangements,

stormwater management facilities, clarification of ownership with private and shared spaces, obligations regarding upkeep and maintenance, and clear processes to manage responsibilities for problems and allowing enjoyment of common property. However, the relief sought is recommended to be rejected for the following reasons:

- a. This is not an issue for PC14 to resolve and if anything, the purpose of the changes required to be made through PC14 in increasing the variety (as well as densities) of housing types and greater affordability favour increasing flexibility in any provisions addressing tenure.
- b. Requiring unit title arrangements for multiple unit developments and terrace housing typologies is a significant imposition on property rights that would be better advanced through legislation or a separate plan change.
- c. It is also considered out of scope of the plan change to impose additional constraints on properties than apply under the operative plan that are not required as part of implementing the requirements of s77G and Schedule 3A of the Act.

8.4.27 The request from Dave Lovell-Smith Ltd (S914.22) to amend rule 8.5.1.2 Table 1. C2A to allow for conversion of tenure from unit title or cross lease to fee simple as a controlled activity where there are existing or proposed buildings (and not just where a vacant lot is involved) is supported in principle, however, it would seem that it is potentially already provided for by Rule 8.5.1.2 Table 1. C9.

8.4.28 The current drafting of C2A allows for the creation of small lots with no minimum size requirements, where allotments are being created through a change of tenure from unit title or cross lease to fee simple, provided the size of the resulting lots is within 10% of its previous size, however, this is limited to vacant allotments. It potentially involves the creation of vacant allotments, so under clause 8(a) of Schedule 3A, size related subdivision requirements can be applied (or in this instance carried over from the operative plan). A relatively discrete set of matters of control apply to this activity in Rule 8.7.2 (clauses (a) – (e)) addressing access, access to services, functionality of the space, fire safety, stormwater and hydrological and geological features.

8.4.29 Rule 8.5.1.2 Table 1. C9 provides for “subdivision” falling within a standard statutory definition of subdivision¹⁰ within the MDRZ and HDRZ where no vacant allotments are created and

¹⁰ Subdivision is defined in plan as having the same meaning as section 218 of the RMA, which includes “the division of an allotment-“...“by the disposition by way of sale or offer for sale of the fee simple to part of the allotment”. In the absence of

allotments contain an existing residential unit, consented unit or proposed unit subject to a consent application. A conversion of tenure is considered a form of subdivision, however, the specific provisions for this type of subdivision (conversion of tenure) in the plan are considerably less onerous than the lengthy list of matters of control that apply to subdivisions under C9 (clauses (a)-(r)) many of which are not relevant to either conversions of tenure, or to development within the MDRZ or HDRZ. Rule 8.6.2 and Table 6, which addresses allotments with existing or proposed buildings are activity standards and not activity tables and it is clear they do not contain equivalent provisions addressing any lacuna.

- 8.4.30 Taking the above into account, I support amending the controlled activity within rule 8.5.1.2 Table 1 to provide for the relief sought – suitably drafted to ensure that (consistent with Clause 8 of Schedule 3A) it does not allow for an increase in non-compliance with relevant standards in the plan. The change is considered to complement the change to Policy 8.2.3 Allotments, which recognises that conversion of tenure and subdivision of units need to be provided for. In considering the effects of the change it is noted that it will also improve the clarity of the rule. Suggested wording is set out in the recommendations below.
- 8.4.31 The further request in submission 914.22 to amend 8.5.1.2 Table 1. C2B to remove the reference to “repair and build of multi-unit residential complexes” is supported as it clearly aligns with the change of policy in deleting the policy 8.2.2.1 Recovery activities as part of PC14. However, the possible issue with scope needs to be resolved. The standard applies to “all other zones” and the change is considered to be a material change to the effect of an existing rule. However, this rule is modified by PC14 already. The section 32 report addresses the issue of making changes to reflect that earthquake recovery is no longer the dominant purpose of the subdivision framework of the plan (see paragraph 3.2.9 on page 29 of the section 32 report) and the change will better give effect to the intensification direction of Objective 3, Policies 2 and 3 of the NPS-UD. Taking the above into account I am satisfied the change is within scope.
- 8.4.32 Regarding the effect of this change, the current wording of C2B would limit the flexibility to undertake conversion of tenure with existing subdivisions without reference to size limits (other than limiting any size changes to 10% of the original) in zones other than MDRZ and HDRZ to the somewhat ambiguous framing of the “repair and rebuild of multi-unit residential complexes”. What is and is not considered a repair or rebuild is not entirely clear and although the origins of the approach clearly lie with the imperative to enable rebuilding after the earthquakes and align with the different approach to earthworks standard for residential land

Information to the contrary, conversion of tenure from cross lease or unit title to fee simple could be considered a subdivision consistent with this definition.

damaged by earthquakes in the operative plan, the case for restricting this mechanism today is not clear. Removing the limitation would in no way limit its use for repairs and rebuilding proposals and new developments are likely to be set up with their preferred tenure arrangements in place from the start. I am satisfied that converting a unit title or cross lease title to fee simple for the purposes of repairing and rebuilding multi-unit residential complexes would be the same for sites involving standalone buildings or new multi-unit complexes.

Recommendations

8.4.33 That for the reasons set out above submissions 2076.1; 720.46; 685.1 are rejected.

8.4.34 That for the reasons set out above submissions 914.22 and 914.23 be accepted and Rules 8.5.1.2 C2A and C2B of the plan be amended as follows:

<p><u>C2A</u></p>	<p><u>Conversion of tenure in the Medium Density or High Density Residential Zones</u></p>	<p>a. For vacant allotments associated with the conversion of tenure from unit title or cross lease to fee simple:</p> <ul style="list-style-type: none"> i. the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access. ii. Where the net site area is altered by more than 10%, activity standard 8.6.1 applies. <p>b. The conversion of tenure must not result in, or increase, the degree of non-compliance with land use standards of the applicable zone.</p> <p>Note: Should standard b. not be met then a land use consent will also be required.</p>
<p><u>C2B</u></p>	<p><u>Conversion of tenure for all other zones</u></p>	<p>a. Nil, other than as provided in b. below.</p> <p>ba. For the conversion of tenure from unit title or cross lease to fee simple: for the repair and rebuild of multi-unit residential complexes,</p> <ul style="list-style-type: none"> i. the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access. ii. Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.

Matters of Control and Discretion

Sub. No.	Submitter names	Summary of relief sought
903.33 916.10	Danne Mora Limited Milns Park Limited	Delete Matter of Control 8.7.13 Additional matters – Medium and High Density Residential Zones in North Halswell as it is not clear where this applies to and further to the preference to reinstate the current ODP and its boundaries, this provision is not required.
916.11 903.35	Milns Park Limited Danne Mora Limited	Delete 8.8.13[17] Additional matters – Subdivision in the Medium and High Density Residential Zones at North Halswell, as it is unclear where this provision applies and their preference is to reinstate the current ODP and its boundaries therefore, this provision is not required.
903.34	Danne Mora Limited	Decision sought: Delete Matter of Discretion 8.8.15, 8.8.15.1(b), 8.8.15.5(a)(i) where it applies to the North Halswell ODP, 8.15.6(g) where it applies to the South West Stormwater management Plan, 8.8.15.7, 8.8.15.12, 8.8.15.11(c) where it refers to the exemplar area .

Assessment

- 8.4.35 Submissions from Danne Mora Ltd and Milns Park Ltd (S903.33, S916.10) seek deletion of certain matters of control in North Halswell as part primary relief, which is to reinstate the ODP back to the boundaries where it applies in the operative plan discussed in this report below in relation to ODPs (North Halswell). I note that in the zoning of areas adjoining the North Halswell centre to MDRZ and HDRZ, this has been done concurrently with removing some spatial elements of the ODP for North Halswell on the basis that the land in question is subdivided or consented for development such that the land could be up-zoned and implementation of MDRS and Policy 3 of the NPS-UD could be achieved. At the same time PC14 seeks to continue to apply to certain parts of the ODP in this area.
- 8.4.36 Regarding the requests to delete Matter of Control 8.7.13, it is noted that because areas of land in North Halswell are proposed to be rezoned from RNNZ to MDRZ and HDRZ through PC14, it is necessary to ensure controlled activity subdivisions can be directed, potentially through conditions of consent, to address key development, form and design matters in the ODP in (Rule 8.10.4C). These have been determined to be the following:

- (a) ii *Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills.*
- v. *Development is to have a good interface with adjacent roads and the subdivision design is to encourage a consistent interface treatment along the length of the road.*
- vi. *Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre.*

8.4.37 In my view this link (Rule 8.7.13) is both necessary and appropriate, however the drafting could be improved in terms of its consistency with similar provisions as set out below, without changing its intended meaning and effect.

8.4.38 The same conclusion is reached regarding the request to delete 8.8.13[17] with respect to restricted discretionary subdivisions and I recommend that these submissions be accepted in part, noting that the drafting should be adjusted as set out below.

8.4.39 Regarding the request by Danne Morra Ltd to remove provisions that relate to the Meadowlands Exemplar Overlay from 8.8.15, it is noted that the section 32 recommends in paragraph 3.5.5 (page 40) that consistent with the decision on PC10 that found that the existing Meadowlands Exemplar Overlay was overly complex and unworkable, “PC14 proposes to remove the Meadowlands Exemplar Overlay and its associated objective, policy and rules” with “One provision carried retained – residential lots must face the Green Corridor, with vehicle access to the rear of the site.” I have read the decision on PC10 and I agree with and support this analysis and accordingly support deleting any remaining parts of 8.8.15 referring to the Meadowlands Exemplar Overlay

8.4.40 As to the specific parts of 8.8.15 requested to be amended I recommend the following in regard to the specific changes:

- a. 8.8.15.1(b) - It is agreed that Spreydon Lodge is part of the land affected by the Exemplar Overlay and is not relevant to East Papanui. There are provisions addressing Spreydon Lodge within 8.10.4 for the North Halswell FUZ that are not being deleted as part of PC14. I therefore support deleting this text.
- b. 8.8.15.5(a)(i) - It is agreed that this reference to access on to State Highways as shown in Appendix 8.10.4 is a reference to North Halswell ODP and there are provisions addressing these access points within 8.10.4 for North Halswell FUZ that are not being deleted as part of PC14. I therefore support deleting this text.

- c. 8.15.6(g) – It is agreed that Stormwater Management Plan / Integrated Catchment Management Plans and planned surface water works for the “South West of Christchurch” are not relevant to East Papanui and I therefore support amending this reference to refer to the North of Christchurch where East Papanui is located.
 - d. 8.8.15.7 – This text is already shown as strike-through deleted text as part of PC14.
 - e. 8.8.15.12 - This text is already shown as strike-through deleted text as part of PC14.
 - f. 8.8.15.11(c) – It is agreed that this reference to the Exemplar area should be deleted.
- 8.4.41 The above changes are simple deletions. They are not set out below but have been shown in in track changes in **Appendix 3**.

Recommendations

- 8.4.42 That the deletions referred to above are made. Further, that for the reasons set out above submissions 903.33, 903.34 and 916.10 916.11 from Danne Morre Ltd and Milns Park Ltd be accepted in part and the provisions amended as follows:
- a. 8.7.13 Additional matters — Medium and High Density Residential Zones in North Halswell
 - a. ~~The extent to which~~ **Whether** the subdivision addresses the matters in 8.10.4.C DEVELOPMENT FORM AND DESIGN (a) ii and (a) v-xvi.
 - b. 8.8. ~~1217~~ Additional matters – Subdivision in the Medium and High Density Residential Zones at North Halswell **south of Halswell and Hendersons Road, and north of Milns and Sparks Road**
 - a. The matters of control in 8.7.13, and
 - b. ~~The extent to which~~ **Whether** the subdivision design integrates with the requirements of the adjacent North Halswell ODP in Appendix 8.10.4 and provides for good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.

8.5 THE SUITABILITY OF EARTHWORKS AND INFRASTRUCTURE RULES

Earthworks and Infrastructure Rules

Sub. No.	Submitter names	Summary of relief sought
806.12	Te Tāhuhu o te Mātaranga (Ministry of Education)	Add "Whether the development is supported by additional infrastructure as defined by the NPS-UD to the matters for discretion.
685.28 720.6 762.16 834.132 2076.7 30.6	Canterbury / Westland Branch of Architectural Designers NZ New Zealand Institute of Architects Canterbury Branch Kainga Ora Ian Cumberpatch Architects Ltd Doug Latham	[Increase maximum depth and maximum volume[s] for earthworks in Table 9 Amend Table 9(d) so the maximum volume is 50m ³ / site net fill above existing ground level. Amend Rule 8.9.2.1, Table 9 Maximum volumes – earthworks to increase the 20m ³ threshold for residential sites. Could add standard controls, e.g. having a sediment control plan in place within the permitted activity status.
276.30 276.31	Steve Burns Mitchell Coll	That provisions are amended to require widening main transport routes to enable access.
112.19	Nikki Smetham	The most common berm width for planting street trees is approx. 1.5m wide. The list of trees suitable for planting in 1.5m wide berms is very limited, and many of these a shrub-like and unlikely to make good street trees. It's highly likely the very few species that do make good tree species will be specified on mass, and then eventually these will be considered over-represented by CCC arborists. Perhaps a wider minimum berm size is required in road reserves.
877.20	Otautahi Community Housing Trust	Earthworks are permitted through rule 8.9.2.31(P1), provided they comply with the volumes specified in Table 9.

- 8.5.1 Regarding the submissions seeking increases in the volumes for permitted earthworks in Rule 8.9.2.1, Table 9 from Canterbury / Westland Branch of Architectural Designers NZ, New Zealand Institute of Architects Canterbury Branch, Kainga Ora, Ian Cumberpatch Architects Ltd and Doug Latham (685.28; 720.6; 762.16; 834.132; 2076.7; 30.6), the submitters raise concerns that the potential to reduce the burden of consenting intended with the requirements to apply MDRS and allow greater heights and densities as permitted activities, could be undermined by the permitted volume limits for earthworks in the plan needing to be exceeded in many likely scenarios of developing and intensifying sites, triggering the need for resource consents. NZIACB requests *“that the current restrictive maximum earthwork limits [increase] to a higher level that is reflective of the increased size of developments”* and comment that *“This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents”*. Kainga Ora proposes a specific limit so the maximum volume is 50m³ and 250m³ / site net fill which would only apply to the net amounts of fill above existing ground level (S762.16).
- 8.5.2 By way of clarification, the limits in table 9(d) provide for earthworks to be a permitted activity through rule 8.9.2.1(P1) provided they are no more than 0.6m deep and comply with the volumes specified in Table 9 which include no more than 20m³ in all residential zones, excluding earthworks associated with a building consent and a range of other exemptions in rule 8.9.3. This primary exclusion removes earthworks for foundation construction within 1.8m of the walls of buildings which are part of a building consent but includes earthworks for driveways and landscaping which are not. The submission from Kainga Ora states that in practice the 20m³ limit is *“frequently triggered for low density suburban developments let alone medium density outcomes”*. The submission provides an example of a driveway for a single dwelling of 4m wide by 30m long by 0.2m deep which would result in a 24m³ cut and same of fill resulting in 48m³ of earthworks which it is agreed is a feasible scenario even on a flat site.
- 8.5.3 It is agreed that the matters raised by the submitters (the potential to remove the need for unnecessary earthworks consents and the potential to streamline processes and the provisions) is an important consideration for the existing plan as well as for managing the types of development which PC14 seeks to enable. However, in considering this issue, there are a number of questions to address including the following:
- a. Is it appropriate to change these permitted earthworks volume thresholds through the ISPP process? No changes to these thresholds are proposed as part of PC14 so interested and affected parties who may have wished to participate in this significant issue may not have been aware of the potential for these provisions to be changed, and even if they

became aware, they will not be able to make an original submission on any changes and under the ISPP process, will not have the usual rights for appeal. It is not clear that the changes proposed would be directly consequential to implementing MDRS and related changes. It is agreed that greater intensification is likely to see these existing consent thresholds being exceeded more frequently, however, it does not follow that PC14 necessitates changing the volume thresholds for earthworks. My recommendation on this first question is that it is not appropriate to change the consent thresholds in the earthworks provisions in response to these submissions and would be contrary to good process to do so. Council should consider advancing a separate plan change if more detailed investigation confirms this is warranted.

- b. What are the benefits and costs? Given the necessity and benefits of undertaking earthworks to enable development, are the benefits of requiring restricted discretionary consents for earthworks over permitted volumes warranted in terms of ensuring development is integrated with the provision of infrastructure and the legal processes for securing title to subdivided land, the management of water quality outcomes affected by earthworks, and effects on neighbours. How do these compare with the costs and uncertainty of consents?
- c. What is the extent of the issue? If the above benefits and costs favour retaining the existing consent requirements and thresholds, what is the likelihood and extent to which the current framework could affect the supply and cost of housing and need to effectively and efficiently achieve the relevant objectives and policies relating to both earthworks and housing? What proportion of developments under the MDRS are likely to require restricted discretionary activity consents taking into account other MDRS standards such as 50% site coverage?
- d. What do we know about the effectiveness and efficiency of the current provisions? Does investigating a representative sample of resource consents and conditions of earthworks consents provide comfort that (for instance) more prescriptive permitted activity standards combined with a controlled activity consent framework (and other suitable and feasible options) provide the basis for developing a more streamlined and robust framework for managing the issues created by earthworks? In other words, what are the potential and likely effects of increasing the permitted volumes and can these be addressed with the use of suitable and enforceable permitted activity and controlled activity provisions?

8.5.4 In terms of the answers to the above questions, I have been able to confirm that the existing volume limits (in combination with other earthworks related standards) require applicants to

apply for, and for Council to assess, a considerable number of resource consents in undertaking a range of sizes and types of housing development. It is not clear from the data I considered, the extent to which consents were being required by the earthworks volume limits alone but I accept that this evidence indicated that there is an issue to consider further. The proposal to exempt earthworks that do not alter existing ground levels on completion of works from Kainga Ora is worth considering further, however, specialist expertise with knowledge of the highly variable issues with earthworks in Christchurch will be needed to inform decisions on these issues adequately and given the concerns in relation to scope, I have not taken this further.

- 8.5.5 Regarding submission 806.12 from Te Tāhuhu o te Mātaranga (Ministry of Education) seeking the addition of a reference to infrastructure as it is defined in the NPS-UD, consistent with the assessment and recommendations in relation to the same or similar point in relation to Policy 8.2.3.3 Availability, provision and design of, and connections to, infrastructure in section 8.3.3 of this report, this change is not supported as this change would introduce new issues and make the plan more difficult to use and understand.
- 8.5.6 The submission from Otautahi Community Housing Trust (S877.20) is accepted to the extent that this is what the earthworks provisions already do – permit earthworks provided they comply with the permitted volume thresholds in Table 9.
- 8.5.7 Regarding the request from Nikki Smetham to increase the width of street berms to enable a wider range of trees (S112.19) it is acknowledged that PC14 has raised the issue of trees and their benefits and role in the identity of Christchurch, and the benefits of street trees are not in dispute. However, it is considered out of scope of the plan change to create a set of standards to achieve a widening of berm widths through PC14. For related reasons, submission points 27.6.3 and 276.31 seeking unspecified changes to the chapter to require wider roads in anticipation of greater densities of housing are also recommended to be rejected. It is beyond the scope of PC14 to encompass a revision of Council's engineering standards. And even if such changes were considered to be within scope, there is potential for much of the additional housing development intended to be enabled by PC14 to be located close to centres, public transport and areas of employment such that, in combination with a range of other initiatives to increase active travel, the need for wider roads may be ameliorated.

Recommendations

- 8.5.8 That for the reasons set out above the submission 8006.12 from Te Tāhuhu o te Mātaranga the Ministry of Education be rejected and submission 877.20 be accepted.

8.5.9 That submissions seeking changes to rules for earthworks, street widths, berm widths (685.28; 720.6; 762.16; 834.132; 2076.7; 30.6; 276.30; 276.31; 112.19) be deemed out of scope. If they are considered to be within scope it is recommended they be rejected for the reasons stated above and on the basis that these provisions were developed for the Christchurch development context and were considered within a strategic framework (including Objective 3.3.2 Clarity of language and efficiency) that mandates the minimisation of transaction costs and reliance on resource consent processes, and noting the Panel is likely to comment on the possible need for further plan changes as a result of decisions on PC14.

8.6 MAORI OWNED LAND AND TE TIRITI O WAITANGI

Sub. No.	Submitter names	Summary of relief sought
695.4	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA. Decision reason: Rāpaki Rūnanga is concerned that their development aspirations for their whenua, particularly papakainga/ kāinga nohoanga could be further constrained through the introduction of additional heritage related provisions, which includes the introduction of additional rules for activities undertaken within prescribed heritage areas as well as more built form standards. Further, Rāpaki Rūnanga are concerned that the heritage provisions are ethnocentric and do not provide for a Ngāi Tahu worldview.
695.4 834.135 695.11	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	Provide an additional exclusion clause, whereby land which is held as Māori Land1 and is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).
834.135	Kāinga Ora – Homes and Communities	Amend the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MDRZ outcomes. Decision reason: The suite of subdivision provisions relating to minimum site sizes for the Papakāinga/ Kāinga Nohoanga Zone are sought to also be amended to align with MDRZ outcomes.

8.6.1 As set out in the section 42A report of Sarah Oliver, the Papakāinga/ Kāinga Nohoanga Zone is not a residential zone where the implementation of MDRS is required under section 77G of the Act; and as is set out in the section 32 report for Chapter 8 under Degree of impact on or interest from iwi/Māori (page 45), the provisions of the plan in Chapter 12 Papakainga/ Kāinga Nohoanga are not being modified as part of PC14. The zone is currently only applied to Māori owned land and applied in rural areas, however, it is not considered to be another type of rural zone in that, as is set out in Chapter 12 Introduction (section 12.1) of the plan, it is intended to provide for traditional and communal forms of living on ancestral land. It is also

noted that consultation with Iwi produced feedback conveying their interest in promoting urban Papakainga and the scope of considerations for papakāinga / kāinga nohoanga development as part of MDRS (page 42).

- 8.6.2 The submission from Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga also notes the following “Whilst it is acknowledged that future collaboration between Mahaanui Kurataiao and Council is proposed to enable papakainga/ kāinga nohoanga within the district, at this time the scope/extent of the proposed changes and timeframe for undertaking these future changes is uncertain.”
- 8.6.3 Taking the above into consideration, it is evident that the submission from Kainga Ora – Homes and Communities S834.135 seeking alignment of the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MDRZ outcomes seeks relief that is out of scope. If the Panel were to determine that it is within scope, I would support the implementation of provisions to better enable Papakainga and potentially, the same or similar standards as the MDRZ in areas within the Papakāinga/ Kāinga Nohoanga Zone. However, it is not clear that this should be done immediately for all areas within the Zone and without a certain amount of investigation into the practicalities and issues with applying urban zone frameworks in these areas. It is also not clear if these exact provisions are suitable for Iwi aspirations in terms of Papakāinga.
- 8.6.4 The submission points relating to Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga (S695.4) primarily address concerns relating to provisions within PC14 addressing heritage related provisions and rules and built form standards in prescribed heritage areas. I note the section 42A report of Glenda Dixon recommends that these submission points be partially accepted but not to the point of recommending changes to the Zone. I agree with and support that recommendation and accordingly I recommend the same response in relation to the subdivision provisions of the plan, that even if changes were advanced in agreeing with the submission, a plan change would almost certainly be needed to achieve the outcomes sought. Similarly, regarding the submissions relating to Lyttelton Residential Heritage Area, I support the evidence of Glenda Dixon in relation to this area recommending the provisions be retained and accordingly recommend the submission is rejected.

Recommendations

- 8.6.5 That for the reasons set out above submissions (695.4; 695.4; 834.135; 695.11; 834.135) be confirmed as out of scope. If they are considered to be within scope of this plan change, I recommend that they be rejected, and that further submissions supporting and opposing this relief be rejected and accepted accordingly.

8.7 OUTLINE DEVELOPMENT PLAN AREAS

North Halswell Outline Development Plan

- 8.7.1 North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite Aidanfield and Milns Estate. A new Key Activity Centre and an adjacent exemplar comprehensive housing development (Meadowlands) were planned at the northern end of the neighbourhood. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. Harness racing stables were established here in the 1980s. ¹¹
- 8.7.2 As part of PC14, areas around the future commercial centre have either been developed or are partially developed and are rezoned as MDRZ and, consistent with the Council’s approach to the implementation of Policy 3 of the NPS-UD around town centre zones, an area of HDRZ is applied to the walking catchment of the town centre and the ODP is removed.
- 8.7.3 Part of the Meadowlands Exemplar Overlay was removed by Plan Change 10 with only two provisions retained to address integration between the completed development and adjoining greenfields land. PC14 was intended to remove the Meadowlands Exemplar Overlay from the Appendix 8.10.4 map and its associated objective, policy and rules. The only provision to be retained is the requirement that residential lots face the green corridor, with vehicle access to the rear of the site.
- 8.7.4 The provisions at 8.6.13 for the Meadowlands Exemplar Overlay (North Halswell) have been removed and the East Papanui Neighbourhood Plan provisions have been retained. In 8.8 Rules as to matters of discretion – subdivision, references to the North Halswell Meadowlands Exemplar Overlay in 8.8.15 are deleted and the provisions of the East Papanui ODP are retained.

Sub. No.	Submitter name	Summary of relief sought
S903.16	Danne Morra	Map Retain current boundaries of the North Halswell Outline Development Plan Area - the area still contains parcels of land that are yet to be developed and

¹¹ Operative Plan Outline development Plan Appendix 8.10.4 North Halswell:
https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Chapter%208%20Subdivision/App08.10.4_NorthHalswell_ODP.pdf

S903.30, S903.31; S903.34, S903.35		<p>the key structural elements of the ODP remain relevant for informing future development</p> <p>Support removing Meadowlands Exemplar Overlay.</p> <p>Delete Quarrymans Trail from the North Halswell Outline Development Plan.</p> <p>Update the ODP to reflect the updated location of structural elements such as roads, access points and reserves</p>
S903.16 S903.30, S903.31; S903.34, S903.35	Danne Morra	<p>Provisions</p> <p>Amend the wording of 8.6.15 North Halswell to clarify which areas these requirements relate to or delete them, consistent with the relief sought to retain the operative ODP for North Halswell.</p> <p>Delete Rule 8.7.13 Additional Matters – Subdivision in the Medium and High Density Residential Zones at North Halswell, as part of the relief seeking reinstatement of the current ODP.</p> <p>Delete Meadowlands Exemplar specific terms such as Neighbourhood Plan and Context and Site Analysis.</p> <p>Clarify and amend the reference to East Papanui.</p> <p>Clarify the application of Meadowlands Exemplar provisions for North Halswell to East Papanui in 8.6.15 and 8.8.13</p>
118.2	Spreydon Lodge Limited	<p>Delete reference to main street at Clause 8.10.4.C (a)(i) 'Development Form and Design' as follows:</p> <p>8.10.4.C Development Form and Design</p> <p>i. This development area new neighbourhood is to be established around the Key Activity Centre (zoned Commercial Core Town centre) proposed as a mixed use village centred focused around a main street. This will form a focus for the community.</p> <p>Remove the unnecessary barriers to developing the business zoned land, which includes the public transport interchange, main street, civic square/village green and green corridor as noted within the ODP. The Submitter's land is not subject to any qualifying matter and therefore there is no reason for restricting the development capacity of the land.</p>
740.2	Woolworths	<p>Decision sought: Amend the zoned boundaries and North Halswell ODP associated with the Town Centre Zone and High Density Residential Zone.</p> <p>Amend Appendix 8.10.4 such that the Road network reflects that consented (and about to be constructed) as associated with RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].</p> <p>Correct errata associated with excluded zones 'Residential Development Area' and the Outline Development Plan Boundary.</p> <p>The drafting has applied the ODP to only that area rezoned as FUZ and has excluded that area to be rezoned HDZ which should also be contained within the confines of the ODP.</p> <p>The resultant amendments would exclude the HRZ from Outline Development Plan 8.10.4 to the extent that delivering outcomes expressed in Provisions 8.10.4A to D would not be achieved.</p>
916.3	Milns Park Ltd	<p>Decision sought: Reinstate the current [Operative] North Halswell Outline Development Plan Area and boundaries so it includes all of the land that is residentially zoned land, and not just some of it. Decision reason: The removal of some land parcels in the North Halswell Outline Development Plan Area creates issues as to what provisions apply, including the location of roading and reserves. It appears as though the Town Centre Zone, High and Medium</p>

		Density zoned land has been removed from the ODP. Furthermore, areas which have been identified appear to be within the ODP boundaries but are not identified in the key and vice versa.
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Assessment

- 8.7.5 In considering the above submissions on the North Halswell ODP from Danne Mora Ltd, Milns Park Ltd and Woolworths, submissions on the town centre, together with the submissions seeking changes to underlying zones in the areas where residential development is planned, the inherent challenges with implementing the MDRS to parts of this area while retaining key elements of the ODP that provide a coherent overall plan framework are clearly evident. This continues with considering submissions on the associated plan provisions for this area proposed to be amended by PC14.
- 8.7.6 It is also evident that development has progressed in a number of areas within the ODP, and particularly with the consent granted to Woolworths for RMA2017/3185 approved through Environment Court Decision NZEnvC133[2021] (providing for large development lots for comprehensive residential development, lots for mixed use and commercial development and town centre related activities) such that parts of the ODP are no longer needed and in other parts could be updated to reflect the realities of new circumstances.

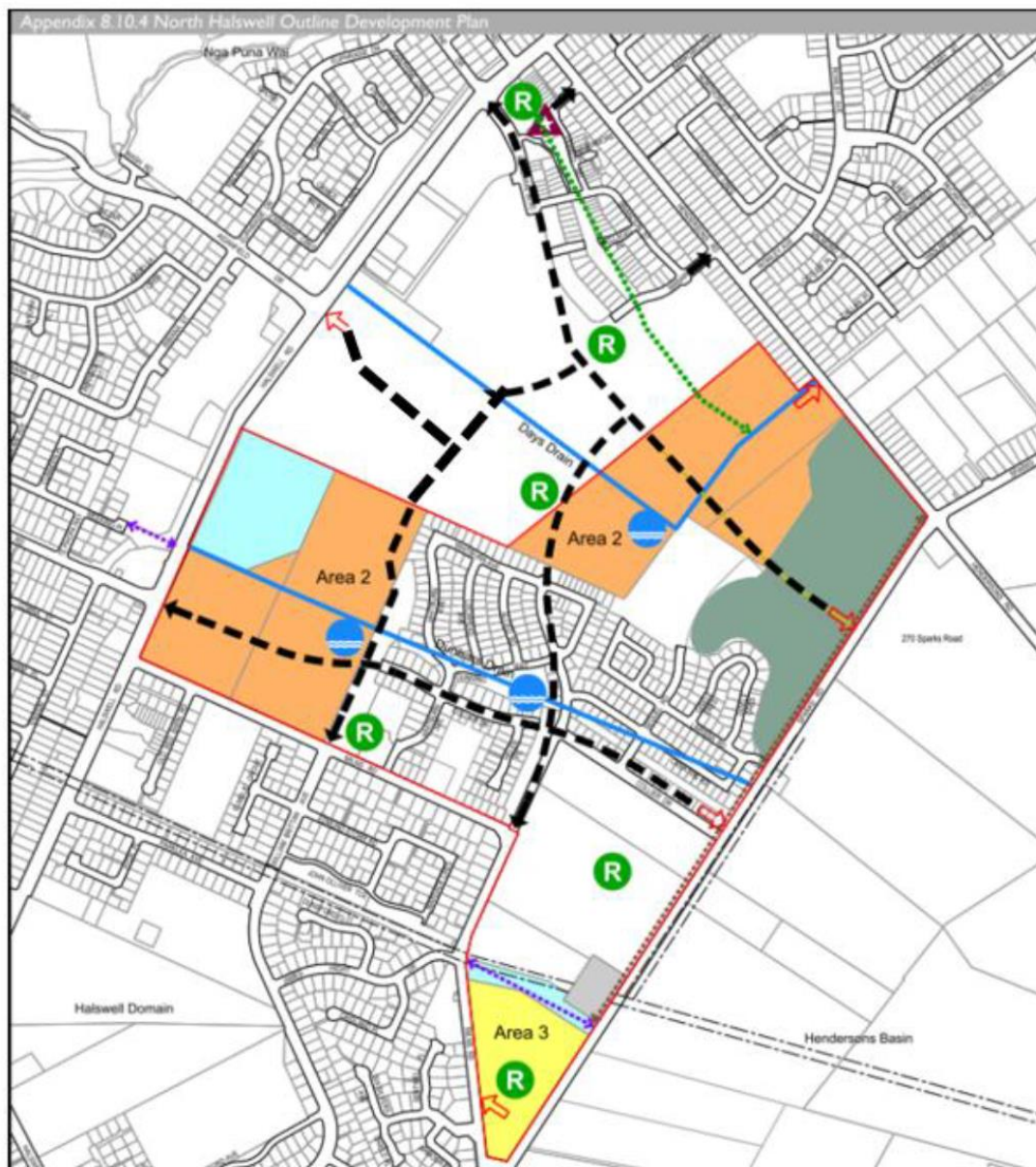


Figure 1 Proposed Outline Development Plan 8.10.4 showing the indicative location of stormwater facilities, reserves and revised collector road layout (source: PC14 Notified 17/03/2023)

Recommendations

8.7.7 Taking the above into account I recommend the following:

- a. That the submissions from Danne Morra Ltd (S903) seeking clarification or deletion of the amended provisions and cross referencing be accepted in part, to the extent that the changes should be clarified rather than deleted as set out in this report above in relation to Assessment Matters and Matters of discretion.

- b. Submissions seeking reinstatement of the Operative ODP from Milns Park Ltd and Danne Mora Ltd (S903 and S916) should be rejected, but accepted in part to the extent that the ODP boundary (the red line in **Figure 1** above) should be reinstated to its original extent so as to ensure it encompasses the collector roads, indicative reserves, heritage item, road access locations, and green corridor¹². The operative ODP contains elements that are considered to be of significant benefit in achieving a well-functioning urban environment most of which have already been addressed in decisions on resource consents such that they justify their potential impact on development capacity. However, the granting and implementation of consents in this area means that parts of the ODP should be upzoned to MDRZ and HDRZ to give effect to the requirements of section 77G of the Act and the NPS-UD. In light of the upzoning of land adjoining the town centre to HDRZ and MDRZ it is not considered appropriate to retain the indicative notation of residential development areas on the ODP map and all submitters and the Council’s section 32 evaluation support the removal of the Meadowlands Exemplar Overlay.
- c. Submissions points from Woolworths (S740) seeking specific amendments to the ODP in PC14 to align the roads with the Environment Court Decision NZEnvC133[2021] and expansion of the commercial zone set out in **Figure 1** above should be accepted.

Cashmere and Worsley’s Outline Development Plan

Sub. No.	Submitter name	Summary of relief sought
S257.1	Cashmere Land Developments	Cashmere Land Developments seek removal of the limit of 380 lots for Cashmere and Worsley’s Outline Development Plan. Development capacity of the site can be addressed through the subdivision consent application process.
S36.4	Alana Harper	Cashmere Estate in Cracroft should remain Residential Hills Zone or be Future Urban Zone

Assessment

8.7.8 The land within the Cashmere and Worsley’s ODP (see **Figure 2** below) is identified in the ODP map and the operative plan maps as primarily Rural Urban Fringe, areas of Residential Hills, and discrete areas of Residential Suburban. The land identified as Residential Large Lot in the ODP is Rural Urban Fringe in the operative plan maps (see **Figure 2** below left). Through PC14, it is proposed to zone this area a mixture of FUZ (on the land identified in the ODP as RH and

¹² A caveat for this is the submission from Spreydon Lodge S118.2 which is seeking to remove some of these features and is addressed in the section 42A report by Kirk Lightbody.

RS) with the Residential Hills Precinct applied to the land previously zoned Residential Hills and an extensive area of Rural Urban Fringe on the remainder of area (see **Figure 3** below right). The submitter seeks to remove references to the limit of 380 lots for the ODP and does not oppose the Residential Hills Precinct overlay.

8.7.9 The area has an extensive planning history which, in summary, resulted in an overall yield limit being attached to this area of 380 lots which was established to carry over the outcome of a series of decisions made by the Environment Court and one appeal to the High Court into the planning framework¹³. Decisions on the Replacement District Plan inserted provisions requiring subdivisions to consider the need to upgrade surrounding intersections¹⁴.

8.7.10 Considering the possible need for constraints on the total number of allotments in this area to be retained together with the intention to increase development capacity within urban areas in the NPS-UD, I agree with the key points in the submission that:

- Subdivision consent RMA/2015/3550 granted on 14 April 2016 through an Environment Court decision, allowed for the creation of 380 residential lots on 120ha of land owned by the McVicars and 21.5ha owned by Christs College.
- Substantial areas (27.51ha) earmarked for development in the ODP remain undeveloped meaning PC14 has zoned the land for additional development however it is not known to what extent the 380 lot limit will encumber this. It is noted that consent can be sought for additional lots above the 380 lot threshold but as a non-complying activity.
- The key intersections affected by development within the ODP area have already been upgraded (Hoon Hay, Cashmere and Worsleys Road intersections).
- The area is subject to a number of constraints and QMs that would continue to apply including Electricity Transmission Corridors and Infrastructure QM and Residential Hills Precinct which has a 650m² minimum allotment size requirement (within the MDRZ – Residential Hills Precinct).
- Under the FUZ with no Hills Precinct QM applied, the minimum lot size would be 300m² sites with 400m² on corner sites.
- The removal of the maximum lots as part of PC14 will allow for the opportunity for undeveloped stages of Cashmere Estate to review the number of proposed allotments,

¹³ ENV C116/2003, C144/2005 and C9/2009, RMA/2015/3550.

¹⁴ See clause 8.4.10 Additional matters – Cashmere and Worsleys Development Plan Area, Page 88, IHP Decision 28 Subdivision Development and Earthworks Stage 2 15/07/2016: <https://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-28-Subdivision-Development-and-Earthworks-Part-Stage-2-15-07-2016-.pdf>

the type of housing and the subdivision design as a whole and deliver a more efficient and cohesive outcome than the maximum number of lots being removed at a later date, or for smaller subdivisions to occur on an ad-hoc basis.

8.7.11 In my assessment there are several problems with the drafting of the 380 residential allotment limit within PC14 (if it is to be retained). The standard is located in Table 1 of Rule 8.6.1 with the Residential Suburban and Medium Density Residential Zones whereas there is no such MDRZ zoning located within the area subject to the ODP Plan in Appendix 8.10.7. I also note that the zoning of the site as FUZ contradicts the identification of the site as being within the MDRZ – Residential Hills Precinct. Confounding the issue, the ODP provisions are implemented within the FUZ and are not referenced in the MDRZ provisions. The solution to this, if the lot limit is to be retained, and I also recommend this change if it is to be removed, is as follows:

- a. rezone the areas currently zoned FUZ within the ODP area to MDRZ.; and
- b. do not apply the MDRZ Residential Hills Precinct to the land within the ODP area identified as Residential Suburban in the Operative Plan; and
- c. delete the 380 residential allotment limits in Table 8(c.) of Rule 8.6.11.

8.7.12 Regarding the main issue of whether or not to retain the 380 allotment limit, it is my recommendation that:

- a. The ODP could still serve a resource management purpose in demarcating land to be planted, vested, historic stone-walled drain, Cycle Track, intersection design and development areas and access points and similar features in the event that the site was to be redeveloped in its entirety. However, it appears that these issues are already substantially superseded by works to intersections, consenting and subdivision activity and changes to the ODP, to an extent that the ODP can, and using the scope provided by the plan change itself and the submission from Council (S751), should be removed. If the submitter is able to provide further evidence confirming that this is the case for all of the relevant issues addressed by the ODP, I would support its removal.
- b. the criteria used to determine the suitability of this limit has been superseded by the NPS-UD and the matters in sub-sections (a) to (g) of s771, and this limit does not align as a QM meeting any of those parameters.
- c. in terms of whether retaining the lot limit control and ODP is justified under s77J a basic comparison of benefits and costs leads me to recommend its removal – See **Appendix 1** below. I do not consider the status quo is workable and that option is not evaluated.

8.7.13 I note the above is consistent with the approach to the LPTAA QM set out in the evidence of Mr Ike Kleinbos where land previously zoned Residential Hills has been zoned MDRZ with the QM Precinct applied and residential zones not otherwise affected by QM's are zoned MDRZ.

8.7.14 In the event that there are clear matters addressed by the ODP that are important to ensuring an integrated and comprehensive approach to the development of the site under that I have not been able to identify, I would recommend that:

- Those parts of the site zone zoned FUZ retain that zone;
- The MDRZ Residential Hills Precinct notation be removed from the planning maps;
- Amend Rule 8.6.1, Table 1, Row (A) to delete (clauses a. and b.) references to “no more than 380 residential allotments shall be created or enabled by subdivision” and renumber clause c;
- Amend Rule 8.6.11 Table 8 Minimum and maximum net site areas for allotment, row (C) to delete references to “no more than 380 residential allotments...” and add reference to “650m² minimum for vacant allotments”, and renumber.

Recommendation

8.7.15 In the event that there is no further evidence to consider on this matter contradicting the above assessment, for the reasons set out above, the submission from Alana Harper (S36.4) be rejected and submission from Cashmere Land Developments (S257.1) be accepted in part and the following changes be made to amend the planning maps and text with associated further submissions accepted and rejected accordingly:

- Planning Map 50: Rezone the areas within the ODP map 8.10.7 Cashmere and Worsleys from FUZ to MDRZ;
- Planning Map 50: Retain the boundaries of the MDRZ Residential Hills Precinct¹⁵ QM within the ODP map 8.10.7 as notified;
- Amend Rule 8.6.1, Table 1, Row (A) to delete (clauses a. and b.) references to “no more than 380 residential allotments shall be created or enabled by subdivision” and renumber clause c;

¹⁵ Or with the equivalent QM title as recommended by Mr Ike Kleinbos in his s42A report.

- Amend Rule 8.6.11 Table 8 Minimum and maximum net site areas for allotment, row (C) to delete row (C);
- Amend Appendix 8.10.7 to remove Appendix 8.10.7 Cashmere and Worsleys Development. Renumber the balance of the Appendices in 8.10.

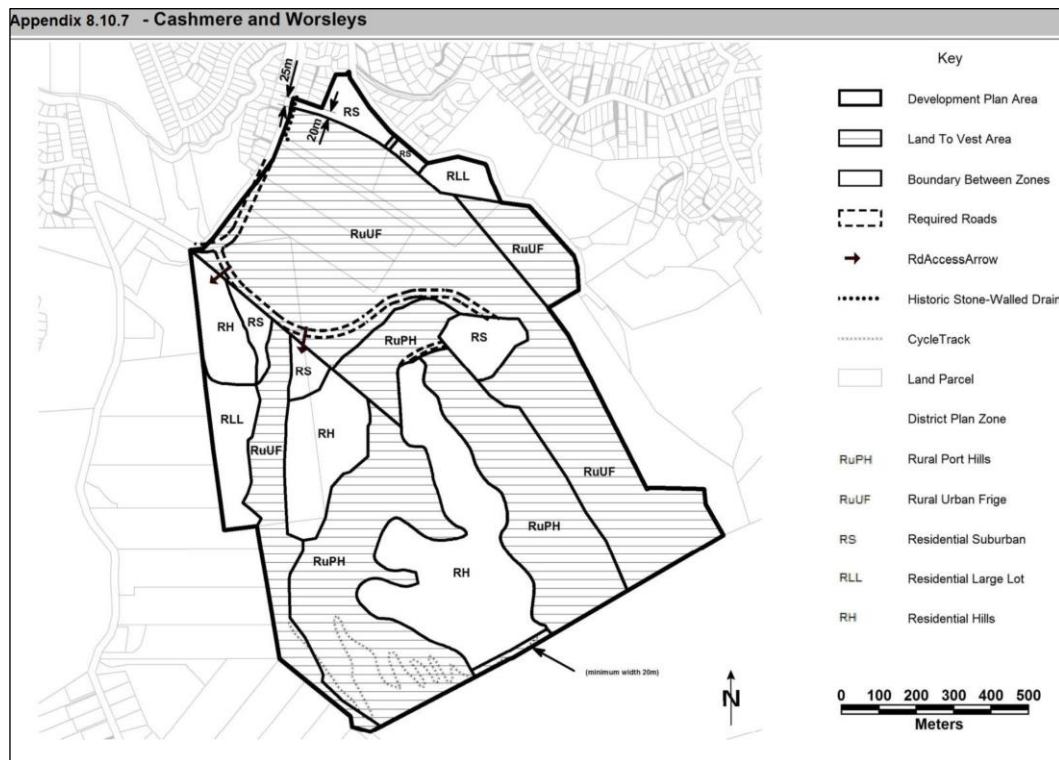


Figure 2 Proposed Outline Development Plan 8.10.6 showing the location of required roads, road access point, cycle track, development areas and zone boundaries (source: PC14 Notified 17/03/2023)

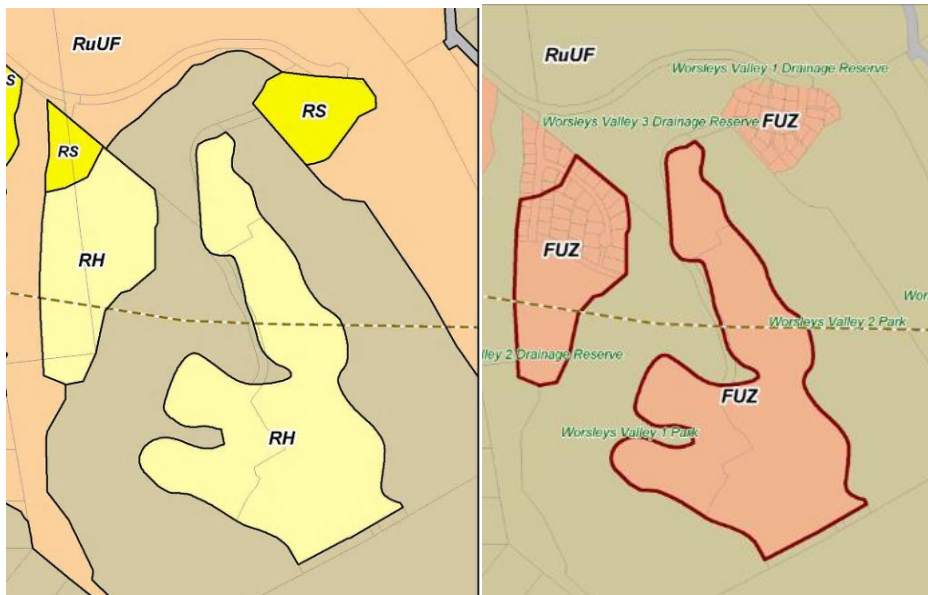


Figure 3 Operative District Plan zoning (left) and proposed zoning under PC14 (right) showing subdivided sites in the northern part of the Outline Development Plan and MDRZ Residential Hills Precinct outlined in red (source: Planning Map 50 PC14 Notified 17/03/2023)

Moncks Spur Mt Pleasant

Sub. No.	Submitter name	Summary of relief sought
S879.1-5	Rutherford Family Trust	Remove Additional Standard (b) from Table 1, line (i) in 8.6.1 and: 1. Remove Moncks Spur/Mt Pleasant Overlay from Map 48. 2. Remove reference to the Moncks Spur/Mt Pleasant Overlay from rule 14.7.2.1 (ii). 3. Remove Additional Standard (b) from Table 1, line (i) in 8.6.1 4. Remove appendix 8.10.7 (refer 3.5.2, SECTION 32 Evaluation: Enabling Greater Building Development In Residential Areas, Moncks Spur DP to be deleted). 5. Remove reference to the Moncks Spur Development Area in 8.6.11 (b)(iv) 6. Remove Row (D) in table 8 in Rule 8.6.11 (d).

Assessment

8.7.16 The Moncks Spur Overlay requires a minimum vacant allotment size of 850m² – 200m² larger than otherwise equivalent Residential Hills zoned sites. Commentary about its origins in the Section 32 Evaluation – Part 3 Residential Section notes (page 79) stated that the 850m² minimum area was rolled over from the previous plan. Densities for this area are described as being applied “to minimize the visual effects of urban development and maintain the character of the adjacent residential area.” The report notes that the criteria used to determine the

suitability of this limit has been superseded by the NPS UD and the matters in sub-sections (a) to (g) of s77I, and that this limit does not align as a QM meeting any of those parameters.

8.7.17 The Part 6 Section 32 Subdivision, Development and Earthworks report notes that Appendix 8.10.8 – Moncks Spur Development Outline Development Plan is one of a series of ODP's to be deleted on the basis that the land has been rezoned appropriately for its developed land use. In this context the relief sought is seen as a series of corrections rather than an upzoning proposal and the relief sought is supported. I have considered the specifics and workability of the changes sought and agree that they do not create any issues in terms of workability.

8.7.18 I note that the request to remove reference to the Moncks Spur/Mt Pleasant Overlay from rule 14.7.2.1 (ii) is beyond the scope of this evidence, and that I support its removal in line with the evaluation in the above section 32 reports.

Recommendations

8.7.19 That for the reasons set out above, the submissions from Rutherford Family Trust (S879.105) be accepted and the plan be amended as follows (amendments are set out in track changes in full in **Appendix 3**):

- Appendix 8.10: Remove Appendix 8.10.7 Moncks Spur Development Plan, and renumbering the balance;
- Planning Map 48 and online equivalent: Remove Moncks Spur/Mt Pleasant Overlay notation;
- Rule 8.6.1 Table 1 Row i. Residential Hills: Remove Additional Standard (b)
- 8.6.11(b)5. Remove reference to the Moncks Spur Development Area in 8.6.11 (b)(iv) 6. Remove Row (D) in table 8 in Rule 8.6.11 (d).

8.8 ZONING OF LAND TO FUTURE URBAN ZONE – PLANNING MAPS

Sub. No.	Submitter name	Summary of relief sought
S4.3	Ngāi Tahu Property	35 Steadman Road in Karamū, has been zoned from RNNZ to MDRZ as part of PC14. FUZ is sought on the basis of the submitters understanding that the FUZ framework which allows subdivision to 300m ² sites and for 20% of lots to be 180-299m ² , with 400m ² for corner sites, is preferred to the MDRZ which has a minimum allotment size (for vacant lots) of 400m ² .
S916.2	Milns Park Ltd	Milns Park, Halswell, has been zoned MDRZ where subdivision of the site appears to have progressed to a point where the MDRS can be implemented and there is no material advantage in retaining the FUZ. FUZ is sought for the greenfield land in this area.
S704.6	WDL Enterprises and Birchs Village	109 Prestons Road, Highfield Park has been zoned FUZ which is potentially preferred by the submitters, but the submitter seeks that all or part of it be rezoned MDRZ if it prefers the final provisions of the FUZ zone.
S593.2	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	Cashmere Park – Cashmere Road, Cashmere including 126 Sparks Rd, 17 Northaw St, 36 Leistrella Rd, 240 Cashmere Rd, 236 Cashmere Rd, 200 Cashmere Rd is partially developed but extensively vacant. It is zoned FUZ in PC14 and the submitter request RMD Zone.
S820.6	Knights Stream Estates	11 Kahurangi Road, Halswell has been zoned MDRZ in PC14 and the submitters seek that be rezoned to Residential Future Urban Zone on the basis that it is a greenfield development block .
S443.	Summerset Group Holdings	Cavendish Road, Casebrook has been zoned Future Urban and is requested to be rezoned MDRZ.
508.2 and 511.2	RJ Crozier and Michael Case	East Papanui Outline Development Plan Amendment sought to part of the Future Urban Zone at 60 Croziers Road and 340 Cranford Road, Mairehau within the East Papanui Outline Development Plan area, rezoning part of these properties from FUZ to MDRZ.
728.11	Sutherlands Estates	Sutherlands Estates, Sutherlands Road and Sparks Road Rezoning from MDRZ to FUZ sought.
S819.10	Benrogen Estates	376-396 Sparks Road, Halswell

35 Steadman Road, Karamū (formerly Riccarton Park) Background and Context

- 8.8.1 The submission from Ngai Tahu Property (S4.3) provides a clear description of the relevant background to 35 Steadman Road, Karamū (Riccarton Park) and the Riccarton Racecourse Development Enabling Act 2016 initiative, which was advanced to enable housing in support of Christchurch’s recovery following the 2010-2011 earthquakes. Of particular note are:
- a. the requirements to prepare a Development Scheme for the development of the site in consultation with Christchurch City Council;
 - b. approval of a Development Scheme by the Government as part of the removal of the reserve status; and
 - c. the requirement for 180 affordable houses to be completed within Karamū (which includes the subject site) and requirement for compensation for failure to do so.
- 8.8.2 **Figure 4** below shows the site in aerial view outlined in red and **Figure 5** shows a planning map for PC14 with the proposed zoning and plan provisions for the site and surrounds with the site proposed to be part of a large contiguous area of MDRZ.



Figure 4 Location of site within red boundaries (source: Canterbury Maps June 2023)¹⁶:

¹⁶ The site sits with the Riccarton Racecourse Outline Development Plan:

https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Chapter%208%20Subdivision/App8.10.17_RiccartonODP.pdf



Figure 5 Proposed MDRZ zoning of the site in PC14 (source: Planning Map 30A, Operative District Plan, PC14 Notified 17/03/2023)

8.8.3 The zoning of the site as MDRZ is opposed in submission 4.3 by Ngāi Tahu Property in relation to the site at 35 Steadman Road in Karamu, however the submission supports the inclusion of the RNNZ as a FUZ, and MDRZ is supported for Stages 1 and 2 of Karamu off Yaldhurst Road and Kahukura Road (to the north and south of the site) on the basis that they have already been developed.

8.8.4 Regarding the preference for the smaller minimum lot sizes for vacant allotments in the FUZ compared with the MDRZ, the following facts are relevant considerations supporting retention of the MDRZ zone:

- a. The MDRZ provisions as set out in PC14 (apart from existing exceptions for Cashmere and Worsleys and new exceptions for character and heritage areas) apply a 400m² minimum site size to vacant allotments, and no minimum lot size or shape requirements to allotments with existing residential units that do not increase non-compliance with

density standards, and no size or shape requirements where a combined subdivision and land use application is proposed concurrently with residential units that meet permitted standards.

- b. Similarly, in the FUZ, no minimum and maximum net site area standards apply to allotments with comprehensive residential developments (defined as developments of three or more residential units designed in an integrated manner). Other than corner allotments where a minimum 400m² minimum allotment standard applies, a 300m² minimum allotment size is allowed and 20% of lots may be 280-299m².
- c. Under the proposed MDRZ, it is open to the submitter to obtain consent for a combined (comprehensive) subdivision and land use application under the proposed PC14 provisions, which would mean there is no particular advantage in the FUZ over the MDRZ in terms of being able to subdivide down to smaller sites. In fact, the FUZ provisions proposed retain standards relating to ODPs, residential net density, land area for subdivision and net site area of allotments, minimum allotments dimensions, maximum cul-de-sac length, road frontage to public reserves, reserve width and walkable block sizes in Rule 8.6.11, which are significant additional limitations over and above those proposed for the MDRZ.

8.8.5 On the matter of whether there are unresolved issues with the development of the site that would benefit from the provisions of the FUZ it is noted that:

- a. A “Development Scheme” has been confirmed by the Government as part of the Riccarton Racecourse Development Enabling Act 2016¹⁷, confirming that 180 affordable houses will be completed within Karamū within 5 years of its approval, that amongst other matters, is to provide infrastructure satisfying regional and district planning requirements.
- b. This development scheme has already substantially addressed the key objective of the FUZ which is “*Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone*” (Objective 14.2.8) and related policies and rules for ODPs (Policy 14.2.8.1), comprehensive residential development (Policy 14.2.8.2), development density (Policy 14.2.8.3), neighbourhood quality and design (Policy 14.2.8.4), infrastructure servicing for developments (Policy 14.2.8.5), Policy integration and connectivity (Policy

¹⁷ <https://www.legislation.govt.nz/act/public/2016/0030/latest/DLM6632308.html>

14.2.8.6) and Ngā kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua (Policy 14.2.5.7) .

Recommendation

- 8.8.6 It is evident that with the Development Scheme in place, there is no clear reason to retain the provisions in the RNNZ, which have been carried over into the FUZ, and the presumption in the legislation that MDRS should be applied unless there are clear reasons to the contrary should prevail. I therefore recommend that Ngai Tahu Property's submission S4.3 is rejected.

Milns Park Ltd, North Halswell

- 8.8.7 In submission 916.2 Milns Park Limited seek rezoning of the site (Lot 500 DP 5795877) in Kearns Drive, North Halswell from MDRZ to FUZ. Submission 916.13 seeks retention of the FUZ zoning for 25-51 Milns Road (Lot 600 DP 579587) as notified.
- 8.8.8 **Figure 6** below shows that the Kearns Drive property adjoins a large area undergoing development to the east and greenfield area to the west and is undergoing subdivision and development for urban purposes.
- 8.8.9 As set out in **Figure 7** below, the Kearns Drive site is proposed to be rezoned (through PC14 from RNNZ to MDRZ on the basis that planning for development of the site is substantially progressed, such that there is no need to retain the previous zone framework requiring comprehensive planning and consenting and the MDRS can be implemented by rezoning the site to MDRZ as required by s77G of the Act.



Figure 6. Location of the Kearns Drive site within red boundaries where the zoning of the land for MDRZ is opposed (source: Canterbury Maps June 2023)



Figure 7. Location of the adjoining Kearns Drive site within red boundaries where the FUZ is supported by the submitter (source: Canterbury Maps June 2023)

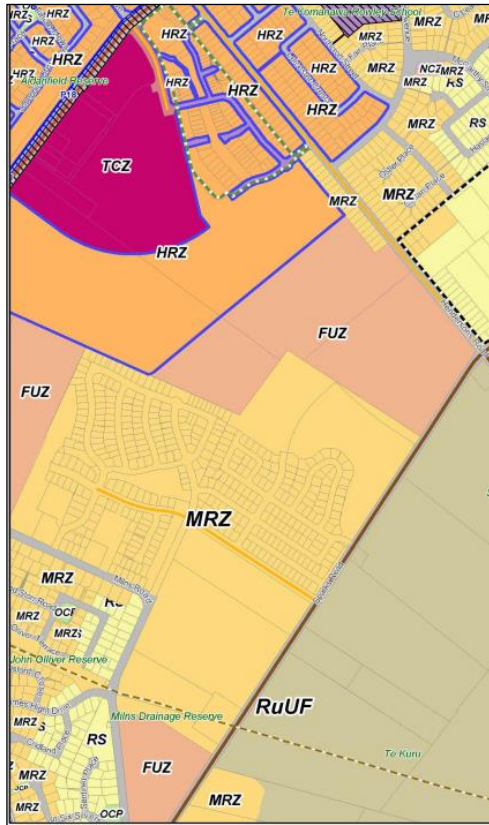


Figure 8. Proposed FUZ and MDRZ zoning of the site in PC14 (source: Planning Map 45, PC14 Notified 17/03/2023)

Recommendation

8.8.10 It is evident that there is no clear reason to apply the provisions of the FUZ to the Kearns Drive Site, and the requirement in the legislation that MDRZ should be applied unless there are clear reasons to the contrary should prevail. It is agreed that FUZ should be retained at the greenfield property at 25-51 Milns Road. I therefore recommend that Milns Park Ltd’s submission 916.2 is rejected and submission 916.13 is accepted.

As no changes are recommended no further evaluation in terms of s32 is required.

109 Prestons Road, Redwood

8.8.11 In submission 704.6 WDL Enterprises and Birchs Village Limited seek that the site identified as Lot 2 DP 26884 be zoned FUZ in replacement of RNNZ (reserving the right to seek MDRZ).

8.8.12 As set out in **Figures 9 and 10** below, the site is proposed (through PC14) to be changed from RNNZ to a mixture of MDRZ (within the extent of the Waka Kotahi Designation for the Christchurch Northern Corridor) and FUZ (outside of the designation).



Figure 9. Location of site within red boundaries (source: Canterbury Maps June 2023)

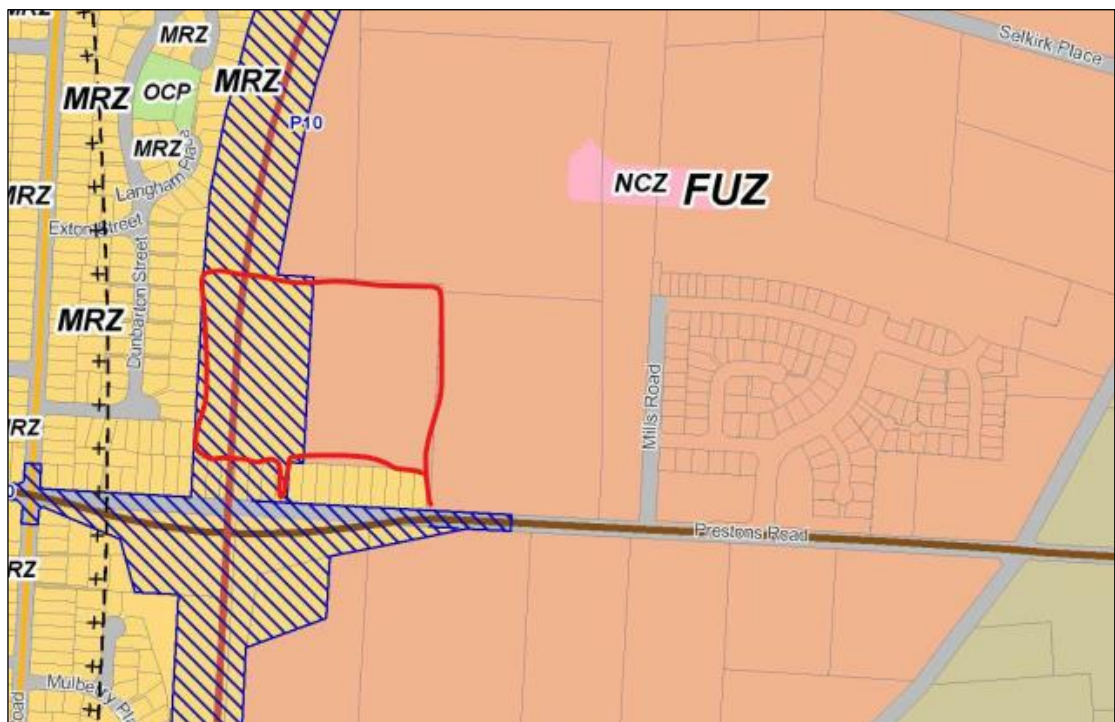


Figure 10. Proposed FUZ and MDRZ zoning of the site in PC14 (source: Planning Map 19, PC14 Notified 17/03/2023)

8.8.13 The rezoning(s) sought are not recommended to be accepted for the following reasons:

- a. The site is currently a greenfield area and the policies and rules of the FUZ will better manage the process of initial subdivision and development with its emphasis on integrated well connected development, comprehensive planning of development with open space and movement networks, effective and efficient infrastructure servicing, and emphasis on quality and design of neighbourhoods in policies and rules.
- b. Zoning of the land within the designation to FUZ would create an anomaly within designation P10 which has MDRZ zone applied in the general vicinity of the site, notwithstanding the zoning of the land as RNNZ in the operative plan, and with Rural Urban Fringe zoning being retained further afield.
- c. I support the approach to implementing the requirements of s77G of the Act in PC14 where FUZ has been applied to undeveloped greenfield land such as this.

Recommendation

8.8.14 On the basis that there is no clear advantage in zoning the balance of the site FUZ or zoning the whole of the site MDRZ, I recommend that submission from WDL Enterprises and Birchs Village (704.6 in relation to FUZ and 704.7 in relation to MDRZ) be rejected.

Cashmere Park, Cashmere

8.8.15 Cashmere Park Ltd, Hartward Investment Trust and Robert Brown's submission seeks rezoning of land from Rural Urban Fringe and Future Urban Zone to Medium Density Residential (s593.2). Specifically the following changes to zonings are sought:

- a. 126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density (4ha)
- b. 17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density (4ha)
- c. 36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density (4ha)
- d. 240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density (8ha)

- e. 236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density (2ha)
- f. 200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density (89ha).

8.8.16 The submission seeks to amend the zoning of the sites from Rural Urban Fringe to Medium Residential and (most relevantly for this report) from FUZ to MDRZ – see the zoning proposed by PC14 in **Figure 11** below. The submission also contains a set of written letters from service infrastructure providers confirming the ability to provide servicing for the site: Enable and Orion, IOTA. As set out in **Figure 12** the FUZ is identified in the CRPS as a Greenfield Priority Area sandwiched between two areas which (although not identified as QMs in the notified planning maps for PC14) are substantially affected by Flood Management Areas, Flood Ponding Management Areas, Liquefaction Management Areas and some areas of High Flood Hazard Management areas – see **Figure 13** below.

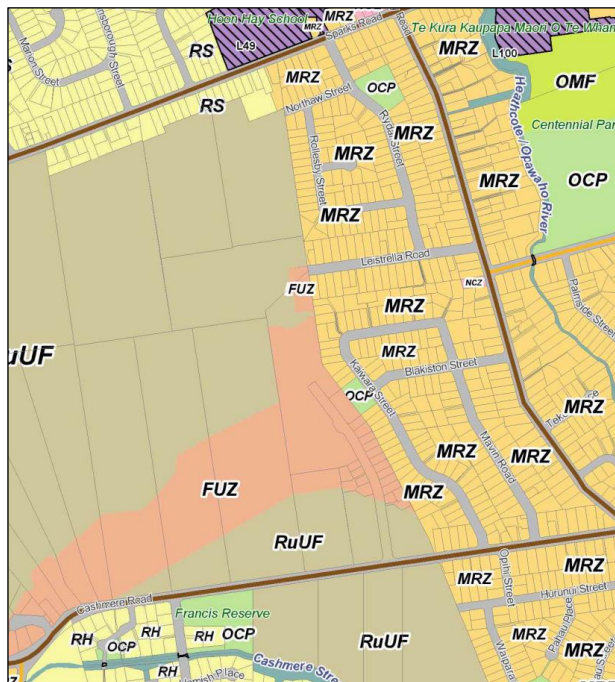


Figure 11. Proposed RuUF and FUZ zoning of the site in PC14 (source: Planning Map 45, PC14 Notified 17/03/2023)¹⁸

¹⁸ The site is within the Hendersons Outline Development Plan: https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Chapter%208%20Subdivision/App8.10.18_HendersonsODPEast.pdf



Figure 12. Greenfields Priority Areas: Identified urban growth areas for future residential or business development shaded blue (source: Canterbury Regional Policy Statement – Canterbury Maps July 2023¹⁹).

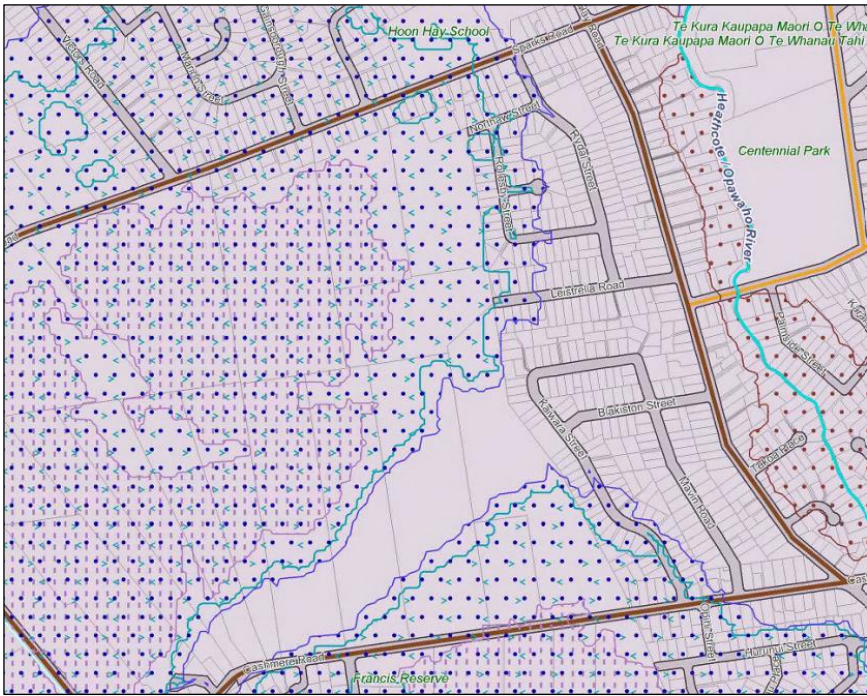


Figure 13. Natural Hazard Overlays showing the Flood Management Area in blue dots within a blue outline, Flood Ponding Management Area with teal chevrons in a teal outline and High Flood Hazard Management Area in purple vertical hatch and purple outline and Liquefaction Management Area in pale lilac shading (source: Christchurch District Plan Online Planning Map Natural Hazards Layer).

¹⁹ <https://www.ecan.govt.nz/document/download?uri=4219423>.

8.8.17 The rezoning(s) sought are recommended to be rejected for the following reasons:

- a. I support the approach to implementing the requirements of s77G of the Act in PC14, where FUZ has been applied to undeveloped greenfield land and rural zones are not part of the scope of the Intensification Planning Instrument, such that submissions to upzone Rural Urban Fringe are not “on the plan change”.
- b. The legal parameters for an IPI require the plan change to focus on existing residential areas. Parties interested in and potentially affected by this upzoning may have assumed that because much of this area has a rural zone, it would not be subject to change through PC14 and chosen not to participate in PC14, such that a decision to upzone the land through PC14 would create an unfair process. Taken together these 23 has amount to a significant development proposal that would be appropriate to consider as a standalone plan change.
- c. Areas similarly constrained by flooding hazards have been identified as QMs (pursuant to s77K (1)(a)) and ss 77I – 77R) in PC14, which although they have not prevented changes of zone to apply MDRS, propose to limit development to one unit per site in the FPMA and HFHMA to protect the storage function, and to avoid increasing the extent of risk in the FPMA and HFHMA. The rules for Flood hazard management contained largely in chapter 5 Natural Hazards continue to apply in such areas. The submission does not explore the need for this QM to be applied as an overlay over the MDRZ, or provide detailed information exploring how stormwater and flooding might need to be addressed in developing the site under the MDRZ. A substantial part of this area is identified as land to be set aside for stormwater management recreational / conservation use.
- d. The parts of the site not subject to natural hazard constraints are currently an undeveloped greenfield area (and a Greenfields Priority Area identified urban growth areas for future residential or business development in the CRPS) and the policies and rules of the FUZ will better manage the process of initial subdivision and development with its emphasis on integrated well connected development, comprehensive planning of development with open space and movement networks, effective and efficient infrastructure servicing, and emphasis on quality and design of neighbourhoods in policies and rules, when compared with the MDRZ. In the absence of zone specific controls, section 106 of the RMA only provides for significant risks from natural hazards, and sufficient provision of access to lots to be addressed in relation to the granting or refusal of subdivision and does not otherwise address land use and development.
- e. Regarding the parts of these areas of land zoned FUZ in PC14, the submission does not provide detailed information addressing integrated and well-connected development,

comprehensive planning of development with open space and movement networks, and emphasis on quality and design of neighbourhoods such that a change to MDRZ can be supported. It appears that large parts of the land accessed from Leistrella Road have been subdivided for urban development and it may be that the submitter can provide further information through its evidence supporting rezoning of the FUZ to MDRZ.

Recommendation

- 8.8.18 Those parts of the submission from Cashmere Park Ltd, Hartward Investment Trust and Robert Brown (s593) seeking rezoning of land from Rural Urban Fringe Zone to MDRZ are considered out of scope and should be rejected. Those parts of the submission seeking rezoning of land from FUZ to MDRZ should be rejected on the basis that as a largely undeveloped greenfield area, the provisions of the FUZ are the more efficient and effective method to achieve the relevant objectives of the plan. Also, there is currently insufficient information to confirm whether the MDRZ could provide an advantageous and appropriate framework for managing urban development and ongoing land use in this area.

Cashmere Road, Halswell

- 8.8.19 John Rice (submission 313.1) seeks that the MDRZ at 750 Cashmere Road, Halswell (see **Figure 14**) be amended so that the land zoned Rural Urban Fringe Zone is extended to Sutherland Road. This is requested in order to exclude areas of new tree planting in Sutherlands Basin and a stand of Macrocarpa Trees from being put at greater risk from

development. The submission states that this change will avoid including areas subject to flood hazard.



Figure 14. Location of site within red boundaries (source: Canterbury Maps June 2023)

8.8.20 In considering this submission the key points are:

- a. The notified zoning configuration maps the urban and rural boundaries in a manner that closely aligns with the areas subject to flood hazard and the area zoned MDRZ is outside of the Flood Ponding and Flood Management Areas (see **Figures 15 and 16** below)
- b. The proposals for PC14 include introducing particular methods seeking to retain urban tree cover in the MDRZ, and that there are no special protections for trees, whether established or planted, in the Rural Urban Fringe Zone. The operative rules that currently afford some protection to trees (Rules 9.4.4.1.1 P12 and 9.4.4.1.3 RD8 in particular) apply equally to the MDRZ and RuUF zones.
- c. The issue of the zoning of this land for urban development has been addressed in the promulgation and consideration of the operative plan in creating the RNNZ zoning.

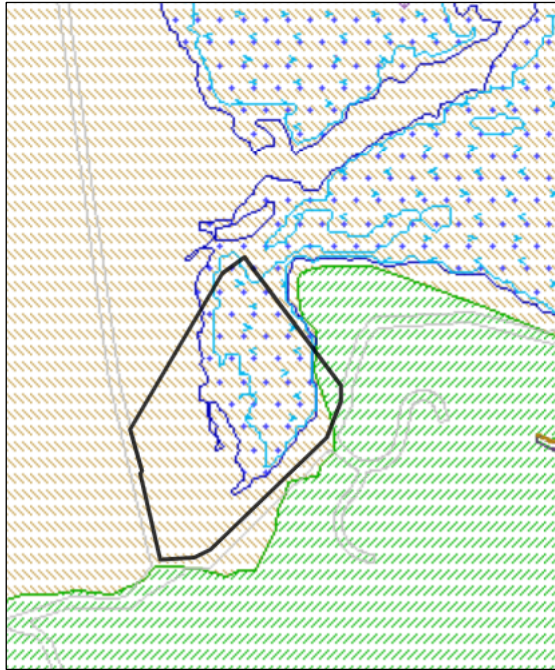


Figure 15. Natural Hazard Overlays showing the Flood Management Area in blue dots within a blue outline, Flood Ponding Management Area with teal chevrons in a teal outline and Liquefaction Management Area in taupe diagonal hatch (source: Christchurch District Plan Online Planning Map Natural Hazards Layer).

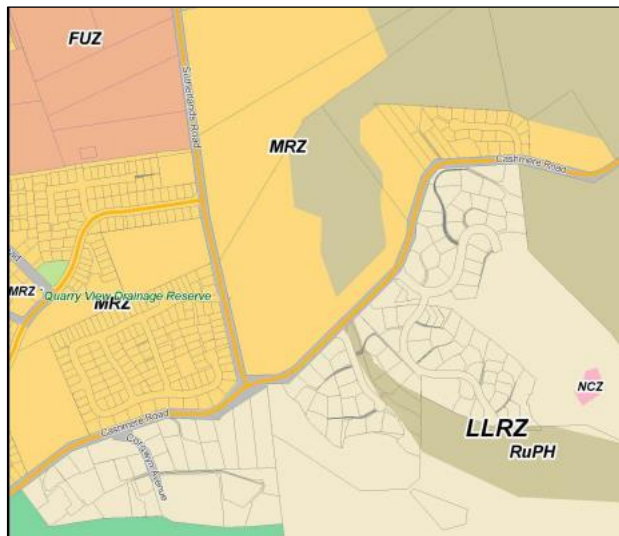


Figure 16. Proposed FUZ and MDRZ zoning of the site in PC14 (source: Planning Map 19, PC14 Notified 17/03/2023)

Recommendation

- 8.8.21 That the submission from John Rice (313.1) requesting rezoning of land at 750 Cashmere Road, Halswell from MDRZ to Rural Urban Fringe be rejected as the notified zoning is consistent with and gives effect to the requirements of section 77G to incorporate MDRS, and there is no clear

benefit to not follow the Council’s approach to zoning in PC14 of applying the MDRZ to sites with these characteristics.

11 Kahurangi Road, Halswell

8.8.22 Knights Stream Estates Ltd (submission 820.6) seeks that 11 Kahurangi Road, Halswell (Lot 30 DP 571567) be rezoned from the MDRZ proposed in PC14 to FUZ on the basis that it is a greenfield development block. The site is zoned Residential Suburban in the operative plan and as set out in **Figure 18** below is proposed to be zoned MDRZ through PC14.

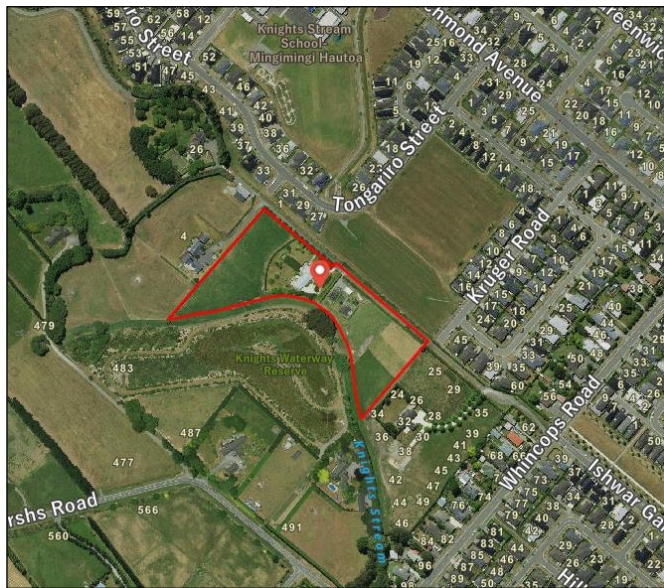


Figure 17. Location of site within red boundaries (source: Canterbury Maps June 2023)

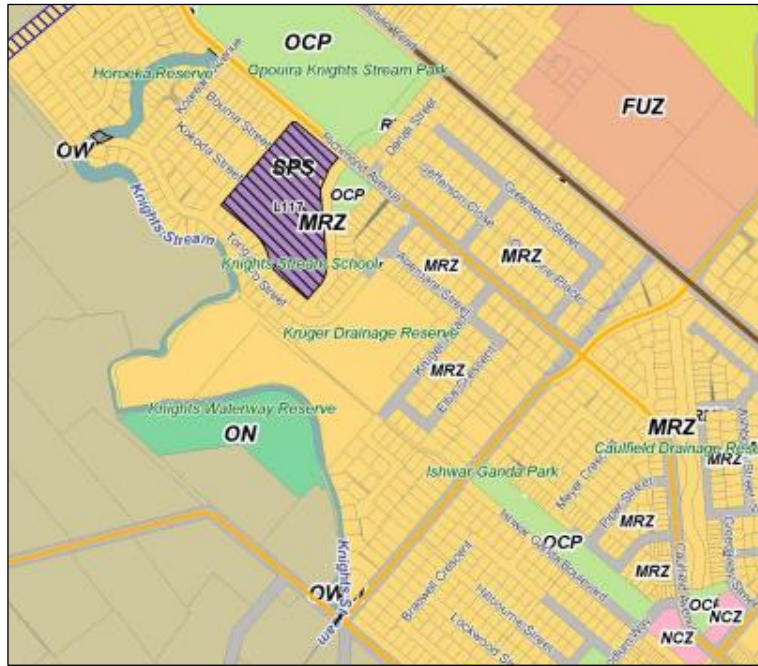


Figure 18. Proposed MDRZ zoning of the site in PC14 (source: Planning Map 44A, PC14 Notified 17/03/2023)

8.8.23 In considering this submission, the key points are:

- a. The existing zoning of the site is Residential Suburban and, without overlooking the fact that the site currently only contains a single dwelling and is not fully subdivided to its potential under the MDRZ zone, there is no clear advantage in down-zoning the site to Future Urban.
- b. As a relatively small (2.24 ha) site surrounded by MDRZ zoning there is no obvious impediment to achieving well connected and well serviced development of the site under the MDRZ that would favor the application of a FUZ.

Rezoning the site to FUZ would create a spot zone and an anomaly within the plan.

Recommendation

8.8.24 That the submission from Knights Stream Estates Ltd (submission 820.6) requesting rezoning of 11 Kahurangi Road, Halswell (Lot 30 DP 571567) from MDRZ to FUZ be rejected as the notified zoning is consistent with and gives effect to the requirements of section 77G to incorporate MDRS, and there is no clear benefit to not follow the Council’s approach to zoning in PC14 of applying the MDRZ to sites with these characteristics.

Summerset on Cavendish Road, Casebrook

8.8.25 Summerset Group Holdings have requested (submission 443) that the portion of Lot 1 DP 519380 (record of title 815809) 147 Cavendish Road, Casebrook (see **Figure 19** below) zoned FUZ through PC14 be rezoned to MDRZ.



Figure 19. Location of site within red boundaries (source: Canterbury Maps June 2023)

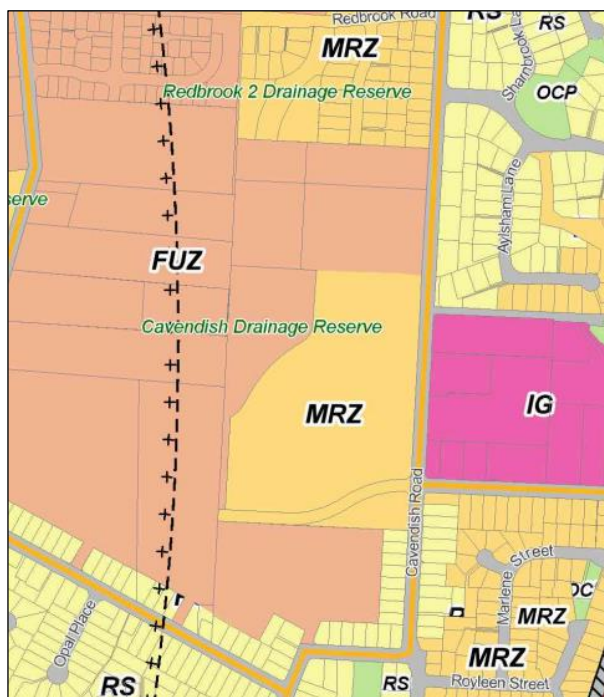


Figure 20. Proposed MDRZ zoning of the site in PC14 (source: Planning Map 18, PC14 Notified 17/03/2023)

8.8.26 The development of the site (including the area to the north) is considered to be substantially resolved through the granting of a resource consent (RMA-2018-1769) such that there is no advantage in applying the FUZ and the whole of the site is recommended to be zoned MDRZ.



Figure 21. Summerset on Cavendish Retirement Village (Approved Amended Plan RMA/2019/1395, 13/08/2019)

Recommendation

8.8.27 That the submission from Summerset Group Holdings (submission #443.11) requesting rezoning of 147 Cavendish Road, Casebrook (Lot 1 DP 519380 – record of title 815809) from FUZ to MDRZ be accepted as it will avoid the application of split zoning, this will give effect to the requirements of section 77G to incorporate MDRS, and is consistent with the Council’s approach to zoning in PC14 of applying the MDRZ to sites with these characteristics.

East Papanui Outline Development Plan.

8.8.28 The submissions from RJ Crozier and Michael Case (submissions 508.2 and 511.2) seek an amendment to part of the FUZ at 60 Croziers Road and 340 Cranford Road, Mairehau within the East Papanui ODP area, rezoning part of these properties from FUZ to MDRZ. The proposed zone boundaries have been mapped to the original retirement village area which has subsequently been extended to the north through a resource consent. The site’s proposed zone in PC14 is FUZ (see **Figure 22** below). The East Papanui ODP contains a Pedestrian / cycle link / route and a local road adjoining the proposed rezoning (see **Figure 23** below).

8.8.29 The rezoning sought is not supported based on the information provided with the submission as it is not clear that the location and establishment of the Local road and Pedestrian / cycle link / route and alignments in the ODP are resolved and confirmed such that the ODP is no longer necessary to achieve integrated planning of development and infrastructure. The submitter may be able to provide further information on these points. As discussed this report it is considered that without matters in the ODPs being resolved, retention of the FUZ will

better achieve well-functioning environments and relevant policies of the NPS-UD and operative plan rather than zoning these areas MDRZ. In light of this, based on available information pertaining to the site, the proposed rezoning is not supported.

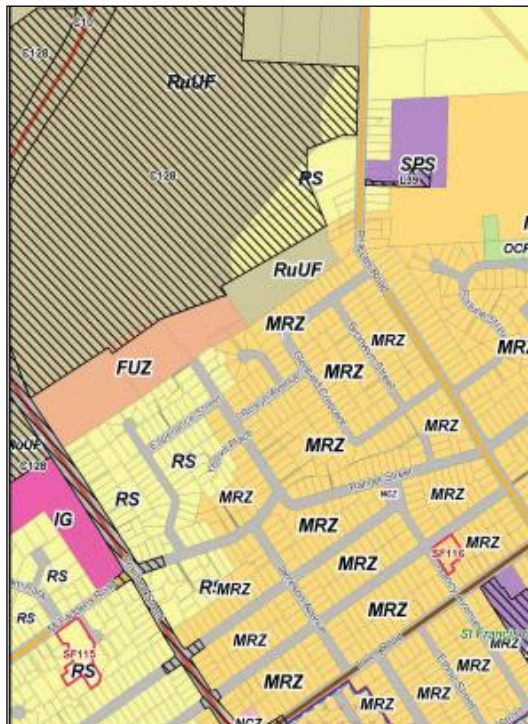


Figure 22. Proposed FUZ zoning of the site in PC14 (source: Planning Map 25, PC14 Notified 17/03/2023)

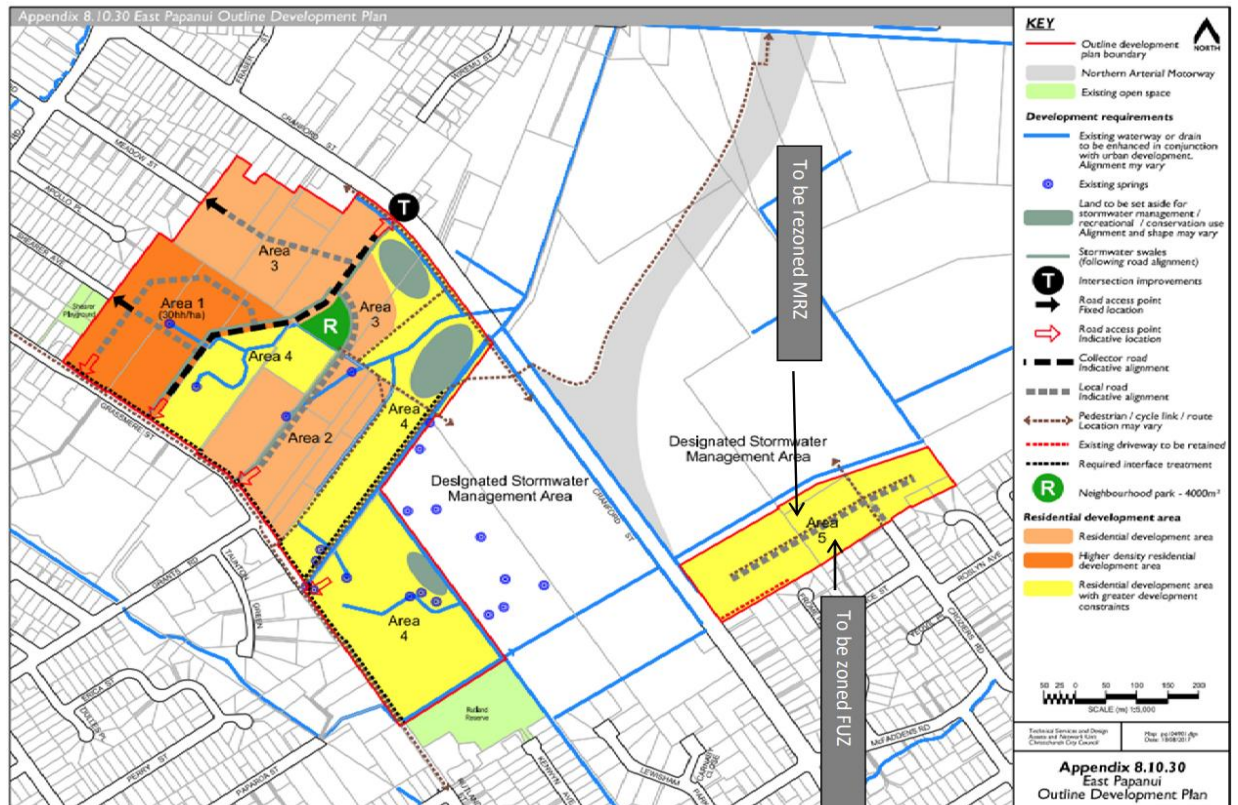


Figure 23. Subject site outlined in red, East Papanui Outline Development Plan, CDP Appendix 8.10.30

Recommendation

8.8.30 That the submissions from Michapreel Case and RJ Crozier (submissions 511.2 and 508.2) be rejected for the reasons listed above.

Sutherlands Estates, Sutherlands Road and Sparks Road

8.8.31 Sutherlands Estates Limited have submitted (submission #728.11) seeking rezoning of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road from MDRZ (see **Figure 24** below). The submitter objects to the zoning on the basis that the area has poor accessibility to public transport.

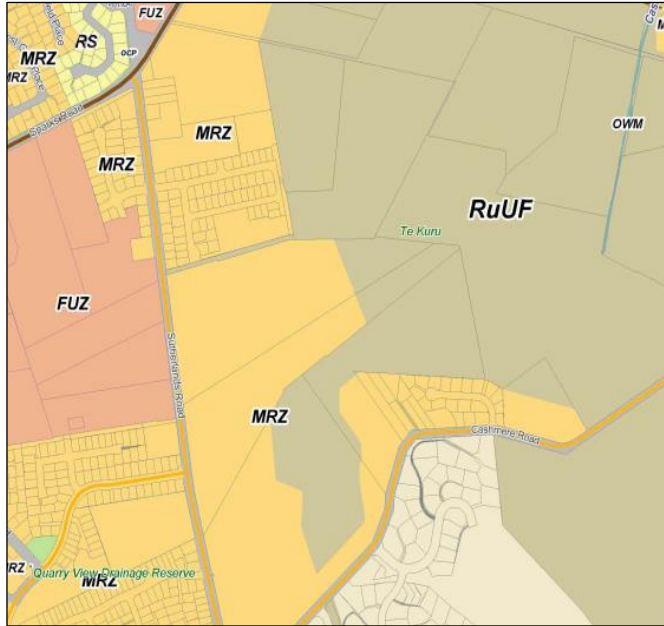


Figure 24. Proposed FUZ zoning of the site in PC14 (source: Planning Map 50, PC14 Notified 17/03/2023)

Recommendation

8.8.32 That the submission from Sutherlands Estates (S728.11) be rejected. The land north of the FUZ adjoining Sparks and Sutherlands Road has been subdivided and the MDRZ is the appropriate zone to give effect to section 77G of the RMA.

376-396 Sparks Road, Halswell

8.8.33 Benrogan Estates have requested in submission (S819.10) that land at 376 Sparks Road, Halswell be rezoned from Rural Urban Fringe to FUZ (property outlined in red in **Figure 25** below). The submission (S819.11) also seeks to rezone the residential portion of 376 -396 Sparks Road (Lots 1 and 2 DP 82730 and Lot 302 DP 571794) from MDRZ to FUZ (see the notified zones for PC14 in **Figure 26** below). The rezoning to FUZ is sought on the basis that the area is an undeveloped area of greenfield land. The land outside the MDRZ is outside of the urban environment and is considered out of scope of the plan change. Furthermore as shown in **Figure 27** the portion of these properties zoned Rural Urban Fringe are substantially affected by the Flood Management and Flood Ponding Management Areas and, absent information assessing these issues and setting out how flooding risk should be addressed under the proposed zone framework, it is premature to rezone these properties to a residential zone.



Figure 25. Location of site within red boundaries (source: Canterbury Maps June 2023)

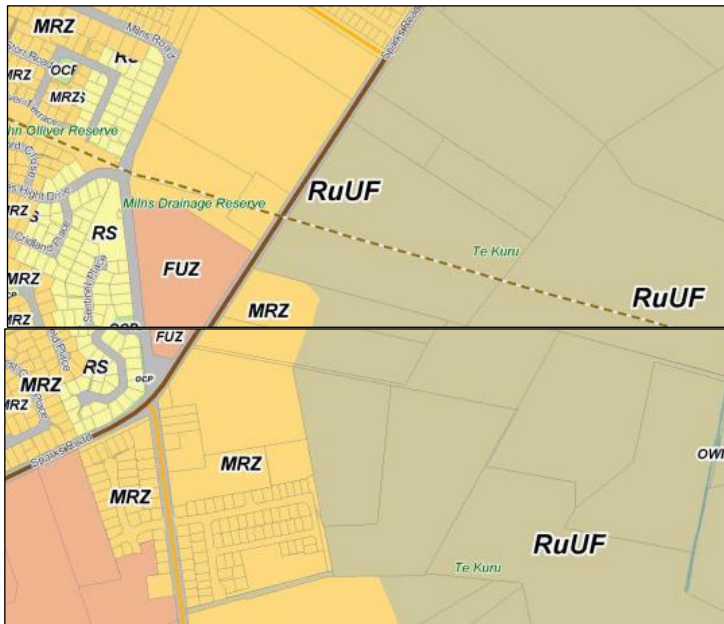


Figure 26. Proposed MDRZ and RuUF zoning of the sites in PC14 (source: Planning Maps 45 and 50, PC14 Notified 17/03/2023)

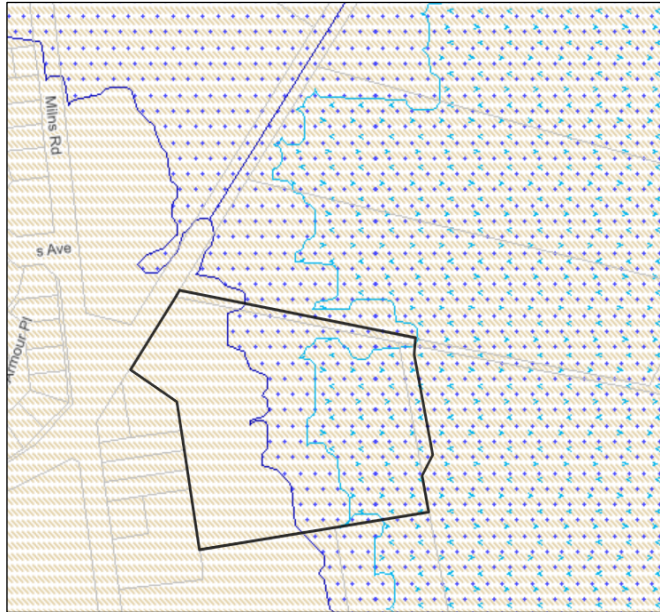


Figure 27. Natural Hazard Overlays showing the Flood Management Area with purple crosses within a purple outline, Flood Ponding Management Area with teal chevrons in teal outline and Liquefaction Management Area in taupe diagonal hatch (source: Christchurch District Plan Online Planning Map Natural Hazards Layer July 2023).

8.8.34 The rezoning(s) sought are not recommended to be accepted for the following reasons:

- a. I support the approach to implementing the requirements of s77G of the Act in PC14 where rural zoned land is not part of the scope of the IPI such that submissions to upzone Rural Urban Fringe are not “on the plan change”.
- b. PC14 is required by section 77G of the RMA to focus on existing residential areas and this is made clear in the Council’s public notice. Parties interested in and potentially affected by this upzoning may have assumed that because much of this area has a rural zone, it would not be subject to change through PC14 and chosen not to participate in PC14, such that a decision to upzone the land through PC14 would create an unfair process.
- c. Areas similarly constrained by flooding hazards have been identified as QMs (pursuant to s77K (1)(a) and ss 77I – 77R) in PC14, which although they have not prevented changes of zone to apply MDRS, propose to limit development to one unit per site in the FPMA and HFHMA to protect the storage function, and to avoid increasing the extent of risk in the FPMA and HFHMA. The rules for Flood hazard management contained largely in chapter 5 Natural Hazards continue to apply in such areas. The submission does not explore the need for this QM to be applied as an overlay over the FUZ, or provide detailed information exploring how stormwater and flooding might need to be addressed in developing the site under the FUZ.

- d. The area of land outside of these flood risk affected areas has relatively good accessibility characteristics, is not overly large, and does not appear unusually complex to develop. As such, it is considered suitable to be zoned MDRZ.

Recommendation

- 8.8.35 That, for the reasons stated above, the submissions from Benrogen Estates (S819.10) requesting that land at 376 Sparks Road, Halswell be rezoned from Rural Urban Fringe to FUZ and (S819.11) that the residential portion of 376 -396 Sparks Road (Lots 1 and 2 DP 82730 and Lot 302 DP 571794) be rezoned from MDRZ to FUZ be rejected.

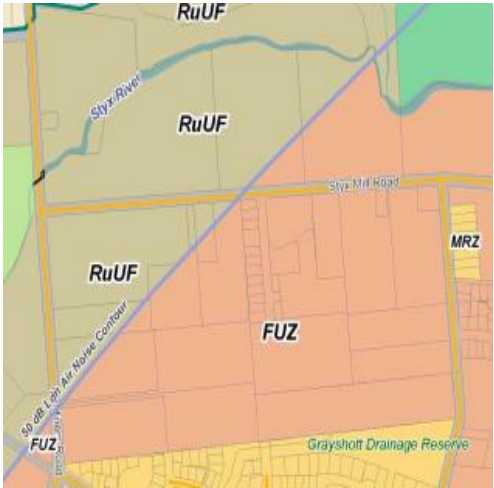
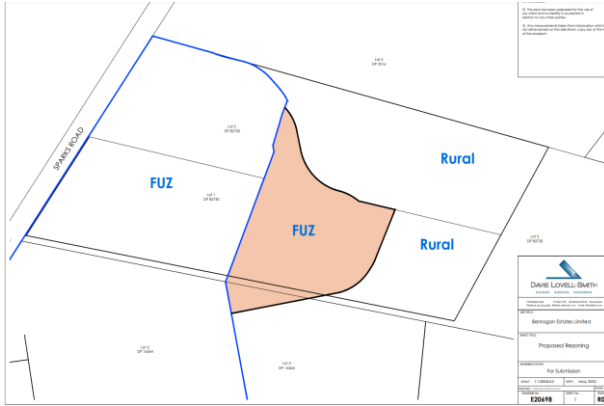
8.9 REZONING REQUESTS OUTSIDE OF RESIDENTIAL ZONES

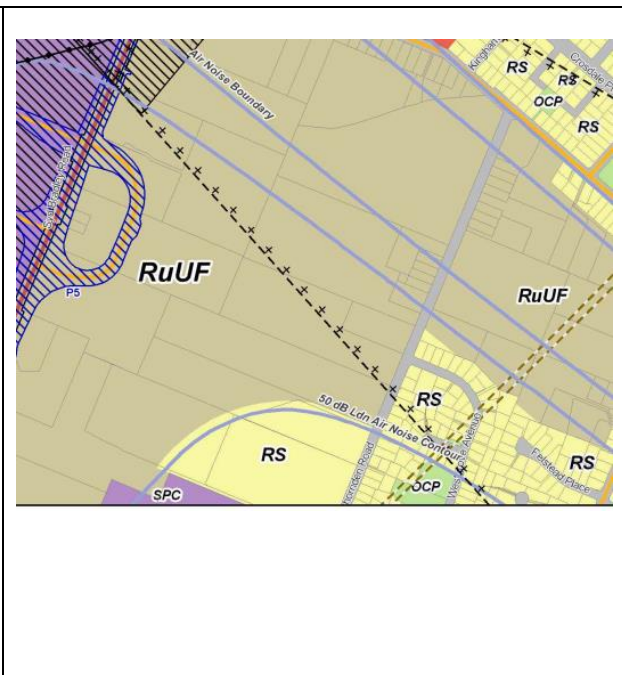
Sub. No.	Submitter name	Summary of relief sought <i>[copy from the summary of submissions table]</i>	Recommendation
S729.1	Independent Producers Ltd	That the Rural Urban Fringe zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) be changed to Future Urban Zone, without the Air Noise Contour overlay	Reject
S819.10	Benrogen Estates Ltd	Rezone 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone.	Reject
S884.3	Troy Lange	Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road from Rural Urban Fringe to Future Urban Zone or Medium Density Residential.	Reject

- 8.9.1 The relief sought in the above submissions mentions the FUZ. However, the Rural Urban Fringe Zone is not considered part of the urban environment and is a rural zone that is not subject to being changed through an ISPP. Rezoning requests in rural areas such as the RuUF zone are considered outside of the scope of PC14 and are rejected on that basis.

- 8.9.2 The above submissions are mapped as follows:

Submission . No.	Location	Reference Map PC14 Notified 17/03/2023	Comment
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<p>S729.1</p>	<p>330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370)</p>	 <p>Planning Map 18</p>	<p>Recommend Reject – rezoning of Rural Urban Fringe land is outside of the scope of PC14.</p>
<p>S819.10</p>	<p>376-396 Sparks Road, Halswell</p>		<p>Recommend Reject – rezoning of Rural Urban Fringe land is outside of the scope of PC14. Notified zoning follows the extent of the flood Management and Flood Pounding Management Areas.</p>

S884.3	Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or Medium Density Residential.		Recommend Reject - Land is within the 50 dB Ldn Air Noise Contour and partly within the 55 dB Ldn Air Noise Contour CIA Protection Surfaces control.
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8.10 NOTIFICATION REQUIRMENTS

Sub. No.	Submitter names	Summary of relief sought
398.4 814.88 823.81 834.127	Carter Group Limited The Catholic Diocese of Christchurch Kāinga Ora – Homes and Communities	Retain non-notification approach
398.4	Jan Mitchell	Amend to allow for notification of neighbours.

Assessment

8.10.1 PC14 changes to Chapter 8 and the retained provisions of the Chapter are consistent with clause 5 of Schedule 3A with Rule 8.4.1.1 stating that controlled or restricted discretionary subdivisions shall not be publicly or limited notified unless stated otherwise. There are some activity specific notification clauses but they are not considered consequential to the application of MDRS and do not need to be evaluated as QMs:

- a. Earthworks, requires limited notification to Transpower and Orion where standards are not met; and

- b. RD5 requires limited notification to Heritage NZ Pouhere Taonga for earthworks on sites of cultural significance and Kaitorete Spit.
- 8.10.2 The activity specific clauses in the FUZ mainly preclude notification and limited notification and those that require limited notification if standards are not met do not alter what you can do in terms of subdivision and development under the MDRS and Policy 3:
 - a. (RD15) Water supply for firefighting to NZ Fire Service if it does not meet standards; and
 - b. (RD20) For spiritual activities to neighbours.
- 8.10.3 Submission 398.4 goes on to request that neighbours have the right to decline consents which is out of scope.

Recommendations

- 8.10.4 That for the reasons set out above submission 398.4 be rejected and submissions 398.4; 814.88; 823.81; 834.127 be accepted.

8.11 REZONING REQUESTS DEALT WITH IN OTHER S42A REPORTS

- 8.11.1 In addition to the zoning requests I have discussed specifically in the above, I have also discussed the following zoning requests directly with Mr Kleinbos and Mr Kirkbody and provided my views to them. I understand they will make recommendations on these requests, based on my advice, in their section 42A reports:

Sub. No.	Submitter name	Summary of relief sought <i>[copy from the summary of submissions table]</i>	S42A Author
S402.3 and S402.4	Justin Avi	Upzone the Future Urban Zone near the new North Halswell town centre (20 Monsaraz Boulevard and 201 Halswell Road) to High Density Residential.	Ike Kleinbos - Residential
881.6	Redmund Spur Ltd	Apply MDRS to Remund Spur (RH in the ODP) as downzoning to LLR is contrary to the Enabling Housing Supply Act	Ike Kleinbos - Residential
S915.2	25 KBR Ltd	Retain the Future Urban Zone over the residential portion of 432 Sparks Road - if Neighbourhood Centre Zone is not applied	Kirk Lightbody - Commercial
S916.1	Milns Park Ltd	Rezone 7,124m ² of land at 432 Sparks Road (part of Lot 1 DP 581607) as Neighbourhood Centre	Kirk Lightbody - Commercial
S883.2 and S883.5	Miles Premises Ltd	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.	Kirk Lightbody - Commercial

8.11.2 The above submissions mention the FUZ but are most relevant to the topics and evidence of the authors in the S42 Author column and are not addressed further in this report.

9. MINOR AND INCONSEQUENTIAL AMENDMENTS

9.1.1 Pursuant to Schedule 1, clause 16 (2) of the RMA, a local authority may make an amendment, without using the process in this schedule, to its proposed plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

9.1.2 Any minor and inconsequential amendments relevant to the FUZ, ODP and subdivision provisions in the tracked changes versions of the applicable chapters, which are provided at **Appendix 3**.

APPENDIX 1 - FURTHER EVALUATION UNDER SECTION 32AA

APPENDIX 2 - TABLE OF SUBMISSIONS WITH RECOMMENDATIONS AND REASONS

APPENDIX 3 – PC14 - DISTRICT PLAN TEXT AMENDMENTS WITH RECOMMENDED CHANGES

As a result of consideration of submissions, some amendments to the District Plan provisions are recommended. For the purposes of these amendments, the District Plan text is shown as normal text. Amendments proposed by the Plan Change as notified are shown as **bold underlined** or ~~**bold strikethrough**~~ text.

Any text recommended to be added, following consideration of submissions, is shown as **bold underlined text in red** and that to be deleted as ~~**bold strikethrough in red**~~.

Text in **green** font identifies existing terms defined in Chapter 2 – Definitions. Text in **blue and underlined** shows links to other provisions in the e-plan or to external documents. These have pop-ups and hyperlinks, respectively, in the on-line Christchurch District Plan. Where a term is defined in the newly added bold text, it will show as **green underlined** text in bold.

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as **bold strikethrough**. Changes recommended through the section 42A follow the same convention but are shaded **yellow**.

Text in **bold black underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **bold strikethrough in green**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Chapter 8 Subdivision, Development and Earthworks

8.1 Introduction

- a. This Introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to **subdivision, development** and **earthworks** that may occur throughout the city. In addition to managing **subdivision**, the objectives, policies and rules of this chapter also **manage development where there are infrastructure constraints and** manage **earthworks**, which are necessary to facilitate **subdivision**, development, the provision of **utilities**, hazard mitigation and the **repair** of land damaged by the earthquakes.
- c. The provisions in the chapter give effect to the **Chapter 3 Strategic Directions objectives**.
- d. The lay reader will observe that, by comparison with other parts of this Plan, provisions of this chapter (particularly its rules) are significantly more detailed and prescriptive. That is a necessary aspect of ensuring **subdivision** consent processes properly integrate with **Council** infrastructure programming and funding and legal processes for securing title to subdivided land.
- e. The principal purpose of **subdivision** is to provide a framework for land ownership so that development and activities can take place. **Subdivision** is of strategic significance and plays an important role in determining the location and density of development and its impact on the character of both rural and urban areas. It provides a physical framework that reflects and implements urban growth, form and structure policies, and enables activities to be carried out as anticipated by the zone provisions in the various areas covered by the **District Plan**. Because **subdivision** enables intensification, the impacts of it are often irreversible, so it requires careful planning.
- f. The **subdivision** process regulates the provision of services for development and activities, including **reserves, network infrastructure** and **community infrastructure**. The adverse effects of activities are generally controlled by the provisions for each zone. However, some potential effects of those activities

that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, earthworks, and the formation of vehicle access, may have an impact on the amenity values of an area, and the most effective means of addressing such effects may be conditions of consent.

- g. The subdivision of land to create sites on undeveloped land creates expectations and property rights. It requires consideration of the need for public open spaces, reserves, community infrastructure and connections to and servicing by other infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, infrastructure servicing and access can also be an issue for the subdivision of already developed land. A significant reason for that is the considerable damage to public infrastructure caused by the earthquakes of 2010 and 2011. Those events resulted in parts of the City having limited ability to service new development pending further capital investment on improvements. In areas served by vacuum sewer systems the capacity is limited, which may restrict what further development is possible.
- h. The Council's Development Contributions Policy (made under the Local Government Act 2002) is one method by which these servicing issues can be addressed, in addition to controls provided for through this Chapter 8. The Development Contributions Policy provides for development contributions to be levied for any subdivisions that generate a demand for reserves, network infrastructure, or community infrastructure (excluding the pipes or lines of a network utility operator).
- i. The process of subdividing land provides an appropriate opportunity to consider a variety of issues including natural and other hazards in terms of the suitability of subdivided land for anticipated land uses, the provision of reserves and esplanade reserves. It allows for consideration of the potential for reverse sensitivity effects, or other ways in which new land uses may conflict with existing activities.
- j. The subdivision process is also a means by which Ngāi Tahu cultural values can be recognised and provided for as set out in Chapter 1 and Sub-chapter 9.5.

8.2 Objectives and policies

8.2.1 Objectives and policies – Chapter 9 Natural and Cultural Heritage

Advice note:

- 1. Reference should also be made to the objectives and policies in Chapter 9 Natural and Cultural Heritage.

8.2.2 Objective – Design and amenity and the Meadowlands Exemplar Overlay

- a. An integrated pattern of development and urban form through subdivision and comprehensive development that:
 - i. provides allotments for the anticipated or existing land uses for the zone;
 - ii. consolidates development for urban activities;
 - iii. improves people's connectivity and accessibility to employment, transport, services and community facilities;
 - iv. improves energy efficiency and provides for renewable energy and use; and

- v. enables the recovery of the district.
- b. ~~A comprehensively planned development in the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone that is environmentally and socially sustainable over the long term.~~

8.2.2.1 Policy – Recovery activities

- a. ~~Ensure that subdivision processes enable recovery initiatives including by facilitating:~~
 - i. ~~subdivision of greenfield and intensification areas;~~
 - ii. ~~the issue of fee simple title where the following permitted or approved initiatives occur:~~
 - A. ~~conversion of a residential unit into two residential units;~~
 - B. ~~conversion of a family flat into a residential unit;~~
 - C. ~~replacement of a residential unit with two residential units;~~
 - D. ~~comprehensive development using the Enhanced development mechanism; or~~
 - E. ~~comprehensive development using the Community housing redevelopment mechanism;~~
 - iii. ~~conversion of the type of tenure from a cross lease or unit title to fee simple; and~~
 - iv. ~~subdivision of a cross lease or unit title site arising from the updating of a flat plan or unit plan;~~
- b. ~~Recognise that quarrying and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.~~

8.2.2.21 Policy – Design and amenity / Tohungatanga

- a. Ensure that subdivision:
 - i. incorporates the distinctive characteristics of the place’s context and setting;
 - ii. promotes the health and wellbeing of residents and communities; and
 - iii. provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirms connections between manawhenua and place, particularly with sites of Ngāi Tahu cultural significance identified in [Appendix 9.5.6](#).

8.2.2.32 Policy – Allotments

- a. Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses.
- b. In residential subdivisions (outside the Central City), provide for:
 - i. a variety of allotment sizes to cater for different housing types and affordability;
 - ii. the conversion from a cross lease or unit title to fee simple;
 - iii. subdivision of a cross lease or unit title site arising from the updating of a flat plan or unit plan.

8.2.2.43 Policy – Identity

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that **subdivision**, where relevant:
 - i. incorporates and responds to existing **site** features (including trees, natural drainage systems, **buildings**), cultural elements and values and **amenity values** (including by taking advantage of views and outlooks);
 - ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
 - iii. has a pattern of development that responds to the existing **and planned** urban context;
 - iv. is designed with a focus on the use of open space, **commercial centres**, **community facilities**, and the use of views;
 - v. outside the **Central City**, in addition to iv., is designed with a focus on density, **roads**, land form, stormwater facilities and, in the **Residential New Neighbourhood Future Urban** Zone, development requirements in an **outline development plan**, as **key structuring elements**; and
 - vi. incorporates and responds to Rangiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngāi Tahu.

8.2.2.54 Policy – Sustainable design

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
 - i. ensuring that the blocks and **allotments** maximise solar gain, including through orientation and dimension;
 - ii. providing a development pattern that supports walking, cycling and public transport; and
 - iii. ensuring visibility and interaction between private and public spaces, and providing well-lit public spaces.

8.2.2.65 Policy – Integration and connectivity

- a. Ensure effective integration within and between developments and existing areas, including in relation to **public open space** networks, infrastructure, and movement networks.
- b. Ensure that the **boundaries** between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Outside the **Central City**, avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

8.2.2.76 Policy – Open space

- a. Ensure, where appropriate, the provision and development of **public open space** networks which:
 - i. are **accessible** and safe and provide for various forms of recreation, including active recreation, for the health and wellbeing of communities;

- ii. outside the **Central City**, are within 400m of new residential allotments in **greenfield** and **brownfield** areas;
- iii. recognise the landscape and natural features in the wider area and link or connect to other green or open space, **community facilities**, **commercial centres**, areas of higher density residential development, landforms and **roads**;
- iv. recognise and protect values associated with significant natural features and significant landscapes, and protect or enhance ecological function and biodiversity;
- v. reinforce and uphold the Garden City landscape character of urban **Christchurch City** and the heritage landscapes and plantings of **Banks Peninsula** townships and settlements;
- vi. provide access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and **wetlands**; and
- vii. strengthen the relationship that Ngāi Tahu and the community have with the land and water, including by protecting or enhancing natural features, customary access, mahinga kai and **sites of Ngāi Tahu cultural significance** identified in **Schedule 9.5.6.1**, and by recognising other **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6** where practicable.

8.2.2.87 Policy – Urban density

- a. **Encourage** ~~Subdivision~~ in the ~~Residential~~ Medium Density ~~Residential~~ Zone ~~must~~to enable development which achieves a net **density yield** of at least 30 households per hectare.
- b. In the ~~Residential New Neighbourhood~~ **Future Urban** Zone residential development areas:
 - i. a minimum **net density** of 15 households per hectare shall be achieved when averaged across the whole of the residential development area within the relevant **outline development plan**, except: ~~in areas shown on an outline development plan as being subject to development constraints~~
 - ~~A. in the Residential New Neighbourhood (Prestons) Zone a minimum net density between 13 and 15 households per hectare shall be achieved; and~~
 - ~~B. in areas shown on an outline development plan as being subject to development constraints;~~
 - ii. any **subdivision**, use and development which results in a residential **net density** lower than the required density shall demonstrate, through the use of legal mechanisms as appropriate, that the residential **net density** required across residential development areas of the **outline development plan** can still be achieved; and
 - iii. except as provided for in ~~(ii)~~ above, where an application is made for **subdivision** that would not achieve the required residential density, **Council** will regard all owners of **greenfield** (undeveloped) land within the **outline development plan** area as affected parties.
- c. In the ~~Residential New Neighbourhood~~ **Future Urban** Zone, encourage higher density housing to be located to support, and have ready access to, **commercial centres**, **community facilities**, public transport and open space, and to support well-connected walkable communities.
- d. **Encourage** ~~Subdivision~~ in the ~~Residential Central City Zone~~ **High Density Residential Zone** ~~must~~that enables development which achieves a net **density yield** of at least 50 households per hectare.

8.2.2.98 Policy — Outline development plans

- a. An **outline development plan** (as relevant) must demonstrate that:
- i. land uses will be distributed in a way that is consistent with **Policy 8.2.2.87**;
 - ii. land for community uses will be provided in locations convenient to the community and of an adequate size to serve the intended population;
 - iii. adequate infrastructure capacity will be available to service the intended population and/or business activities;
 - iv. infrastructure and transport connections will be integrated effectively with networks in neighbouring areas, and with **strategic infrastructure**;
 - v. infrastructure and transport connections through the **outline development plan** area will support co-ordinated development between different landowners;
 - vi. natural hazards will be managed in an integrated way across the area; and
 - vii. significant natural and cultural heritage features, **sites of Ngāi Tahu cultural significance** identified in **Schedule 9.5.6.1**, and the quality of surface water and groundwater, will be protected;

and where required to give effect to the **Canterbury Regional Policy Statement** Policy 6.3.3, include the necessary information set out in that policy.

- b. Information in **outline development plans**:
- i. should be presented in the form of one or two plans that show a distribution of land uses, infrastructure and transport networks and connections, areas set aside from development and other land use features; and
 - ii. may include an accompanying narrative that:
 - A. is concise and addresses matters in **Policy 8.2.2.98(a)** and any matters required to give effect to the **Canterbury Regional Policy Statement** Policy 6.3.3 that cannot be shown on the plans;
 - B. describes the context and provides guidance on the outcomes sought;
 - C. specifies development requirements that must be achieved to be considered as being in accordance with the **outline development plan**; and
 - D. states any staging requirements that give consideration to the provision, funding, implementation and operation of new and upgraded infrastructure and will guide infrastructure planning processes of the **Council** and other network providers.
- c. **Subdivision**, use and development shall be in accordance with the development requirements in the relevant **outline development plan**, or otherwise achieve similar or better outcomes.
- d. Any quarrying or other interim activity shall not compromise the timely implementation of, or outcomes sought by, the **outline development plan**.

8.2.2.109 Policy – Comprehensive Residential Development

- a. In the Residential New Neighbourhood Future Urban Zone, encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.

8.2.2.110 Policy – Access to waterways / Mana whakahaere

- a. Provide for appropriate public access and customary access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except in respect of Lyttelton Port of Christchurch where such provision is inappropriate due to the necessity to ensure public safety and the security of adjoining cargo and adjoining activities.

8.2.2.1211 Policy – Meadowlands Exemplar Overlay comprehensive development

- a. ~~Ensure that the Meadowlands Exemplar development is comprehensively planned and designed through development of, and giving effect to, an overarching vision that:~~
 - i. ~~responds positively to the local context of each area;~~
 - ii. ~~produces short and long term positive environmental, social, and Manawhenua outcomes;~~
 - iii. ~~fully integrates subdivision layout with potential land use;~~
 - iv. ~~integrates residential development with the supporting range of local community facilities and services that support residents' daily needs;~~
 - v. ~~achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;~~
 - vi. ~~provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of roads, public transport, cycle, and pedestrian routes;~~
 - vii. ~~shows infrastructure and movement routes that are fully integrated with existing adjacent communities and enables connectivity with other undeveloped areas;~~
 - viii. ~~avoids or adequately mitigates risks from natural hazards and geotechnical characteristics of the land;~~
 - ix. ~~remediates contaminated land;~~
 - x. ~~utilises opportunities to enhance tangata whenua values, particularly indigenous biodiversity and mahinga kai;~~
 - xi. ~~recognises Ngāi Tahu cultural and traditional associations with the Otautahi landscape; and~~
 - xii. ~~avoids interim land use and development compromising the integrity and viability of infrastructure provision and community development.~~

8.2.3 Objective — Infrastructure and transport

- a. **Subdivision** design and development promotes efficient provision and use of infrastructure and transport networks.
- b. A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided.
- c. Outside the **Central City**, land is set aside for services which can also be used for other activities, such as pedestrian or **cycle ways**.
- d. **Development and intensification in the areas with vacuum sewer system constraints does not increase wastewater volumes in the existing system, unless it can be accommodated within the existing system capacity.**

8.2.3.1 Policy – Identification of infrastructure constraints

- a. Areas subject to infrastructure capacity constraints will be identified by the **Council** to assist public understanding and decision-making regarding network capacity available to service **subdivision, development** and subsequent land use.

8.2.3.2 Policy — Availability, provision and design of, and connections to, infrastructure

- a. Manage the **subdivision and development** of land to ensure development resulting from the creation of additional **allotments**:
 - i. does not occur in areas where infrastructure is not performing, serviceable or functional; and
 - ii. will be appropriately connected to and adequately serviced by infrastructure, including through any required upgrade to existing infrastructure.
- b. Ensure that new **network infrastructure** provided in relation to, or as part of, **subdivision and** development is constructed, designed and located so that it is resilient to disruption from significant seismic or other natural events including by ensuring that, as far as practicable, damage from such events is minimised.
- c. Ensure that, as part of **subdivision and development**, there is adequate provision, with sufficient capacity, to service the scale and nature of anticipated land uses resulting from the **subdivision or development**, for:
 - i. wastewater disposal, including lawful trade waste disposal for anticipated industrial development, consistent with maintaining public health and minimising adverse effects on the environment;
 - ii. water supply, including water of a potable standard for human consumption, and water for fire fighting purposes;
 - iii. **telecommunication** services including connection to a **telecommunication** system, with new lines being generally underground in new urban areas; and
 - iv. electric power supply, with new lines being generally underground in new urban areas - including, if necessary, ensuring the provision of new or additional or the upgrading of existing infrastructure in a manner that is appropriate for the amenities of the area.

- d. Where wastewater disposal is to a reticulated system, ensure all new allotments are provided with a means of connection to the system.
- e. Where a reticulated wastewater system is not available, ensure appropriate onsite or standalone communal treatment systems are installed.
- f. Promote use of appropriate on-site measures to manage the effects of trade wastes and reduce peak flows and loading on wastewater systems.
- g. **Where subdivision, use or development occurs in the waste water constraint areas, and it is proposed to connect to the vacuum sewer, demonstrate that there is no increase in wastewater volumes from the site as a result or, where there is an increase in wastewater volumes when compared to existing wastewater volumes from the site, there is sufficient capacity in the existing vacuum sewer system to accommodate the additional wastewater flows.**

8.2.3.3 Policy – Transport and access

- a. Ensure the provision and development of comprehensive movement networks for all transport modes that:
 - i. are legible, well connected, highly walkable, safe and efficient; and:
 - ii. enable access by people of all ages and physical abilities to public open space facilities, public transport, suburban centres, and community facilities and to move between neighbourhoods and the wider urban area.
- b. Ensure movement networks enable:
 - i. vehicle parking, which in the Central City should be in accordance with the road classification;
 - ii. access to properties, including for fire appliances;
 - iii. street landscaping, including street trees;
 - iv. safety and visibility;
 - v. ease of navigation;
 - vi. surface water management, in relation to movement networks; and
 - vii. utility services.
- c. Ensure that, where road or property access to an existing road is created, the existing road is of an appropriate standard.

8.2.3.4 Policy – Stormwater disposal

- a. District wide:
 - i. Avoid any increase in sediment and contaminants entering water bodies as a result of stormwater disposal.
 - ii. Ensure that stormwater is disposed of in a manner which maintains or enhances the quality of surface water and groundwater.

- iii. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated runoff.
 - iv. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health.
- b. Outside the **Central City**:
- i. Encourage stormwater treatment and disposal through low-impact or water-sensitive designs that imitate natural processes to manage and mitigate the adverse effects of stormwater discharges.
 - ii. Ensure stormwater is disposed of in stormwater management areas so as to avoid inundation within the **subdivision** or on **adjoining** land.
 - iii. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with **residential activities** or **commercial activities**.
 - iv. Incorporate and plant **indigenous vegetation** that is appropriate to the specific **site**.
 - v. Ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.
 - vi. Ensure that stormwater management measures do not increase the potential for **birdstrike** to aircraft in proximity to the airport.
 - vii. Encourage on-site rain-water collection for non-potable use.
 - viii. Ensure there is sufficient capacity to meet the required level of service in the infrastructure design standard or if sufficient capacity is not available, ensure that the effects of development are mitigated on-site.

8.2.3.5 Policy – Adverse effects on infrastructure

- a. Ensure that the requirements of infrastructure, including their ongoing operation, development and maintenance, are recognised in **subdivision** design, including any potential for adverse effects (including **reverse sensitivity** effects) from **subdivision**.
- b. Ensure that the operation, development and maintenance of the Lyttelton Port is not compromised by **subdivision**, including in relation to **reverse sensitivity** effects.

8.2.4 Objective - Earthworks

- a. **Earthworks** facilitate **subdivision**, use and development, the provision of **utilities**, hazard mitigation and the recovery of the district.

8.2.4.1 Policy - Water quality

- a. Ensure **earthworks** do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.

8.2.4.2 Policy - Repair of earthquake damaged land

- a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment.
- b. Recognise the need for the repair of other earthquake damaged land as part of recovery.

8.2.4.3 Policy - Benefits of earthworks

- a. Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.

8.2.4.4 Policy – Amenity

- a. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detraction from the amenity values enjoyed by those living or working in the locality.

8.2.5 Objective - Earthworks health and safety

- a. People and property are protected during, and subsequent to, earthworks.

8.2.5.1 Policy - Land stability

- a. Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.

8.2.5.2 Policy - Nuisance

- a. Subject to Policy 8.2.4.3, ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

8.2.5.3 Policy - Vehicle movement

- a. Subject to Policy 8.2.4.3, ensure that the transportation to and from a site of earth, construction or filling material is safe and minimises adverse transport network and local amenity value effects.

8.2.5.4 Policy - Earthworks design

- a. Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.

8.2.5.5 Policy - Management of contaminated land

- a. Enable earthworks where necessary to appropriately manage land contamination.

8.2.6 Objective – Urban tree canopy cover

- a. Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city’s biodiversity and amenity.

8.2.6.1 Policy – Contribution to tree canopy cover

- a. Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity:
 - i. For residential subdivision and/or development – 20% of the net site area;
 - ii. For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.

8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions

- a. Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;
- b. Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;
- c. No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.

8.2.6.3 Policy – Tree health and infrastructure

- a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s healthy growth.
- b. Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.
- c. Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with:
 - i. the tree pit requirements of the Council’s Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and
 - ii. the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.

8.3 Administration

8.3.1 How to interpret and apply the rules

- a. The **subdivision** and **earthworks** rules that apply to activities in all zones are contained in:
 - i. **Rules 8.5 and 8.9** - Activity status tables; and
 - ii. **Rule 8.6** - Activity standards.
- b. The activity status tables and standards in the following chapters also apply to **subdivision** and **earthworks** activities:
 - 4 **Hazardous Substances and Contaminated Land**;
 - 5 **Natural Hazards**;
 - 6 **General Rules and Procedures**;
 - 7 **Transport**;
 - 9 **Natural and Cultural Heritage**; and
 - 11 **Utilities and Energy**.
- c. **Chapter 5** (Natural Hazards) includes specific rules in relation to **subdivision** and **earthworks** in areas subject to natural hazards. **Chapter 4** includes specific provisions relating to **contaminated land**. **Chapter 6** manages **earthworks** within **water body setbacks**. **Sub-chapter 9.4** includes rules for **earthworks**: within the **drip-line tree protection zone radius** of significant trees listed in **Appendix 9.4.7.1**; within 5 metres of the base of trees in parks, **public open space** or **road** corridors in **Christchurch City**, or in Akaroa as shown in **Appendix 9.4.7.4**; or within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.
- d. The rules in the zone chapters (13-18) do not apply to **subdivision** or **earthworks**, other than **quarrying activities**.
- e. **The tree canopy cover and the financial contributions rules apply to subdivision resulting in one or more new residential allotments in the residential zones, including greenfield areas and brownfield sites subject to comprehensive residential development, in the Christchurch City area of the Christchurch District, and are contained in:**
 - i. **Rule 6.10A - Tree Canopy Cover and Financial Contributions; and**
 - ii. **Rule 8.5.1.2 - Activity Status Tables; and**
 - iii. **Rule 8.7.12 - Matters of Control; and**
 - iv. **Rules 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2 – Residential Built Form Standards.**
- f. **For guidance on tree species, their canopy size at maturity, and planting and maintenance requirements refer to the Council's:**
 - i. **Infrastructure Design Standard (Parts 2 and 10) <https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/> ; and**
 - ii. **Construction Standard Specifications (Part 7) <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/CSS/Download-the-CSS-2020/CSS-PART-7-LANDSCAPES->**

[2019.pdf](#) .The rules in the zone chapters (13-18) do apply to development and activities in Waste Water Constraint Areas.

8.3.2 Subdivision guidance documents

- a. There are a number of guidance documents that assist developers when preparing applications for **subdivision** consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the **Council**. Where conditions are placed on **subdivision** consents within the matters of control or discretion specified in this chapter, such conditions may reference documents, including the following, as a means of achieving the matter of control or discretion:
 - i. Infrastructure Design Standard;
 - ii. Construction Standards Specifications;
 - iii. Stormwater Management Plans; and/or
 - iv. Waterways, Wetlands and Drainage Guide.

Advice note:

1. These documents are not incorporated by reference into the **District Plan**.

8.3.3 Development and financial contributions

- a. Where applicable, **development contributions** as set out in the Development Contributions Policy will be required to be paid prior to the issue of a certificate pursuant to section 224 of the **Resource Management Act 1991**.
- b. **Where applicable, financial contributions as set out in Rule 6.10A.4, 8.5.1.2, 8.7.12, built form standards in 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2, and in the Development Contributions Policy, will be required to be paid prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991.**

8.3.4 Staging of subdivision

- a. A **subdivision** may be completed in stages, provided that each stage meets all of the conditions of approval appropriate to that stage, and that the balance of the **site** remaining after the completion of each stage is a **site** which either complies with the provisions of the Plan or with the conditions of a resource consent.

8.3.5 Suitability for proposed land use

- a. Where section 106 of the **Act** applies to any part of the land to be subdivided it is the applicant's responsibility to provide all information relevant to the potential hazard and to show the means by which the land shall be made suitable for the proposed land use, including legal and physical access. Regard should be had to any information held on the **Council's** hazards register. The **Council** shall have regard to any appropriate mitigation measures before issuing the **subdivision** consent, or declining

approval pursuant to section 106. Chapter 5 of this Plan provides for the management of hazards as might be relevant to consideration of an application under section 106.

- b. Where any part of the land contains contamination, it is the applicant's responsibility to provide all relevant information and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information
- c. held on the Council's hazard register and the Listed Land Use Register held by the Canterbury Regional Council (LLUR).
- d. All subdivisions of land that involve buildings on or near allotment boundaries shall comply with the relevant requirements of this Plan and the Building Act 2004.

8.3.6 Restricted discretionary subdivision activities

- a. Chapter 8 includes both matters of control and matters of discretion. The rules are structured so that the Council can only decline a restricted discretionary activity application in relation to the matters of discretion specified for that purpose for that activity. However, the Council can also impose conditions on restricted discretionary activity consents in relation to the matters of discretion specified for that purpose for that activity, and which may include matters of control specified to be treated as matters of discretion for that activity.

8.3.7 Consent notice

- a. Where tree canopy cover is provided in full or in partial fulfilment of Rule 6.10A.4.1.1 and 6.10A.4.2.1, a consent notice shall be registered on the title of any allotment created and containing or proposed to contain a residential unit to:
 - i. secure the tree canopy cover requirements specified in Rule 6.10A.4.2.1, 8.5.1.2, 8.7.12, and built form standards in 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2; and
 - ii. prevent the destruction or removal of any trees planted to meet the requirements of Rule 6.10A.4, 8.5.1.2, 8.7.12, and built form standards in 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2; and
 - iii. require maintenance of the tree/s in accordance with good arboricultural practice, and if a tree is diseased or dead, require a replacement with a tree/s capable of achieving equivalent tree canopy cover at maturity.

8.4 Rules — Subdivision General Rules

8.4.1 General rules

8.4.1.1 Notification

- a. Unless stated otherwise in this chapter, for applications for **subdivision** consent:
 - i. where the activity is a controlled or restricted discretionary activity, the application shall not be publicly or limited notified, ~~except as specified in clause ii. below;~~
 - ii. ~~where the activity is a restricted discretionary activity and the subdivision seeks access to a State Highway, limited notification shall be only to the New Zealand Transport Agency (absent its written approval);~~
 - iii. ~~where the activity is a discretionary or non-complying activity, the application may be publicly or limited notified. Where the subdivision seeks access to a State Highway, the New Zealand Transport Agency shall be notified (absent its written approval).~~

8.4.1.2 Standards for specific zones

- a. Zone-specific standards shall have precedence where there is any inconsistency with the general standards.

8.4.1.3 Servicing constraints

- a. In order to determine the activity status for **subdivision** in relation to Activity standard **8.6.8.b**, the applicant must demonstrate that the wastewater system has adequate capacity for the respective potential land uses on all proposed **allotments**. The **Council** offers a **certification process** as the means of demonstrating such capacity. The certificate will be valid for 6 months and will remain valid during the consenting process (following the lodging of a complete **subdivision** consent application and for the term of the consent). Certification is not necessary where a relevant **outline development plan** shows that adequate wastewater capacity is available for the proposed **allotments**.

8.5 Rules – Subdivision Activity status tables Rules - Activity status tables

8.5.1.1 Permitted activities

- a. There are no permitted activities.

8.5.1.2 Controlled activities

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in [Rule 8.7](#).
- c. Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [8.5.1.3](#), [8.5.1.4](#), [8.5.1.5](#) and [8.5.1.6](#).

	Activity	Relevant standards	Matters of control
C1A	<u>Boundary adjustments within the Medium Density Residential and High Density Residential Zones</u>	<p>a. <u>Where one or more of the allotments is vacant:</u></p> <p>i. <u>Minimum allotment size requirements shall not apply, providing that the boundary adjustment does not change the existing net site area of the vacant allotment(s) by more than 10%.</u></p> <p>ii. <u>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</u></p> <p>b. <u>The boundary adjustment must not result in, or increase, the degree of non-compliance with land use standards of the applicable zone.</u></p> <p><u>Note: Should standard b. not be met then a land use consent will also be required.</u></p>	Rule 8.7.1
C1B	<u>Boundary adjustments within all other zones</u>	<p>a. No additional titles are created.</p> <p><u>ba.</u> Minimum allotment size requirements shall not apply providing that the boundary adjustment does not change the existing net site area by more than 10%.</p> <p><u>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</u></p>	Rule 8.7.1

	Activity	Relevant standards	Matters of control
		<p>eb. The boundary adjustment will not lead to, or increase, the degree of non-compliance with land use standards of the applicable zone.</p> <p>Note: Should standard b. not be met then a land use consent will also be required.</p>	
C2A	Conversion of tenure in the Medium Density or High Density Residential Zones	<p>a. For vacant allotments associated with the conversion of tenure from unit title or cross lease to fee simple:</p> <p>i. the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access.</p> <p>ii. Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</p> <p>b. The conversion of tenure must not result in, or increase, the degree of non-compliance with land use standards of the applicable zone.</p> <p>Note: Should standard b. not be met then a land use consent will also be required.</p>	Rule 8.7.2
C2B	Conversion of tenure for all other zones	<p>a. Nil, other than as provided in b. below.</p> <p>ba. For the conversion of tenure from unit title or cross lease to fee simple: for the repair and rebuild of multi-unit residential complexes,</p> <p>i. the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access.</p> <p>ii. Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</p>	Rule 8.7.2
C3	Alteration of cross leases, company leases and unit titles	Nil	Rule 8.7.2
C4	Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves	a. The minimum net site area requirements do not apply.	Rule 8.7.3

C5	a. Subdivision in any area subject to an outline development plan or development plan in the Future Urban Zone , except	a. Activity standards in Rules 8.6.1 – 8.6.12. b. The subdivision shall be undertaken in accordance with the relevant outline development plan or development plan, except that: i. in relation to any outline	a. Rule 8.7.4; and b. where relevant for industrial zones, Rule 8.7.5 (except that in the Industrial General Zone (North Belfast), Rule
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Activity	Relevant standards	Matters of control
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	<p>as otherwise specified in:</p> <ul style="list-style-type: none"> i. Rule 8.5.1.2 C4, C6, C7; ii. Rule 8.5.1.3 RD2, RD4 to RD145; iii. Rule 8.5.1.4 D1 to D4; and iv. Rule 8.5.1.5 NC1 to NC78. 	<p>development plan in a Residential New Neighbourhood Future Urban Zone, the activity shall meet the activity standard in Rule 8.6.11(a);</p> <ul style="list-style-type: none"> ii. in relation to any outline development plan contained in Chapter 15 or Chapter 16, compliance is only required with the key structuring elements for that outline development plan area as described in the relevant chapter. c. In the Industrial Park Zone (Awatea), disposal of wastewater shall be via the Council reticulated sanitary sewage disposal system. d. For subdivision in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in Appendix 8.10.142, a cultural assessment shall be provided. e. For subdivision in the Industrial General Zone (North Belfast), activity standards in Rule 8.6.14. 	<p>8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) & (k) shall not apply).</p> <ul style="list-style-type: none"> c. In addition, in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in Appendix 8.10.142: <ul style="list-style-type: none"> i. matters arising from consultation undertaken with tangata whenua representatives in the design phase of the subdivision and preparation of the cultural assessment ii. the menas of incorporating the findings of the cultural assessment in the design and implementation of the subdivision. d. In addition to the matters above, the following shall also apply within Area 5 in Appendix 8.10.3023 East Papanui Outline Development Plan <ul style="list-style-type: none"> i. The matters set out in Appendix 8.10.3023 C; ii. Whether the subdivision is exemplary, including whether it: <ul style="list-style-type: none"> A. Provides for neighbourhood design hat supports the
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	Activity	Relevant standards	Matters of control
			<p>principles of universal access; and</p> <p>B. Demonstrates innovation in the neighbourhood layout; and</p> <p>e. Where relevant, Rule 8.7.12.</p>
C6	<p>a. Subdivision providing for residential activity in the following zones:</p> <p>i. Residential Hills;</p> <p>ii. Residential Large Lot Residential;</p> <p>iii. Residential Small Settlement; and</p> <p>iv. All Rural Zones other than Rural Quarry</p>	<p>a. Activity standards in Rules 8.6.1-8.6.9 and 8.6.12.</p> <p>b. An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</p> <p>c. Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</p> <p>d. The identified building area must:</p> <ol style="list-style-type: none"> i. include a single area of land of not less than 100m² and no greater than 2000m² which is capable of containing a residential unit; ii. include curtilage area contiguous to the area identified in (i) of not less than 200m² and no greater than 4000m²; and iii. be able to be linked by adequate and appropriate vehicle access to a formed public road. <p>e. For any subdivision in the Rural Banks Peninsula Zone creating a residential allotment with a net site area of 1-4ha under Rules 8.5.1.2 C7 or 8.5.1.3 RD7,</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5, 8.7.6, 8.7.7, 8.7.9, 8.7.10, and 8.7.11, and 8.7.12.</p>

	Activity	Relevant standards	Matters of control
		the identified building area must include all buildings anticipated on the site .	
C7	<p>In the Rural Banks Peninsula Zone, subdivision creating a residential allotment with a net site area between 1ha and 4ha and a balance allotment, that when combined meet the applicable minimum net site area standard specified in Table 5.</p> <p>Advice note:</p> <p>1. Refer to Rule 8.5.1.3 RD8 – RD11 for subdivision of land which includes sites, trees, items or land identified in Chapter 9 Natural and Cultural Heritage.</p>	<p>a. Activity standards in Rules 8.6.3-8.6.9 and 8.6.12.</p> <p>b. The combined net site area of the 1-4ha residential allotment and the balance allotment must meet the applicable minimum net site area specified in Rule 8.6.1 Table 5.</p> <p>c. Only one residential allotment may be created per complete multiple of the applicable minimum net site area specified in Rule 8.6.1 Table 5. (Where more than one 1-4ha residential allotment (plus balance) is to be created, refer to Rule 8.5.1.3 RD7).</p> <p>d. The balance allotment must be made subject to a consent notice that:</p> <ul style="list-style-type: none"> i. prevents the erection of any further residential units in perpetuity on the balance area needed to meet b. above; and ii. protects the following where they exist: <ul style="list-style-type: none"> A. public access connections. <p>e. The balance allotment must be contiguous with the 1-4ha residential allotment to which it relates.</p> <p>f. An identified building area must be shown in accordance with Rule 8.5.1.2 C6.</p>	<p>a. Rules 8.7.4, 8.7.6 and 8.7.7.</p>
C8	<p>Subdivision that creates any vacant allotments within the Medium Density Residential and High Density Residential Zones.</p>	<p>The following standards apply:</p> <p>a. Activity standards 8.6.1, and 8.6.3 – 8.6.9, 8.6.12, and 8.6.15.</p> <p>Note: Where each allotment contains a residential unit for which land use consent is concurrently sought, or a current resource consent has been obtained but not yet implemented, Rule 8.5.1.2 C8 does not apply. Refer to Rule 8.5.1.2 C9, below.</p>	<p>a. Rule 8.7.4 and,</p> <p>b. Where relevant, Rules 8.7.7-8.7.11 and 8.7.13; and</p> <p>c. Rule 8.7.12</p>

	Activity	Relevant standards	Matters of control
C9	<p><u>Subdivision within the Medium Density Residential and High Density Residential zones where no vacant allotments are created and each allotment:</u></p> <p>a. <u>Contains an existing residential unit;</u> and/or</p> <p>b. <u>Is proposed to contain a residential unit, approved as part of a resource consent;</u> and/or</p> <p>c. <u>Is subject to a concurrent resource consent application for a residential unit; except as otherwise specified in Rule 8.5.1.2 C1A and C2A.</u></p>	<p>a. <u>Activity standards in Rules 8.6.3-8.6.9, 8.6.12, and 8.6.15 apply</u></p> <p>b. <u>The subdivision shall not result in, or increase the degree of, non-compliance with the density built form standards of the applicable zone (14.5.2 and 14.6.2).</u></p> <p>Note: Land use consent is also required where an applicable density built form standard is breached.</p> <p>c. <u>If, at the time of lodging the subdivision consent application, the residential unit(s) relied upon under Rule 8.5.1.2 C9.b or C9.c have not yet been constructed to the extent that its exterior is fully closed in, either:</u></p> <p>i. <u>The residential unit(s) must be constructed to the extent that its exterior is fully closed in before obtaining a certificate under section 224 of the Resource Management Act 1991; OR</u></p> <p>ii. <u>It must be practicable to construct a residential unit on each allotment within the proposed subdivision, as a permitted activity.</u></p> <p>Note: Where standard (c) is not met, then the lot will be treated as a vacant allotment and Rule 8.5.1.2 C8 shall apply.</p>	<p>a. <u>Rule 8.7.4 and,</u></p> <p>b. <u>Where relevant, Rules 8.7.7-8.7.11 and 8.7.13;</u></p> <p>c. <u>Rule 8.7.12</u></p> <p>d. <u>If an application is made under activity standard c.i of Rule 8.5.1.2 C9, the order in which dwelling construction and subdivision occurs.</u></p>
C8 C10	<p>a. <u>Subdivision in any zone, except as otherwise specified in:</u></p> <p>i. <u>Rule 8.5.1.2 C1A, C1B, C2A, C2B C4, C5, C6, C7, C8, and C9;</u></p> <p>ii. <u>Rule 8.5.1.3 RD2, RD4 to RD14;</u></p> <p>iii. <u>Rule 8.5.1.4 D1 to D4; and</u></p> <p>iv. <u>Rule 8.5.1.5</u></p>	<p>Activity standards in Rules 8.6.1 - 8.6.9 and 8.6.12.</p>	<p>a. <u>Rule 8.7.4 and, where relevant, Rules 8.7.5 - 8.7.11; and</u></p> <p>b. <u>Rule 8.7.12</u></p>

NC1 to NC78.

8.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table.
- b. Discretion to grant or decline consent is restricted to the matters of discretion set out in [Rule 8.8](#), as set out in the following table.
- c. Discretion to impose conditions is restricted to the matters set out in [Rule 8.7](#) (whose matters of control are to be treated as matters of discretion) and [Rule 8.8](#), as set out in the following table.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD1	Boundary adjustments that do not meet any one or more of the relevant standards listed in Rule 8.5.1.2 C1A or C1B .	Nil	a. Rule 8.7.1	a. Rule 8.8.1
RD2	<p>a. Subdivision in any zone that does not meet any one or more of the relevant standards in:</p> <p>i. Rule 8.5.1.2 C5, C6 or C8C10; or</p> <p>ii. Rule 8.5.1.3 RD7;</p> <p>except as otherwise specified in;</p> <p>i. Rule 8.5.1.4 D1 to D45; and</p> <p>ii. Rule 8.5.1.5 NC1 to NC78.</p>	Nil	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11 and 8.7.15 8.7.13 (except that in the Industrial General Zone (North Belfast), Rule 8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) & (k) shall not apply).</p> <p>In addition to the matters above, the following shall also apply to Area 5 in Appendix 8.10.3023 East Papanui Outline Development Plan:</p>	<p>a. As relevant to the activity standard that is not met:</p> <p>i. for Rule 8.6.1 - Minimum net site area and dimension: Rule 8.8.11 and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c and f.a. standards are not met;</p> <p>ii. for Rule 8.6.3 – Access: Rule 8.8.2;</p> <p>iii. for Rule 8.6.4 - Roads: Rule 8.8.3;</p>

<p>b. For subdivision in the Residential New Neighbourhood Future Urban Zone that does</p>		<p>c. The matters set out in Appendix 8.1.3023.C</p>	<p>iv. for Rule 8.6.5 – Service lanes, cycle ways and pedestrian access ways: Rule 8.8.4;</p> <p>v. for Rule 8.6.6 – Esplanade reserve, strip or additional land: Rule 8.9.5;</p> <p>vi. for Rule 8.6.7 – Water supply: Rule</p>
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	<p>not meet Rule 8.6.11.a outline development plan or Rule 8.6.11.b Residential net density, Rule 8.4.1.1.a.i does not apply.</p> <p>c. Subdivision within the Medium Density and High Density zones that does not meet the following standards:</p> <p>i. Rule 8.5.1.2 C8 (a)</p> <p>ii. Rule 8.5.1.2 C9 (a).</p> <p>ed. In the instance of non-compliance with RD2 b., written approvals and either limited or public notification may apply.</p>			<p>8.8.6;</p> <p>vii. for Rule 8.6.8 – Wastewater disposal: Rule 8.8.6;</p> <p>ix. for Rule 8.6.12– Radiocommunications: Rule 8.8.6.i;</p> <p>x. in the Industrial Heavy Zone (South West Hornby), for Rule 8.6.10 - Rule 8.8.3.</p> <p>xi. In the Residential New Neighbourhood Future Urban Zone, for Rule 8.6.11.a (outline development plan) and Rule 8.6.11.b (Residential net density): Rule 8.8.8 and Rule 8.8.9.</p> <p>xii. In the Residential New Neighbourhood Future Urban Zone, for Rules 8.6.11.c to i: The matters referred to in clauses i to ix above as applicable, and also those in Rule 8.8.9.</p> <p>b. In an area shown on an outline development plan and in the Future Urban Zone, Rule 8.8.8 and 8.8.9 where applicable.</p> <p>c. In the Industrial Park Zone (Awatea), in relation to the disposal of wastewater: Rule</p>
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				<p>8.8.6.</p> <p>d. In the Rural Banks Peninsula Zone, in relation to the relevant standards for Rule 8.5.1.2 C6: Rule 8.8.13.</p> <p>e. <u>For subdivision in the High Density Residential Zone that does not meet Rule 8.5.1.2 C8 (a): In the Residential Central City Zone: Rule 8.8.11(g)</u></p> <p>f. In the Industrial General Zone (North Belfast), for Rule 8.6.14 – Wāhi taonga, wāhi tapu and urupā – North Belfast: Rule 8.8.14.</p> <p>g. Where the site is within the Akaroa Heritage Area, Rule 9.3.6.3.</p> <p>h. In addition to the matters above, within Area 5 in Appendix 8.10.3023 East Papanui Outline Development Plan:</p> <p>i. Whether the subdivision is exemplary, including whether it:</p> <p>A. Provides for neighbourhood design that supports the principles of universal access; and</p> <p>B. Demonstrates innovation in the neighbourhood</p>
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				layout. j. Where the site is in the Medium or High Density Residential Zones in North Halswell, Rule 8.8.17
RD2A	Subdivision within the Medium Density Residential and High Density Residential zones that does not meet the following standard: Rule 8.5.1.2 C9 (b).	Nil	a. Rule 8.7.4 b. Where relevant, Rules 8.7.7-8.7.11;	a. Rule 8.8.16
RD3	Conversion of tenure for the repair and rebuild of multi-unit residential complexes that does not meet any one or more of the relevant standards listed in Rule 8.5.1.2 C2A or C2B .	Nil	a. Rule 8.7.2	a. Rule 8.8.10 and Rule 8.8.11
RD4	a. Subdivision in a Flood Management Area except as otherwise specified in: i. Rule 8.5.1.4 D1 to D45 ; and ii. Rule 8.5.1.5 NC1 to NC6 and NC78 .	Nil	a. Rule 8.7.4 ; and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.7
RD5	Subdivision of any site (other than an allotment to provide for a network utility , refer to Rule 8.5.1.2 C4) located within the following corridors: a. 37 metres of the centre line of a 220kV National grid transmission	a. A building platform for the principal building shall be identified on each allotment that is: i. greater than 12 metres from the centre line of a 220kV or 110kV National grid transmission line and greater than	a. Rule 8.7.4 ; and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.6.i

	<p>line as shown on planning maps; or</p> <p>b. 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rule 8.5.1.4 D1 to D45; and</p> <p>ii. Rule 8.5.1.5 NC1 to NC6 and NC78.</p>	<p>12 metres from an associated support structure;</p> <p>or</p> <p>ii. greater than 10 metres from the centre line of a 66kV National grid transmission line and greater than 10 metres from an associated support structure.</p>		
RD6	<p>Subdivision of any site (other than an allotment to provide for a network utility, refer Rule 8.5.1.2 C4) located within the following corridors:</p> <p>a. 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or</p> <p>b. 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rule 8.5.1.4 D1 to D45; and</p> <p>ii. Rule 8.5.1.5 NC1 to NC6 and NC78.</p>	<p>a. A building platform for the principal building shall be identified on each allotment that is:</p> <p>i. greater than 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; or</p> <p>ii. greater than 5 metres from the centre line of a 33kV electricity distribution line or a foundation of an associated support structure.</p>	<p>a. Rule 8.7.4; and</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.6.i</p>
RD7	<p>In the Rural Banks Peninsula Zone, subdivision of any site creating more than one residential allotment with a net</p>	<p>a. The standards in Rule 8.5.1.2 C7, other than Standard c.</p>	<p>a. Rules 8.7.4, 8.7.6 and 8.7.7</p>	<p>a. Rule 8.8.13</p>

	site area between 1ha and 4ha (plus balance), that is otherwise in accordance with Rule 8.5.1.2 C7.			
RD8	Subdivision within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 (except in the Avon River Precinct Te Papa Ōtākaro Zone).	<p>a. Subdivision shall not create any allotment where a permitted activity cannot occur outside the Site of Ecological Significance, unless the sole purpose of that allotment is to protect that Site of Ecological Significance.</p> <p>b. Any land to be set aside for the preservation of conservation values shall have a consent notice registered against the title requiring the continual preservation of the values on the allotment.</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.12, and</p> <p>b. for rural zones, Rule 8.8.13 also applies.</p>
RD9	Subdivision of land which includes a significant tree listed in Appendix 9.4.7.1.	<p>a. No new allotment boundary shall be within the dripline tree protection zone radius of a significant tree.</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.12, and</p> <p>b. for rural zones, Rule 8.8.13 also applies.</p>
RD10	Any subdivision of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2.	<p>a. This rule shall not apply where the Council has granted consent for the removal of heritage item or heritage setting.</p> <p>b. Where there is an application for subdivision at the same time as an</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.12, and</p> <p>b. for rural zones, Rule 8.8.13 also applies.</p>

		<p>application for the removal of the heritage item or heritage setting, the Council will not grant the subdivision consent prior to considering the application for removal.</p> <p>Advice note:</p> <p>1. There are further obligations under the Heritage New Zealand Pouhere Taonga Act 2014 that must be met before work can commence.</p>		
RD11	<p>a. Subdivision of land within, or partly within:</p> <p>i. a Rural Amenity Landscape (other than in Banks Peninsula) identified in Appendix 9.2.9.2.4;</p> <p>ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2;</p> <p>iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1;</p> <p>iv. an Area of Outstanding Natural Character in the Coastal Environment</p>	<p>a. An identified building area shall be identified on any allotment created.</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.12, and</p> <p>b. for rural zones, Rule 8.8.13 also applies.</p>

	<p>identified in Appendix 9.2.9.2.7;</p> <p>v. Area of High and Very High Natural Character in the Coastal Environment identified in Appendix 9.2.9.2.8;</p> <p>vi. an Important Ridgeline identified on the planning maps; or</p> <p>vii. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1.</p> <p>b. Any application arising from Rule 8.5.1.3 RD11 (a)(vii) need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero, (absent their written approval).</p>			
RD12	<p>Subdivision within the Central City for the protection of:</p> <p>a. a Significant Feature identified</p>	<p>a. Where any allotment is created for the sole purpose of enabling the protection of land within a</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.12</p>

	<p>in Appendix 9.2.9.2.3, or</p> <p>b. a heritage item or heritage setting listed in Appendix 9.3.7.2.</p>	<p>Significant Feature, or protecting a heritage item and associated heritage setting, and no additional building is to be erected on that allotment, a new allotment may be created where the allotment need not comply with minimum net site area for the relevant zone provided:</p> <p>i. a consent notice is registered against the relevant certificate(s) of title stating that no additional residential unit is to be erected on the allotment being created for protection; and</p> <p>ii. the other allotment must be capable of containing a permitted activity (unless resource consent for any non-compliance has been obtained).</p>		
RD13	<p>Subdivision of land in the Avon River Precinct Te Papa Ōtākaro Zone and within, or partly within:</p> <p>a. a Significant Feature identified in Appendix</p>	Nil	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	a. Rule 8.8.12

	<p>9.2.9.2.3; or</p> <p>b. a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.</p>			
RD14	<p>Subdivision in the Industrial General Zone (North Belfast) which creates an allotment with a new boundary less than 10 metres from:</p> <p>a. the surveyed point of the spring identified on the outline development plan in Appendix 16.8.5; or</p> <p>b. any spring not identified on the outline development plan in Appendix 16.8.5, and which is not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p>	<p>a. Activity standards in Rules 8.6.1 – 9, 8.6.12 and 8.6.14.</p> <p>b. Subdivision shall be undertaken in accordance with the key structuring elements on the outline development plan in Appendix 16.8.5 (key structuring elements are specified in Rule 16.4.6.1.1 P1).</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11 (except that in the Industrial General Zone (North Belfast), Rule 8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) & (k) shall not apply).</p>	<p>a. Rule 8.8.14</p>
RD15	<p>Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on Planning Map 45:</p> <p>a. Comprehensive subdivision and land use</p>	<p>a. The subdivision and land use consent application shall be processed together.</p> <p>b. Buildings shown in the comprehensive subdivision and land use consent application shall meet the following built form standards:</p>	<p>Nil</p>	<p>a. Rule 8.8.15</p>

	<p>activities that implement the Meadowlands Exemplar approved by the Council on 24 April 2014.</p> <p>b. Any application arising from this rule shall not require the written approval of other persons and shall not be publicly notified.</p>	<p>i. Maximum height of any building: 11m.</p> <p>ii. Maximum number of storeys in buildings: 3.</p> <p>iii. Minimum number of storeys for residential buildings facing the Key Activity Centre: 2.</p> <p>iv. Where the standards in i.–iii. inclusive above are not met, the activity status shall remain Restricted Discretionary with the Council's discretion restricted to the matters set out in Rule 8.8.9.13.</p> <p>c. The comprehensive subdivision and land use consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 8ha and address the matters set out at Rule 8.6.13.</p> <p>d. The comprehensive subdivision and land use consent application shall be:</p> <p>i. for a developable area of at least 7000m² within the 8ha Neighbourhood</p>		
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		<p>Plan area; and</p> <p>ii. in accordance with the outline development plan in Appendix 8.10.4.A, except that:</p> <p>A. Where open space is shown on an outline development plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider outline development plan intentions.</p> <p>iii. Where the comprehensive subdivision and land use consent application is not in accordance with the outline development plan in Appendix 8.10.4, the application status shall remain restricted discretionary, with the Council's discretion restricted to the Matters set out in</p>		
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		<p>Rule 8.8.15.7.</p> <p>e. The comprehensive subdivision and land use consent application may include future development allotments.</p> <p>f. The comprehensive subdivision and land use consent application shall contain 3 or more of the following building typologies:</p> <ul style="list-style-type: none"> i. Standalone House; ii. Duplex; iii. Terrace; iv. Apartment; <p>with no single typology making up more than two thirds of the total number of residential units.</p> <p>g. The comprehensive subdivision and land use consent application shall only be in accordance with the Meadowlands Exemplar approved by the Council on 24 April 2014.</p> <p>h. The activity standard specified in Rule 8.6.8(e)</p> <p>Advice note:</p> <p>1. Where open space is shown on an outline</p>		
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		<p>development plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider outline development plan intentions.</p>		
RD16	<p>Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a subdivision to protect an identified tree or trees on an allotment, except as specified in Rule 8.5.1.4 D6.</p> <p>Advice note:</p> <p>1. Rule 8.5.1.3 RD16 applies where a s224 certificate has issued. Cancelling or varying a consent notice prior to issue of an s224 certificate requires a change to the resource consent conditions and is a discretionary activity under the Act.</p>	Nil.	a. Rule 8.7.4.6 (i)	a. Rule 8.8.12 i.
RD17	<p>Within Areas 1, 2, 3, and 4 in Appendix 8.10.3023 East</p>	a. The subdivision and land use consent	a. Rule 8.7.4 and	a. Rule 8.8.15.1(a) to Rule 8.8.15.13 except

<p>Papanui Outline Development Plan:</p>	<p>a. subdivision and land use activities, other than the following activities provided for by Rule 14.12.1.1 (to which Rule 14.12 shall continue to apply):</p> <p>i. P5 (Home occupation);</p> <p>ii. P6 (Care of non-resident children);</p> <p>iii. P7 (Bed and breakfast);</p> <p>iv. P176 (Temporary lifting or moving of earthquake damaged buildings);</p> <p>v. P198 (Market gardens, community gardens and garden allotments); and</p> <p>vi. P219 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1).</p>	<p>application shall be processed together.</p> <p>b. The joint subdivision and land consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 4ha and address the matters set out at Rule 8.6.13.</p> <p>c. The joint subdivision and land use consent application shall be for a developable area of at least 6,000m² within the 4ha Neighbourhood Plan area.</p> <p>d. The joint subdivision and land use activities shall be in accordance with the development requirements in Appendix 8.10.3023.D.</p> <p>e. The built form standards in Rules 14.12.2.1 to 14.12.2.17.</p> <p>f. The joint comprehensive subdivision and land use activities shall contain 3 or more of the following building typologies:</p> <p>i. Standalone House;</p> <p>ii. Duplex;</p> <p>iii. Terrace;</p> <p>iv. Apartment; With no single typology making up more than two thirds of the total number of residential units.</p>	<p>b. The matters set out in Appendix 8.10.3023.C</p>	<p>Rule 8.8.15.7 and Rule 8.8.15.12</p> <p>b. Whether the development is exemplary, including whether it:</p> <p>i. Provides for neighbourhood design that supports the principles of universal access</p> <p>ii. Results in Lifemark 3© as a minimum standard for residential buildings or is of a proven equivalent</p> <p>iii. Results in Homestar 6© as a minimum standard for residential buildings or is of a proven equivalent</p> <p>iv. Demonstrates diversity in building and unit typology as well as providing for affordable housing</p> <p>v. Demonstrates innovation in the neighbourhood layout, building design and technologies utilised.</p> <p>c. In addition to the matters above:</p> <p>i. For Retirement villages: Rule 14.15.9;</p> <p>ii. For Comprehensive Residential Development: Rule 14.15.36.</p>
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8.5.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Subdivision in a rural zone resulting in allotments that does not meet the minimum net site area standards in Rule 8.6.1, unless specified otherwise.
D2	Any subdivision in the Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort that does not comply with a concept plan approved by the Council for that activity area in accordance with Rule 13.9.5.1.3 RD6 Concept plans.
D3	Subdivision in the Open Space Coastal Zone
D4	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.5.1.3 RD8, RD9, RD11, RD12 and RD14.
D5	<p>a. Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on Planning Map 45, comprehensive subdivision and land use activities under Rule 8.5.1.3 RD15 for activities that do not comply with activity standard Rule 8.5.1.3 RD15 (d)(i).</p> <p>b. The consent application shall not require the written approval of other persons and shall not be publicly notified.</p> <p>c. In determining whether to grant or decline consent and impose conditions, the Council will consider the matters in Rule 8.8.15 and any other relevant matter.</p>
D6	Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a subdivision to protect an identified tree or trees on an allotment where the tree(s) is listed as 'exceptional' in Appendix 9.4.7.1.
D7	<p>a. Within Areas 1, 2, 3, and 4 of the East Papanui Outline Development Plan in Appendix 8.10.3023, subdivision and land use activities under Rule 8.5.1.3 RD17:</p> <p>i. that do not comply with one or more of the relevant Standards listed in Rule 8.5.1.3 RD17;</p> <p>or</p> <p>ii. that are not otherwise listed as restricted discretionary or discretionary activities.</p>

8.5.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Subdivision in the Residential Small Settlement Zone, Residential Guest Accommodation Zone, Large Lot Residential, Residential Banks Peninsula Zone or Papakāinga/Kāinga Nohoanga Zone a residential zone (other than the Residential Medium Density Zone or Residential New Neighbourhood Zone) that does not meet the minimum net site area standards in Rules 8.6.1 or 8.6.2.
NC2	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.5.1.3 RD5 or RD6.

	Activity
NC3	Subdivision within the Lyttelton Port Influences Overlay, other than where a condition is proposed prohibiting noise sensitive activities on each allotment, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.
NC4	Subdivision in a rural zone resulting in an allotment with a minimum net site area less than 4ha, except as specified in Rules 8.5.1.2 C7 or 8.5.1.3 RD7.
NC5	Subdivision that does not meet Rule 8.6.6(d).
NC6	In the Rural Waimakariri, Rural Templeton or Rural Quarry Zone, subdivision resulting in a new allotment or balance allotment located within the 50 dB Ldn Air Noise Contour that does not meet the minimum net site area standards in Rule 8.6.1.
NC7	In the Rural Port Hills Zone, subdivision that does not meet the minimum net site area standards in Rule 8.6.1.
NC8	Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on Planning Map 45, comprehensive subdivision and land use consent application for activities that are not otherwise listed as restricted discretionary or discretionary activities, or any subdivision or land use activities that are not part of a comprehensive subdivision and land use activity.

8.5.1.6 Prohibited activities

- a. There are no prohibited activities.

8.6 Activity standards

8.6.1 Minimum net site area and dimension

- a. Allotments in the ~~Residential Suburban, Residential Hills, Residential Large Lot Residential~~, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) **and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area and Low Density Residential Airport Influence Zones** shall have a minimum dimension of 16m x 18m.
- b. Allotments in the ~~Residential Suburban Density Transition and~~ Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones and within an Edge Housing Area Overlay identified in Appendix 13.14.6.1 within the Specific Purpose (Ōtākaro Avon River Corridor) Zone shall have a minimum dimension of 13m x 16m.
- c. Allotments in the ~~Residential Medium Density,~~ **and High Density Residential Zones** shall ~~either~~ have a minimum dimension of 10m; ~~or the application shall include a plan demonstrating that a permitted residential unit can be located on any new allotment that has a minimum dimension less than 10m, including in relation to recession planes, unit size, access and parking, outdoor living space, and floor level requirements. Within the Medium Density Residential (Residential Hills Precinct in the Medium Density Residential Zone) Zone the allotment shall have a minimum dimension of 17m x 12m.~~
- d. Allotments in any zone except the ~~Residential New Neighbourhood Future Urban~~ Zone shall meet the minimum net site area and other requirements specified at Tables 1 - 5 to this rule.

8 - Subdivision, 6.1A QMs	N/A	6.1A refer to 8.6.1A, 8.6.1 plus Ch6 Ac Tables
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Commented [IB1]:

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- e. Allotments in the ~~Residential New Neighbourhoods Zone Future Urban~~ shall meet the applicable standards at 8.6.11.
- f. The minimum net site area specified in Tables 1-6 may be reduced by the area within the dripline tree protection zone radius of a significant tree or group of trees listed in Appendix 9.4.7.1, except that the minimum net site area shall not be reduced to an area less than 200 m².
- g. Allotments on a site listed in Appendix 13.14.6.2, and which are in private ownership, shall have the minimum dimension applying to the zoning specified as the Alternative Zone in Appendix 13.14.6.2.

Table 1. Minimum net site area – residential zones

	Zone	Minimum net site area	Additional standards
a.	Residential Suburban Medium Density Residential Zone	450m ² 400m² for a vacant allotment	<p>a. In the Cashmere and Worsleys area (shown at Appendix 8.10.7) the minimum net site area shall be 4ha unless in compliance with the development plans at Appendix 8.10.7.</p> <p>b. In the Cashmere and Worsleys area (shown at Appendix 8.10.7):</p> <p>i. No more than 380 residential allotments shall be created or enabled by subdivision.</p> <p>ii. No more than 380 residential units shall be created or enabled by subdivision.</p> <p>c. The historic stonewalled drain shown at Appendix 8.10.7(d) shall be protected.</p> <p>d. In Character Areas, the minimum net site area shall be 600m²:</p> <p>i. <u>In the Beverley, Heaton and Cashmere Character Areas – 800m²</u></p> <p>ii. <u>In the Englefield Character Areas – 450m²</u></p> <p>iii. <u>In the Dudley, Beckenham and Piko Character Areas – 700m²</u></p> <p>iv. <u>In the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, and Bewdley Character Areas – 600m².</u></p> <p>b. Within the Stormwater Constraint Overlay the minimum net site area shall be 1ha. Note that sites that cannot</p>

			<u>discharge to Hendersons Road Drain</u>
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Zone	Minimum net site area	Additional standards
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			<p><u>Branch or Days Drain may not have any stormwater connections available.</u></p> <p><u>c. In Residential Heritage Areas, the minimum net site area shall be:</u></p> <p><u>i. In the Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, and Macmillan Avenue Residential Heritage Areas - 800m²</u></p> <p><u>ii. In the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area - 600m²</u></p> <p><u>iii. In the Piko/Shand (Riccarton Block) State Housing Residential Heritage Area - 700m²</u></p> <p><u>iv. In the Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, and Inner City West Residential Heritage Areas - 450m².</u></p>
<u>b.</u>	<u>Medium Density Residential Zone – Residential Hills Precinct</u>	<u>650m² for a vacant allotment</u>	<p><u>a. An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</u></p> <p><u>b. Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</u></p> <p><u>c. The identified building area must:</u></p> <p><u>i. include a single area of land of not less than 100m² and no greater than 2000m² which is capable of containing a residential unit;</u></p> <p><u>ii. include curtilage area contiguous to the area identified in (i) of not less</u></p>

	Zone	Minimum net site area	Additional standards
			<p>than 200m² and no greater than 4000m²; and</p> <p>iii. <u>be able to be linked by adequate and appropriate vehicle access to a formed public road.</u></p> <p>d. <u>In the Upper Worsleys Spur area (shown in Appendix 14.16.8A and 14.16.8B), the gully areas shown on the development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse.</u></p>
c.	High Density Residential Zone	300m ² for a vacant allotment	a. In Character Areas, the minimum net site area shall be 400m ² .
d.	Low Density Residential Airport Influence Zone	450m ²	
e.	Low Density Residential Airport Influence Zone – Airport Influence Density Precinct	330m ²	
b.	Residential Suburban Heathcote Village	2000m ²	a. In the Peat Ground Condition Constraint Overlay at Heathcote (refer to notation 17 on Planning Map 47A), the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.
c.	Residential Suburban Existing Rural Hamlet	2000m ²	
d.	Residential Suburban (Corner Henderson's and Sparks Roads)	1ha	
e.	Residential Suburban Density Transition	330m ²	a. In Character Areas, the minimum net site area shall be 400m ² .
f.	Residential Medium Density	200m ²	a. In Character Areas, the minimum net site area shall be 400m².
gf.	Residential Banks Peninsula	400m ²	a. <u>In the Lyttelton Character Area and Lyttelton Residential Heritage Area, the minimum net site area shall be 450m².</u>

	Zone	Minimum net site area	Additional standards
hg.	Prestons Retirement Village Overlay	4ha	
i.	Residential Hills	650m ²	<p>a. In the Montgomery Spur area (Appendix 14.16.7):</p> <ul style="list-style-type: none"> i. any allotment shall include a net site area capable of containing a complying residential unit in the area that is not subject to the building restriction; and ii. the minimum net site area shall be 850m². <p>b. In the Moncks Spur area shown at Appendix 8.10.8, the minimum net site area shall be 850m².</p> <p>c. In the Shalamar Drive area, the minimum net site area shall be 850m².</p> <p>d. In the Cashmere and Worsleys area (shown at Appendix 8.10.7) the minimum net site area shall be 4ha unless the site is in compliance with the development plans in Appendix 8.10.7(a), (b) and (d).</p> <p>e. In the Richmond Hill area (shown in Appendix 8.10.9) a landscaping strip with a minimum width of 3 metres shall be provided along the southeast zone boundary.</p> <p>f. In the Upper Worsleys Spur area (shown in Appendix 14.16.7 and 14.16.8), the gully areas shown on the development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse.</p> <p>g. Within the Residential Hills Mixed Density Overlay – Redmond Spur:</p> <ul style="list-style-type: none"> i. The maximum number of allotments shall be 400. ii. A minimum of 30% of sites shall have a minimum net site area of 1500m². <p>h. Within the Residential Hills Mixed Density Overlay – 86 Bridle Path Road</p>

	Zone	Minimum net site area	Additional standards
			(Lot 1 DP412440) the maximum number of allotments shall be 9.
<u>Jh.</u>	Residential Large Lot Residential	1500m ²	<p>a. In the Samarang and Allandale areas (shown at Appendix 8.10.1210 and 8.10.1311) no subdivision shall occur unless in general compliance with the relevant development plans.</p> <p>b. In the Cashmere and Worsleys area (shown at Appendix 8.10.7) the minimum net site area shall be 4ha unless in compliance with the development plans at Appendix 8.10.7 (a), (b) and (d).</p> <p>c.b In the Residential Large Lot Zone Akaroa Hillslopes Density Overlay the minimum net site area shall be 5000m².</p> <p>d.c. In the Residential Large Lot Density Overlay the minimum net site area shall be 3000m².</p> <p><u>d. In the Large Lot Residential (Rural Hamlet Precinct) the minimum net site area shall be 2000m².</u></p> <p><u>e. In the Residential Mixed Density Precinct – Redmund Spur:</u></p> <p>i. <u>the minimum allotment size shall be 650m², however a minimum of 30% of sites shall have a minimum of 1,500m²; and</u></p> <p>ii. <u>the maximum number of allotments shall be 400.</u></p> <p><u>f. In the Residential Mixed Density Precinct – 86 Bridle Path Road (Lot 1 DP412440) the maximum number of allotments shall be 9.</u></p>
<u>ki.</u>	Residential Small Settlement	1000m ²	
<u>lj.</u>	Residential Small Settlement Kainga Overlay Area 1 and 2	450m ²	a. Additional allotments shall not be created within 100m of the centre line of the primary stopbank as shown on the planning maps.
<u>mk.</u>	Residential Small Settlement (Takamatua)	1500m ²	a. Not more than 25 allotments are to be created (excluding those for reserves, roads or utilities).

	Zone	Minimum net site area	Additional standards
nl.	Residential Banks Peninsula Zone - Diamond Harbour Density Overlay	600m ²	
om.	Papakāinga	a. Māori Land – no minimum b. Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.6.1 Table 5 minimum net site area – rural zones)	
pn.	Residential Guest-Visitor accommodation (Plan Change 4 Council Decision subject to appeal)	a. Kilmarnock, 197 Lincoln Road, 15 Sioux Avenue - 200m ² b. 456 Papanui Road - 330m ² c. 14 Henry Wigram Drive and 110 Marshlands Road - 450m ²	
q.	Accommodation and community facility overlay	a. Land zoned Residential Medium Density on either Planning Map 31 or 32 200m ² b. Land zoned Residential Suburban on either Planning Map 31 or 32 450m ²	
r.	Residential Central City Zone	a. All allotments shall have a minimum net site area that meets the minimum residential site density requirement in Rule 14.6.2.11, or b. as approved through land use consent.	

Table 2. Minimum net site area – commercial and industrial zones

	Zone	Minimum net site area
a.	Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zone, Commercial Core, Commercial Office, Commercial Mixed Use Zone, Commercial Retail Park Large Format Retail Zone, Commercial Local , and Commercial Banks Peninsula Zones	250m ²
b.	Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone	500m ²
c.	Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha
d.	Commercial Central City Business City Centre Zone	No minimum net site area
e.	Commercial Central City Mixed Use Zone	500m ²

Table 3. Minimum net site area — open space zones

	Zone	Minimum net site area
a.	Open Space (McLeans Island) and Open Space Community Park Zones	300m ²
b.	Open Space Metropolitan Facilities Zone – Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	450m ²
c.	Open Space Metropolitan Facilities Zone – Addington and Riccarton Racecourses	330m ²
d.	Open Space Metropolitan Facilities Zone – Lancaster Park	500m ²

Table 4. Minimum net site area - specific purpose zones

Zone	Minimum net site area

a.	Specific Purpose (Hospital)	<p>a. For hospitals — no minimum net site area.</p> <p>b. For activities other than hospitals, the minimum net site area for the alternate zones specified below apply.</p> <table border="1" data-bbox="411 568 1032 878"> <thead> <tr> <th data-bbox="411 568 475 611"></th> <th data-bbox="475 568 772 611">Hospital</th> <th data-bbox="772 568 1032 611">Alternate Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 611 475 654">i.</td> <td data-bbox="475 611 772 654">Lady King Hospital</td> <td data-bbox="772 611 1032 654">Residential Hills</td> </tr> <tr> <td data-bbox="411 654 475 781">ii.</td> <td data-bbox="475 654 772 781">St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.</td> <td data-bbox="772 654 1032 781">Residential Medium High Density Residential</td> </tr> <tr> <td data-bbox="411 781 475 878">iii.</td> <td data-bbox="475 781 772 878">Princess Margaret Hospital</td> <td data-bbox="772 781 1032 878">Medium Density Residential Suburban Density Transition</td> </tr> </tbody> </table>		Hospital	Alternate Zone	i.	Lady King Hospital	Residential Hills	ii.	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium High Density Residential	iii.	Princess Margaret Hospital	Medium Density Residential Suburban Density Transition
	Hospital	Alternate Zone												
i.	Lady King Hospital	Residential Hills												
ii.	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	Residential Medium High Density Residential												
iii.	Princess Margaret Hospital	Medium Density Residential Suburban Density Transition												
b.	Specific Purpose (Airport)	a. No minimum net site area .												
c.	Specific Purpose (School)	<p>a. No minimum net site area;</p> <p>b. for activities other than education activities, the rules for the alternate zones specified in Chapter 13 apply</p>												
d.	Specific Purpose (Tertiary education)	<p>a. No minimum net site area;</p> <p>b. for activities other than education activities, the rules for the alternate zones specified in Chapter 13 apply.</p>												
e.	Specific Purpose (Golf Resort)	<p>a. No minimum net site area in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Whisper Creek Golf Resort.</p> <p>b. Concept Plan</p> <p>i. No subdivision shall take place within Academy Activity Areas A, A1 & A2 Whisper Creek Golf Resort shown on the development plan in Appendix 13.9.7.2 to Chapter 13.9, unless a concept plan has been lodged with and approved by the Council for that activity area in accordance with Rule 13.9.5.1.6 RD6 Concept plans.</p> <p>c. Sequencing standards – Whisper Creek Golf Resort</p> <p>i. Prior to the Council signing a section 224 certificate under the Act, for the 71st residential allotment in the Resort Community Activity Areas,</p> <p>A. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 13.9.5.1.6 RD6; and</p> <p>B. A Management Plan for the adjoining Open Space-Margins and Water Zone shall have been lodged with and approved by the Council, which makes provision for indigenous planting (indicating</p>												

		<p>species, layout and density), and which is in accordance with the development plan for the Whisper Creek Golf Resort at Appendix 13.9.7.2 to Chapter 13.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicle access across the Styx River;</p> <p>C. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and</p> <p>D. Legal instruments shall have been registered against the head title, securing:</p> <p>I. Public pedestrian access over the access track identified in the Management Plan, and</p> <p>II. Public access for the purpose of a bridleway from the Styx River to Spencerville Road.</p> <p>ii. Prior to the Council signing a section 224 certificate under the Act, for the 120th residential allotment in the Resort Community Activity Areas,</p> <p>A. All of the planting identified in the concept plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and</p> <p>B. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.</p> <p>d. Any subdivision shall only be for the purpose of creating allotments to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes, permitted utilities or boundary adjustments.</p> <p>e. Allotments for residential units, resort apartments or resort hotel bedrooms shall only be subdivided when a building or buildings are still allowable for that allotment within the maximum number limited specified for the zones.</p>
f.	Specific Purpose (Ōtākaro Avon River Corridor) Zone	<p>a. Within the Edge Housing Area Overlay identified in Appendix 13.14.6.1 – 330m²;</p> <p>b. On a site listed in Appendix 13.14.6.2, and which is in private ownership, the minimum net site area shall be that which applies in Rule 8.6.1 Table 1 to the zoning specified as the Alternative Zone in Appendix 13.14.6.2; or</p> <p>c. No minimum net site area in all other cases.</p>

Table 5. Minimum net site area - rural zones

	Zone	Minimum net site area
a.	Rural Urban Fringe	4ha
b.	Rural Waimakariri	20ha
c.	Rural Port Hills	100ha
d.	Rural Templeton	4ha
e.	Rural Quarry (Miners Road and Pound Road)	4ha
f.	Rural Quarry (McLeans Island)	20ha
g.	Rural Banks Peninsula	<p>a. 40ha where the site is below or partly below the 160m contour.</p> <p>b. 100ha where the site is entirely above the 160m contour.</p>
h.	Papakāinga/Kāinga Nohoanga	<p>a. Māori Land – No minimum</p> <p>b. Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.6.1 Table 5 Minimum net site area - rural zones)</p>

8.6.2 Allotments with existing or proposed buildings

- a. Where an allotment is to be created around an existing building (that has been constructed to the extent that its exterior is fully closed in), or a proposed building (where the subdivision consent is to be issued at the same time as, or after, the building consent for that building is issued):
 - i. the provisions of Rule 8.6.1 do not apply to that allotment; and
 - ii. the existing or proposed building(s) shall either meet all relevant standards for a permitted activity in relation to the proposed allotment boundaries, or have been approved through a resource consent in relation to any standards that are not met, to the extent provided for in that resource consent, including any non-compliance with site coverage standards; and
 - iii. no allotment shall be less than the minimum net site area specified in Table 6 to this rule.
- b. Where a. above applies and a building is not yet constructed, the subdivision consent holder shall be required to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Table 6. Allotments with existing or proposed buildings

	Zone	Minimum net site area
a.	Residential Suburban Zone (except as provided for below) Low Density Residential Airport Influence Zone (except as provided for below)	400m ²
b.	Residential Suburban Density Transition Zone (except as provided for below) Low Density Residential Airport Influence Zone – Airport Influence Density Precinct (except as provided for below)	300m ²
c.	Allotments for comprehensive developments provided through the Enhanced development mechanism (Chapter 14, Rule 14.13), or the Community housing redevelopment mechanism (Chapter 14, Rule 14.14)	No minimum
d.	Allotments for residential units which have been converted into two residential units in compliance with or the subject of land-use consent under Chapter 14	No minimum
e.	Allotments for a residential unit where a family flat has been converted into a separate residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
f.	Allotments for each residential unit where two residential units replace a single residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
g.	Allotments for a residential unit where an elderly person's housing unit has been converted to a separate residential unit that may be occupied by any person(s) in compliance with Chapter 14	No minimum
h.	Allotments for a residential unit which is an older person's housing unit or is part of a multi-unit residential complex, retirement village, or a social housing complex, within the Residential Suburban or Residential Suburban Density Transition Zones	No minimum
i.	Future Urban Zone	No Minimum
g.	Residential Medium Density Residential Zone and High Density Residential Zone, where the 'building' is not a residential unit/s. and Residential New Neighbourhood Zone	No minimum 400m² in the Medium Density Residential Zone 650m² in the Residential Hills Precinct 300m² in the High Density Residential Zone

Commented [IB3]: Submission from CCC is unclear here:

8 - Subdivision, 6.1A QMs	N/A	6.1A references, 8.6.1A, 8.6.2, plus Ch6 Activity Tables	References still missing Density Residential Zone and the Low Residential Airport
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Commented [IB4R3]: May need the author to clarify

j- h.	Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Neighbourhood Centre, Local Centre, Town Centre, City Centre , Commercial Core, Commercial Local , Commercial Banks Peninsula, Commercial -Mixed use, Central City Mixed Use and Commercial Retail Park Large Format Zones	No minimum
k- i.	Specific Purpose (Airport) Zone	No minimum

	Zone	Minimum net site area
h j	Specific Purpose (Wigram) Zone	No minimum
m k	Any zone within the Central City	No minimum

8.6.3 Access

- a. All sites shall have access which ~~is able to~~ allows legal and physical access for vehicles and/or pedestrians vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.10.2 to this chapter and the standards set out in Chapter 7.
- b. Access shall not be to a state highway, limited access road or across a rail line.

8.6.4 Roads

- a. All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.10.3, and in Chapter 7, except where alternative standards are set out in an outline development plan.
- b. In the Industrial Park Zone (Tait Campus) the subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.9 and specific road and access requirements as follows:
 - i. There shall be two main vehicle access points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 Appendix 16.8.9;
 - ii. Prior to the creation of vehicle access from the site to Stanleys Road, giveaway markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
 - iii. Any access from Stanleys Road shall be in the locations marked on the outline development plan in Appendix 16.8.9 as 'Secondary access';
 - iv. Within 6 months of access being established to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys / Harewood Road intersection;
 - v. Any subdivision with access to Stanleys Road shall include a footpath along the road frontage with Stanleys Road, linking the site with Wairakei Road;
 - vi. All work associated with design and construction of vehicle access to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the road frontage of Stanleys Road carried out at the cost of the developer or their successor/s in title;
 - vii. A shared cycle way and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road shall be provided, as marked on the outline development plan in Appendix 16.8.9 as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities adjoining the zone;
 - viii. Any pedestrian and cycle way through the site shall be illuminated to a level between 2 and 10 lux; and
 - ix. Any roads or accessways shall be setback from trees identified on the outline development plan in Appendix 16.8.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.

- c. In the Industrial General Zone (Stanleys Road) shown in Chapter 16 [Appendix 16.8.9](#) a footpath along the Industrial General Zone [road frontage](#) shall be provided.
- d. In the Industrial General Zone bound by Deans Avenue and the railway line, any [allotments](#) shall only have [access](#) from Lester Lane.
- e. In the Industrial General Zone (Trents Road), [subdivision](#) shall be in accordance with the provisions of the [outline development plan](#) shown in Chapter 16 [Appendix 16.8.6](#) and specific [road](#) and [access](#) requirements as follows:
 - i. [Access](#) from Trents Road shall be provided at the two [vehicle access](#) points defined on the [outline development plan](#) shown in Chapter 16 [Appendix 16.8.6](#), comprising:
 - A. a northern [road](#) connection designed, and with [signage](#), to limit its use to vehicles entering the zone (as shown on the [outline development plan](#) in [Appendix 16.8.6](#));
 - B. a southern [road](#) connection designed, and with [signage](#), to limit its use to vehicles exiting the zone (as shown on the [outline development plan](#) in [Appendix 16.8.6](#));
 - ii. [Access](#) from Main South Road shall be provided at the one [road](#) connection shown on the [outline development plan](#) shown in Chapter 16 [Appendix 16.8.6](#), which shall be designed to restrict its use to light vehicles, and designed and [signage](#) displayed to restrict [vehicle movements](#) to left entry into the zone and left exit out of the zone as shown on the [outline development plan](#) in [Appendix 16.8.6](#); and
 - iii. An internal [road](#) shall be provided as shown on the [outline development plan](#) in Chapter 16 [Appendix 16.8.6](#) as 'internal roading / access way layout', including a footpath along one side of the internal [road](#).
- f. In the Industrial Park Zone (Wairakei Road) [subdivision](#) shall be in accordance with the provisions of the [outline development plan](#) shown in Chapter 16 [Appendix 16.8.14](#) and specific [road](#) and [access](#) requirements as follows:
 - i. Any new [road](#) within the Industrial Park Zone (Wairakei Road) shall only intersect with Wairakei Road, Stanleys Road and/or Wooldridge Road at the locations shown on the [outline development plan](#) in [Appendix 16.8.14](#) as "Road access point – Proposed controlled intersection".
 - ii. Any [subdivision](#) of [allotments](#) that the "Collector road" runs through, as shown on the [outline development plan](#) in [Appendix 16.8.14](#), shall incorporate a [collector road](#) that follows that alignment. Provision shall be made for a shared [cycle way](#) and footpath of a minimum width of 2.5m parallel to the "Collector road", which shall be illuminated to a level between 2 and 10 lux.
 - iii. Any [subdivision](#) of Lot 2, DP 54992 (580 Russley Road) and Lot 1, DP 54992 (570 Russley Road) shall incorporate a [local road](#) that follows the alignment of "Local Road" as shown on the [outline development plan](#) in [Appendix 16.8.14](#).

8.6.5 Service lanes, cycle ways and pedestrian access ways

- a. [Service lanes](#), [cycle ways](#) and pedestrian [access ways](#) shall be laid out and vested in accordance with the standards set out in Table 7 below.

Table 7.

		Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
a.	Service lanes	6.0	4.0	Only where the service lane has a blind end	No	Yes	4.5
b.	Cycle ways and pedestrian access ways (public)	8.0	2.5	N/A	N/A	Yes	3.5
c.	Pedestrian access ways (private)	1.5	1.5	N/A	N/A	Yes	3.5

Advice note:

1. [Chapter 7](#) (Transport) sets out requirements for the provision of [right of ways](#).

8.6.6 Esplanade reserve, strip or additional land

- a. [Esplanade reserves](#) and strips shall be provided in accordance with [Appendix 8.10.1](#).
- b. Within [Banks Peninsula](#), where any [allotment](#) of less than 4 hectares is created, an [esplanade reserve](#) 20 metres in width shall be set aside from that [allotment](#) along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake.
- c. In accordance with section 237A of the Act, any part of the land contained in the title to which that Section applies, forming the bed of a river or within the coastal marine area, shall vest in the [Council](#) or the Crown as appropriate.
- d. An [esplanade reserve](#) or esplanade strip 20 metres in width shall be required for any [subdivision](#) along the margins of Wairewa and Te Waihora.

8.6.7 Water supply

- a. All [allotments](#) shall be provided with the ability to connect to a safe potable water supply.
- b. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS:4509:2008\)](#), except where the [allotment](#) is for a [utility](#), [road](#), [reserve](#) or [access](#) purposes.

8.6.8 Wastewater disposal

- a. All **allotments** shall be provided with the ability to connect to a wastewater system.
- b. A valid certificate, issued in accordance with [Rule 8.4.1.3](#), is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed **allotments**, except where a relevant **outline development plan** shows that adequate wastewater capacity is available.
- c. Where a reticulated sewer is available, and discharge is accepted in the **Council's** network, each new **allotment** shall be provided with a piped outfall connection laid at least 600mm into the **net site area** of the **allotment**.
- d. Where a reticulated sewer is not available, all **allotments** shall be provided with a means of disposing of sanitary sewage within the **net site area** of the **allotment**.
- e. ~~In the case of the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban Zone (North Halswell) Zone, the outfall for wastewater disposal shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.~~

Advice note:

1. The certification process at clause (b) is described in [Rule 8.4.1.3](#).

8.6.9 Stormwater disposal

- a. All **allotments** shall be provided with a means for the management of collected surface water from all **impervious surfaces**. Where discharge is accepted in the **Council's** network, each new **allotment** shall be provided with a piped outfall laid at least 600mm into the **net site area** of the **allotment**.
- b. In the Industrial General Zone (Trents Road) shown in Chapter 16 [Appendix 16.8.6](#), all stormwater discharge shall be treated and discharged to ground within the **outline development plan** area so that:
 - i. no discharge to surface water takes place from any **site** for all events up to the critical duration 2% **annual exceedance probability** event; and
 - ii. where the stormwater treatment and discharge system is to be vested in **Council**, the following requirements are met:
 - A. treatment of the first 25mm of runoff from **roads** and hardstanding areas; and
 - B. design conforms with the relevant **Council** guidelines for stormwater management systems.
- c. Creation of stormwater drainage ponding areas shall not occur within 15 metres of the rail corridor.
- d. In the Industrial Park Zone (Tait Campus), stormwater shall be treated and attenuated in accordance with the following requirements:
 - i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins;

- ii. Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'On site stormwater treatment and attenuation';
- iii. Stormwater discharge from the zone to the [Council](#) stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events); and
- iv. Any stormwater from any activity shall be conveyed by open naturalised swales (defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'On site stormwater treatment and attenuation' to a point defined on the [outline development plan](#) from where stormwater shall be piped to an existing drain on the east side of Woolldridge Road.

8.6.10 Additional standards for South West Hornby

- a. Any [subdivision](#) within the area shown as “rural wastewater irrigation area” on the [outline development plan](#) at Chapter 16 [Appendix 16.8.8](#) for the Industrial Heavy Zone (South West Hornby) shall not occur until the following works have been undertaken:
 - i. the construction and opening for traffic of the full southern spine [road](#) between Main South Road and Shands Road (marked as 'C') on the [outline development plan](#); and
 - ii. the commencement of the physical construction works for capacity upgrades at both the following intersections -
 - A. the intersection of the southern spine [road](#) and Shands Road (marked as 'A' on the [outline development plan](#)); and
 - B. the intersection of the northern spine [road](#) and Shands Road (marked as 'B' on the [outline development plan](#)).
- b. Any [subdivision](#) within the Industrial Heavy Zone (South West Hornby) as identified on the [outline development plan](#) in Chapter 16 [Appendix 16.8.8](#), south west of the area identified as “rural wastewater irrigation area” , shall not occur until the following works have been undertaken:
 - i. the commencement of the physical construction works for the traffic signalised intersection of Shands Road and the southern spine [road](#) (marked as 'A' on the [outline development plan](#)).
- c. Any [subdivision](#) of more than 15 hectares (excluding [roads](#)) within the Industrial Heavy Zone (South West Hornby) as identified in Chapter 16 [Appendix 16.8.8](#), south west of the area identified as “rural wastewater irrigation area”, shall not occur until physical construction works of the Christchurch Southern Motorway have commenced.

8.6.11 Additional standards for the ~~Residential New Neighbourhood~~ Future Urban Zone

- a. [Outline development plan](#)
 - i. The [subdivision](#) shall be in accordance with the development requirements specified in the relevant [outline development plan](#).

b. Residential net density

i. Except as provided for in (ii) - (iv):

- A. a subdivision shall achieve a minimum net density within residential development areas of 15 households per hectare, except the subdivision of an area of land to which B applies;
- B. a subdivision of land that the outline development plan identifies an area as development constrained, shall achieve the minimum net density (if any) specified in the outline development plan for that land (and, if the outline development plan does not specify a minimum net density for that land, no minimum density shall apply to that land).

ii. ~~Subdivision in the following outline development plan areas shall achieve the minimum net density specified for any specific density areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016:~~

- ~~A. Prestons Outline Development Plan – Appendix 8.10.25~~
- ~~B. Wigram Outline Development Plan – Appendix 8.10.29~~
- ~~C. Yaldhurst Outline Development Plan – Appendix 8.10.28~~

iii. ~~ii.~~ subdivision shall be exempt from achieving the minimum net density required in (i) ~~or (ii)~~, if the following requirements are met:

- A. the consent application nominates site(s) within the subdivision and outline development plan area (whether or not the site(s) is/are outside any areas in (i) ~~or (ii)~~) for future higher density for the purpose of ensuring any shortfall in achieving the relevant minimum net density requirements under (i) ~~(ii)~~ through the subdivision would be made up by future subdivision and development of the nominated site(s); and
- B. the consent application includes the written approval of each of owner of the nominated site(s) (if not the applicant) and an associated legal instrument that specifies the minimum net density for the site(s), binds all owners and the applicant, is enforceable by the Council (to the Council's reasonable satisfaction) and satisfies C hereof; and
- C. the legal instrument effectively prevents subdivision and land use at the nominated site(s) below its specified density in order to ensure that any shortfall in achieving the relevant minimum net density requirements of (i) ~~and (ii)~~ through the subdivision can be made up by future subdivision and development of the nominated site(s), in accordance with ~~(ivii)~~.

iv. ~~iii.~~ The subdivision of a nominated site to which ~~(iii-ii)~~(B) applies shall achieve the minimum net density specified in the relevant legal instrument.

~~iv. The subdivision occurs within the residential development areas identified within the Cashmere and Worsley development area (Appendix 8.10.6) or the Moncks Spur development area (Appendix 8.10.7)~~

c. Land area for subdivision

- i. Where the subdivision is not associated with comprehensive residential development, the land subject to the subdivision application shall have a minimum area of 4 hectares.

- ii. Where the **subdivision** is associated with **comprehensive residential development** where land use consent is being sought concurrently, the **site** being comprehensively developed and subdivided shall have a minimum **net site area** of 6,000m².
 - iii. Where the **subdivision** is associated with **comprehensive residential development** where land use consent has already been obtained, there is no minimum **net site area** for the **site** being subdivided.
- d. **Net site area of allotments**
- i. **Allotments** shall have the minimum and, where applicable, maximum **net site area** specified in Table 8.

Table 8: Minimum and maximum net site areas for allotments

	Activity	Net site area
A.	All subdivisions unless specified below:	<ul style="list-style-type: none"> a. Corner allotments - Minimum 400m² b. All other allotments - Minimum 300m² except that 20% of allotments in the subdivision may be 180 – 299m² in size.
B.	Comprehensive residential development	Nil
C.	Within the Cashmere and Worsleys area (Appendix 8.10.6)	<ul style="list-style-type: none"> a. No more than 380 residential allotments shall be created or enabled by subdivision. b. No more than 380 residential units shall be created or enabled by subdivision. c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.
D.	Within the Moncks Spur area shown at Appendix 8.10.7	a. The minimum net site area shall be 950m².
CE.	Within the Highfield Outline Development Plan area (Appendix 8.10.2620), allotments adjacent to Hills Road and Hawkins Road.	<ul style="list-style-type: none"> a. Minimum 800m²

Activity	Net site area
D. Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent :	a. Density A: i. Minimum 200m ² ii. Maximum 250m ² b. Density B i. Minimum 450m ² ii. Maximum 500m ²
E. Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent :	a. Density A: i. Minimum 200m ² ii. Maximum 250m ² b. Density B i. Minimum 450m ² ii. Maximum 500m ²
F. Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28): i. in Density A areas defined in the outline development plan or on an approved subdivision consent ii. Rear lane serviced allotments.	a. Minimum 250m ²

- e. Minimum allotments dimension
- i. The standards below do not apply in respect of comprehensive residential developments.
 - ii. Corner allotments shall have a minimum dimension of 14m on road boundaries (each boundary) except where (iii) applies.
 - iii. Allotments for terrace developments shall have a minimum dimension of 7m except for corner sites and end sites which shall have a minimum width of 10m.
 - iv. All residential allotments with a boundary shared with public open space shall have a minimum dimension along that boundary of 10m except mid-block terrace allotments which shall have a minimum dimension along that boundary of 7m.
 - v. All other allotments, other than access or rear allotments, shall have a minimum dimension of 10m on road boundaries.
 - vi. In the following ~~outline development plan~~ areas, the standards in (ii) to (v) above do not apply and there is no minimum dimension for Density A and B areas defined either in the ~~outline development plan~~ or on an approved ~~subdivision consent~~:
 - A. ~~Prestons Outline Development Plan Appendix 8.10.25~~
 - B. ~~Wigram Outline Development Plan Appendix 8.10.29~~
 - C. ~~Yaldhurst Outline Development Plan Appendix 8.10.28~~
- f. Maximum cul-de-sac length
- i. Where there is a pedestrian connection from the cul-de-sac head to an adjacent street the maximum cul-de-sac length shall be 150m.
 - ii. All other culs-de-sac shall have a maximum length of 100m.
- g. Road frontage to public reserves

- i. The minimum **road frontage** to a public **reserve** to which the public has a general right of access (excluding local purpose **reserves** for walkways) shall be 25% of the length of the **reserve** perimeter.
- h. **Reserve width**
 - i. A **reserve** vested in **Council** for **utility**, pedestrian access or stormwater conveyance purposes shall have a minimum width of 8m.
- i. **Walkable block size**
 - i. Any block containing residential **allotments** shall have a publicly **accessible** maximum perimeter length of 800m.

8.6.12 Radiocommunications

- a. Any new **allotment**(s) within 1km of Radio New Zealand Limited’s facilities on Gebbies Pass Road shall be of a size and shape to allow a permitted **residential unit** (or permitted commercial/industrial activity) to be located no closer than 1km from Radio New Zealand’s facilities. This standard shall not apply to any **subdivision** carried out to enable Radio New Zealand’s operations.

8.6.13 Neighbourhood plan – East Papanui-Meadowlands Exemplar Overlay (North Halswell)

- a. A **Neighbourhood Plan** shall consist of the following:
 - i. **Context and Site Analysis**
 - ii. Detailed Design Statement
 - iii. Neighbourhood Plan Set

Advice note:

1. A **Neighbourhood Plan** provides the basis to understand how a larger **subdivision** is to be comprehensively developed and is an overarching document against which the combined subdivision consent and land use consent requirements for larger **sites** is assessed. The minimum area of land covered by a **Neighbourhood Plan** is 8ha.
 2. A **Context and Site Analysis** is a means for the applicant to outline details of the nature of the **site** and its setting and will provide a description of the key elements and influences of the proposed development and any relevant opportunities and constraints.
 3. The Detailed Design Statement should outline how the development’s structure and form was shaped, balancing competing influences identified in the **context and site analysis**, in conjunction with the underlying design principles. The statement should also, as required, discuss any alternative responses that may have been rejected as part of decision making process.
 4. The Neighbourhood Plan Set must include a set of plans that illustrate the design rationale within the **Neighbourhood Plan** area inclusive of matters contained within the **Context and Site Analysis** and the Detailed Design Statement.
- b. Context and **Site Analysis**

- i. Details the key existing elements and influences in the vicinity of the proposed development and explains the relationship of the comprehensive subdivision consent and land use consent application area to the surrounding area.
- ii. The **Context and Site Analysis** is required to include:
 - A. topography, natural and built environment features, views and vistas;
 - B. adjacent land use zoning and land use including required setbacks from adjacent activities and interfaces where buffers will be required;
 - C. **subdivision** pattern, internal access and block layout;
 - D. existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), **parking areas** and potential connections through the **site**;
 - E. **public open space** and **publicly accessible space**;
 - F. location of **community facilities** (shops, schools, sports and cultural facilities, etc);
 - G. existing and proposed public transport routes and stops, and public **access ways** from the bus stops to the **site**;
 - H. movement networks including vehicle, cycle and pedestrian routes;
 - I. protected **buildings**, places and objects, protected trees, **historic heritage**;
 - J. **archaeological sites**;
 - K. recognition of Ngāi Tahu cultural values, history and identity associated with specific places;
 - L. character and other existing **buildings** and structures;
 - M. **site** orientation, including a north point on the plans;
 - N. existing trees and **landscaping** to be retained;
 - O. hazardous features, such as areas of soil contamination, unstable land and overhead power lines; and
 - P. climatic conditions – including prevailing winds.
- c. Detailed Design Statement must include:
 - i. An overall vision statement for the **site** which identifies key deliverables/outcomes which may be linked to **Resource Management Act 1991** outcomes (objectives and policies) or **site** specific outcomes (giving a clear steer to buyers and developers that these outcomes would be secured via covenants or other binding mechanisms).
 - ii. An analysis in support of the overall development structure provided by the **Outline Development Plan**, and more refined development proposal for the area that is covered by the **Neighbourhood Plan** including urban form, movement network, open space, and infrastructure.
 - iii. An analysis of **allotment** arrangement, size and allocation of defined housing typologies. The **Neighbourhood Plan** should contain sufficient analysis to demonstrate that relevant development

standards in the **subdivision** and residential chapters can be met (notably those related to daylight and **outdoor living space**).

- d. Neighbourhood Plan Set.
 - i. A set of plans to accompany the detailed design statement including:
 - A. **Allotment** arrangement
 - B. **Allotment** size
 - C. Allocation of housing typologies
 - D. **Landscaping**
 - E. Shading Analysis
 - F. Movement network (including cross sections)
 - G. Infrastructure (including cross sections)
 - H. Open Space

8.6.14 Industrial General Zone (North Belfast) - Wāhi taonga, wāhi tapu and urupā

- a. A protocol with Te Ngāi Tūāhuriri Rūnanga, comprising the following, shall be implemented:
 - i. The person responsible for the works shall advise the Te Ngāi Tūāhuriri Rūnanga of the proposed works, and, if requested by the Rūnanga, within 20 working days of the Rūnanga receiving advice of the proposed work in writing, agree to any request for:
 - A. a representative approved by the Rūnanga and contracted by the person responsible for the works to be present during the **subdivision** and/or **earthworks** to act as an advisor in the identification or protection of wāhi tapu, wāhi taonga, urupā, or historic cultural sites; and
 - B. any matters of protocol which tangata whenua wish to undertake in relation to the commencement, during the course of, or at the end of, any **subdivision** and/or **earthworks**.
 - ii. The person responsible for the works shall ensure that all persons working on-site have received training, including the requirement to monitor activities to enable the identification of wāhi tapu, wāhi taonga, urupā, or cultural sites.
 - iii. A copy of this protocol shall be provided to all staff and contractors involved in **subdivision** or **earthworks** activities on-site prior to them coming on-site.
 - iv. Immediately following the discovery of material suspected to be taonga, kōiwi, or Māori **archaeological site**, the following steps shall be taken:
 - A. All work on-site will cease immediately;
 - B. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed;
 - C. The person responsible must notify Te Ngāi Tūāhuriri Rūnanga and the Area Archaeologist of Heritage New Zealand Pouhere Taonga and provide access to those parties to confirm the

nature of the discovered materials. In the case of kōiwi (human remains), the New Zealand Police must also be notified;

- D. There shall not be any earthworks operations in the affected area until Te Ngāi Tūāhuriri Rūnanga representatives, the Police and Heritage New Zealand Pouhere Taonga staff have each given notice to the person responsible that the earthworks may recommence; and
- E. Any person responsible for the works shall abide by any decision of Te Ngāi Tūāhuriri Rūnanga representatives and the archaeologist as to what happens to any kōiwi tangata discovered.

Advice note:

- 1. An Archaeological Authority may be required under the [Heritage New Zealand Pouhere Taonga Act 2014](#).
- 2. The 'person responsible', when used in this protocol, means the consent holder, where a resource consent has been issued for the subdivision or earthworks concerned or the landowner when the earthworks are a permitted activity.

8.6.15 North Halswell

- a. **Any subdivision within the Medium Density Residential or High Density Residential Zones adjacent to the North Halswell ODP in Appendix 8.10.4 south of Halswell Road and Hendersons Road and north of Milns and Sparks Road must be in accordance with the following Development Requirements 8.10.4.D where relevant:**
 - i. **3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES, 2.a and b(a) and (b)**
 - ii. **4. ACCESS AND TRANSPORT 4a-g (a)-(g)**
 - iii. **5. STORMWATER, 5.a-f(a)**

8.7 Rules as to matters of control — subdivision

- a. When considering applications for controlled activities, the Council's power to impose conditions is restricted to the matters over which control is reserved as set out in the table in Rule 8.5.1.2 and as set out for that matter below.

8.7.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.7.2 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has ~~vehicle access~~ **legal and physical access for vehicles and/or pedestrians to formed road**, and whether there is any decrease in formed width, parking areas, or manoeuvring areas which materially compromises function or safety.

- b. Whether each title or leased area has access to services.
- c. Whether any **reduction in** title or leased area ~~would be reduced in area or dimension in a manner which might result in a more than minor reduction in~~ **materially compromises** functionality **or amenity** in relation to **outdoor living space, outdoor service space or outdoor storage area**.
- d. Whether fire safety requirements can be met.
- e. Effects of works associated with the **subdivision** on:
 - i. surface and subsurface drainage patterns and stormwater management; and
 - ii. hydrological and geological features, both underlying and surface and on the **site** and on **adjoining sites**.

8.7.3 Allotments for access, utilities, roads and reserves

- a. Whether the **allotments** (including any balance **allotment**) are of sufficient size and dimension to provide for the existing or proposed purpose.
- b. Whether any easement is required.
- c. The relationship of the proposed **allotments** within the **site** and their compatibility with the pattern of the **adjoining subdivision** and existing or anticipated land use activities, including in relation to safety and visibility.

8.7.4 General matters

8.7.4.1 Subdivision design

- a. Whether the **allotments** (including any balance **allotment**) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a **site**, and provision of **access**, storage space and service connections.
- b. Whether the dimensions and orientation of the **allotments** will ensure the capture of solar gain appropriate to the subsequent land uses.
- c. Outside the **Central City**, whether any corner **allotments** have an appropriate corner rounding.
- d. The relationship of the proposed **allotments** within the **site** and their compatibility with the pattern of the **adjoining subdivision** and land use activities.
- e. The degree to which natural topography, drainage and other features of the natural environment, **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6**, or existing built features of significance, determine **site boundaries** where that is practicable.
- f. Whether any local purpose **reserves**, or easements are required, such as for services, stormwater, **access**, party walls, floors or ceilings, and that they are sufficiently designed for their purpose.

- g. The extent to which the **subdivision** design mitigates adverse effects, including **reverse sensitivity** to nearby **National Grid** or **electricity distribution lines** shown on the Planning Maps, Radio New Zealand Limited's Gebbies Pass Road facilities or other **strategic infrastructure**.
- h. In an **outline development plan** area **in the Future Urban Zone**, integration and connection to and within the **site** and whether the **subdivision** would preclude or discourage development in another part of the **outline development plan** area **in the Future Urban Zone**.
- i. The extent to which conditions are appropriate on a **subdivision** consent in a **Residential New Neighbourhood Future Urban** Zone in order to give effect to the development requirements specified in the relevant **outline development plan**.
- j. The extent to which the **subdivision** in a **Residential New Neighbourhood Future Urban** Zone is designed in accordance with the principles in **8.8.9 Residential New Neighbourhood Future Urban** Zone.
- k. In zones other than the **Residential New Neighbourhood Future Urban** Zone, the extent to which a development needs to comply with any flexible element of an **outline development plan**, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the **outline development plan area**, or on the safe, efficient or effective operation of infrastructure.
- l. Outside the **Central City**, whether the application provides **allotments** of a size and dimension that promotes **building** typologies with a high level of visual interaction with the street and other public spaces, while providing for a cohesive street scene and neighbourhood.
- m. Outside the **Central City**, whether the **subdivision** meets the required household density target, the housing typologies proposed to meet that target and location and mix of typologies within the **subdivision**, including whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- n. In the **Residential New Neighbourhood Future Urban** Zone, the means of achieving overall **outline development plan** densities as required by **Policy 8.2.2.87**, including the adequacy of any legal mechanism proposed to give effect to a density transfer or density staging proposal.
- o. Outside the **Central City**, where the **allotment** is to be used for residential purposes, whether the application supports the provision of residential **allotments** which would allow garaging and parking to be secondary to **habitable spaces** both with respect to size and expression of form, and which are able to be incorporated into the overall **building** design especially when accessed directly from the street.
- p. Whether fire safety requirements are met in relation to the conversion of existing **residential units** into multiple **residential units**.
- q. Outside the **Central City**, the extent to which the **subdivision** design and construction allows for **earthworks**, **buildings** and structures to comply with the **New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)**.
- r. Where the **subdivision** is of land which includes a **Site of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6**, the matters set out in **Rule 9.5.5** as relevant to the site classification:
 - i. **Rule 9.5.5.1** - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. **Rule 9.5.5.2** - Ngā Tūranga Tūpuna; and

iii. [Rule 9.5.5.3](#) - Ngā Wai.

8.7.4.2 Hazard constraints

- a. For any [site](#) that has been identified as contaminated or [potentially contaminated](#), whether the [site](#) is safe for habitation, and the adequacy of any proposed mitigation and remediation.
- b. The extent to which any hazard or geotechnical constraints exist on the land and the appropriateness of measures to reduce risk, including liquefaction, flooding, rockfall, cliff collapse and other matters addressed in [Chapter 5](#) (Natural Hazards).

8.7.4.3 Servicing and infrastructure

- a. Whether each [allotment](#) has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services; whether it is necessary to provide or upgrade services or [utilities](#) to enable the [allotment](#) to be serviced, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the [Council](#).
- b. Whether the electricity and [telecommunications](#) supply and connection to any new [allotment\(s\)](#) are appropriate and provide adequate capacity, including whether it is appropriate to require additional space for future connections or technology and whether any ducting or easements are required to achieve connection.
- c. Whether appropriate provision is made for onsite storm water treatment or connection to a catchment based treatment network.
- d. Outside the [Central City](#), the contribution of proposals towards the development of an integrated naturalised surface water network of soil absorption, sedimentation and detention basins, wet-ponds, swales and/or [wetlands](#) to treat and manage surface water and avoid (where practicable) a proliferation of smaller facilities.
- e. Outside the [Central City](#), the extent to which the construction or erection of [utilities](#) for servicing a [site](#) incorporate and/or plant appropriate [indigenous vegetation](#).
- f. Outside the [Central City](#), whether any proposed ponding area will be attractive to birdlife that might pose a [birdstrike](#) risk to the operation of Christchurch International Airport Limited.
- g. Outside the [Central City](#), where wastewater capacity is close to reaching a limit, whether to reduce the lapsing period of the [subdivision](#) consent below five years to enable that capacity to be utilised by others if the development opportunity that is the subject of the consent is not implemented.
- h. The ability for maintenance, inspection and upgrade of [utilities](#) and infrastructure occur, including ensuring continued access for the same.
- i. The extent to which the design will minimise risk or injury and/or property damage from [utilities](#) or infrastructure.
- j. The extent to which potential adverse effects of electricity lines, including visual impacts, are mitigated, for example through the location of [building](#) platforms and landscape design.

- k. The suitability of the proposed water supply for fire-fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.
- l. The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Future Urban Zone in order to give effect to the development requirements specified in the relevant outline development plan.
- m. In zones other than the Residential New Neighbourhood Future Urban Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of infrastructure; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of infrastructure.
- n. Within the Lyttelton Port Influences Overlay, the imposition of an appropriate, volunteered condition prohibiting noise sensitive activities on the allotments, to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the Council.
- o. Whether wastewater disposal and stormwater management systems recognise the cultural significance of Ngā Wai sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.4, and do not create additional demand to discharge directly to Ngā Wai.

8.7.4.4 Transport networks

- a. Whether the provision, location, design, safety and efficiency of any road, frontage road, access (including access for fire-fighting), pedestrian access way, service lane, cycle way/route/lane, corner rounding, intersections, landscaping or parking area including the formation and construction, is suited to the development it serves and is acceptable to the Council.
- b. Whether service lanes, cycle ways and pedestrian access ways are required or appropriate and are located and constructed in a safe and efficient manner.
- c. Whether the subdivision layout and road network supports walking, cycling and public transport, including access to reserves, facilities, commercial areas, public transport facilities.
- d. Whether provision of a cycle way or pedestrian access way encourages active modes of transport, including to community facilities.
- e. Any works or upgrades to the Council's road network required, including in relation to any network utility, state highway or rail line.
- f. In the case of multiple site subdivision where parking is provided as a common facility, whether that parking area has appropriate access to a formed road and has an appropriate layout and number of parking spaces.
- g. For the Industrial General Zone (Stanleys Road) and Industrial Park Zone (Tait Campus): the extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading will be agreed with the Council in accordance with the Council Development Contribution Policy, which may include a Private Developer Agreement.

- h. The extent to which conditions are appropriate on a subdivision consent in a **Residential New Neighbourhood Future Urban** Zone in order to give effect to the development requirements specified in the relevant **outline development plan**.
- i. In zones other than the **Residential New Neighbourhood Future Urban** Zone, the extent to which a development needs to comply with any flexible element of an **outline development plan**, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the **outline development plan** area, or on the safe, efficient or effective operation of transport networks.

8.7.4.5 Open space, reserves and recreation (including esplanade reserves, strips or additional land)

- a. Outside the **Central City**:
 - i. The need, type, location and layout of any land to be provided for **reserves** for open space and recreation purposes, including whether an active frontage is provided and any requirements for the formation of that land prior to it vesting in the **Council**, where applicable.
 - ii. The degree to which the **subdivision** encourages active frontages to **reserves** for open space and recreation purposes.
 - iii. The provision and/or width of an **esplanade reserve** or esplanade strip.
 - iv. The manner in which the **subdivision** responds, in particular, to the place making and context, block layout, and relationship to street and **public open spaces**.
 - v. Any impact of **subdivision** works on land for open space and recreation, on **sites** or areas of cultural value to tangata whenua, or on waterways, **springs, sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6, indigenous biodiversity**, mahinga kai and the coastline.
 - vi. The need for land to be set aside and vested in the **Council** as a **reserve** for open space and/or recreation where it will provide for one or more of the following:
 - A. land for a local neighbourhood park, **accessible** to the user population and of a size adequate to accommodate children's play equipment, substantial tree plantings and open space;
 - B. a linkage or potential linkage along or to significant natural features, or between other areas of **public open space** and **community facilities**;
 - C. protection and enhancement of significant mature trees, significant areas of **indigenous vegetation**, margins of waterways or other significant natural features;
 - D. protection or enhancement of historic or cultural features of significance to the population;
 - E. a usable area of open space for planting as visual relief from a built or highly developed environment;
 - F. a flat usable area of land for district sports fields, **accessible** with full **road** frontage, and of a size adequate to accommodate at least two rugby-sized sports fields and associated user facilities and training field, tree planting, a playground and open space required for other **recreation activities**;

- G. recognition of Ngāi Tahu cultural values, and historic and contemporary identity associated with sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6; and
 - H. smaller sized public spaces that allow for community interaction, including seating and planted areas.
- vii. Whether appropriate mechanisms are in place to ensure the maintenance of open space areas and reserves not being vested in Council.
 - viii. The extent to which conditions are appropriate on a subdivision in a Residential New Neighbourhood Future Urban Zone in order to give effect to the development requirements specified in the relevant outline development plan.
 - ix. In zones other than the Residential New Neighbourhood Future Urban Zone, the extent to which a development needs to comply with any flexible element of an outline development plan, including for phasing or location of internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the outline development plan area, or on the safe, efficient or effective operation of open space and reserves.

8.7.4.6 Natural and cultural values

- a. The extent to which springs are protected, maintained and enhanced, including in relation to ecological, cultural and amenity values and the extent to which the development provides for pathways, for the water to flow from the spring head, that have regard to the existing natural flow path.
- b. Any adverse effects of the proposal on the quality of surface and ground water, mahinga kai, including within waterways, on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.
- c. The extent to which the proposal would protect and provide for the flood storage and conveyance capacity of waterways, or on drainage to, or from, adjoining land, existing drains, waterways, and/or ponding areas.
- d. The extent to which the proposal manages erosion and sediment discharge to waterways.
- e. Recognition of Ngāi Tahu's history and identity and cultural values.
- f. The extent to which Ngāi Tahu cultural values associated with waterways, springs, indigenous biodiversity and mahinga kai are protected.
- g. The extent to which the subdivision enables the retention of archaeological sites.
- h. The manner in which the subdivision responds to values provided for in Chapter 9 (Natural and Cultural Heritage), including any requirement for a consent notice where a condition is to be complied with on a continuing basis.
- i. In relation to the removal of consent notices created through subdivision to protect trees whether the effect on amenity values can be offset by other trees on or surrounding the site or the replacement of the tree or trees with appropriate species on-site or other appropriate locations. The appropriateness of species will include consideration of the time required for any new trees to reach a size where the negative impact of tree removal would be offset.

- j. In relation to the Industrial General Zone (North Belfast) only, whether a protocol has been agreed with Te Ngāi Tūāhuriri Rūnanga for managing any accidental discovery. This may include a cultural monitor, who shall be a representative approved by Te Ngāi Tūāhuriri Rūnanga and contracted by the applicant to be on-site if deemed necessary by the Rūnanga.
- k. Where the **subdivision** is of land which includes a **Site of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6**, the matters set out in **Rule 9.5.5** as relevant to the site classification:
 - i. **Rule 9.5.5.1** - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. **Rule 9.5.5.2** - Ngā Tūranga Tūpuna; and
 - iii. **Rule 9.5.5.3** - Ngā Wai.

8.7.4.7 Consent notices

- a. The requirement for any consent notice where a condition is to be complied with on a continuing basis.

8.7.5 Additional matters — industrial zones

- a. Industrial Park Zone (Awatea)
 - i. The adequacy of **site** investigation.
 - ii. The risk to the health and safety of any persons.
 - iii. The suitability of remedial and/or **site** management measures to be undertaken to make the **site** suitable for the intended purposes and to ensure the protection of mahinga kai, water, and ground water quality during the remediation process.
 - iv. Whether the **subdivision** disposes of wastewater to **Council**'s reticulated system and the capacity of that system.
- b. Industrial General Zone (Waterloo Park)
 - i. The use of conditions to require implementation of the planting plan along the full **frontage** of Pound Road (including that area covered by **Appendix 16.8.2** Industrial General Zone (Waterloo Park)), prior to the issue of a Section 224 certificate.
 - ii. The Pound Road **frontage** affected by a proposed **road** realignment shall be subject to a condition that planting is not implemented until such time as the final location of the realignment is confirmed and the **road** is constructed.
 - iii. Whether the landscape plan appropriately identifies plant species, density of planting, and the planting and maintenance programme - including irrigation, weed control and replacement of dead and diseased plants.
 - iv. For any application to create new **allotments** for commercial or industrial activities which are located wholly between Pound Road and the internal **road** immediately to the east of Pound Road (as shown on Chapter 16 **Appendix 16.8.2**, whether the application is accompanied by a landscape plan for:

- A. the area of land identified the Chapter 16 [Appendix 16.8.2](#) requiring specific landscape treatment and whether the plan submitted is in accordance with the design shown on the [outline development plan](#);
- B. the balance of any new [allotment frontage](#) areas located within 10m of the Pound Road [boundary](#) that are not already covered by the specific landscape plans required at (a) above;
- v. Conditions on implementation need not be imposed on the portion of [frontage](#) subject to Chapter 16 [Appendix 16.8.2](#) if planting in full accordance with [Appendix 16.8.2](#) has already been established.
- vi. These conditions should also require that such [landscaping](#) be irrigated for a minimum of five years from the time of planting to ensure the [landscaping](#) is able to become established.
- vii. The extent to which the proposed landscape treatment will be effective in softening and / or screening any future [buildings](#) and creating a quality rural/urban interface as viewed by users of Pound Road and occupiers of the [adjoining](#) land.
- viii. The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and under planting and contributes to [indigenous biodiversity](#).
- ix. The number and spacing of specimen trees. In general this should meet the minimum criteria set out in Chapter 16 [Rule 16.4.2.6](#) (Landscape areas).
- x. The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Industrial General Zone [frontage](#) of Pound Road. In general this shall include:
 - A. a predominance of evergreen species with a lesser proportion of deciduous specimen trees;
 - B. adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
 - C. a planting pattern and species choice that it is simple and bold so as to provide design continuity and consistency and is in general accordance with the [landscaping](#) shown on Chapter 16 [Appendix 16.8.2](#);
 - D. the use of plants that are readily available;
 - E. the use of plants that are adapted to local soils, namely Templeton soil type;
 - F. the use of plants that are naturally drought and disease resistant;
 - G. a planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps; and
 - H. trees are able to attain sufficient height to soften the appearance of [buildings](#).
- xi. The design and layout of the [subdivision](#) and whether the [subdivision](#) is in accordance with Chapter 16 [Appendix 16.8.2](#)
- c. Industrial Heavy Zone (South West Hornby)
 - i. The extent to which the development has an adverse effect on the function, capacity and safety of the internal and [adjoining road](#) network.
 - ii. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.

- iii. The extent to which the development affects the construction and future operation of the Movement network as shown on the [outline development plan](#), including whether it provides opportunities for walking, cycling and public transport use.

8.7.6 Additional matters — rural zones

- a. The inclusion of a consent notice on the title or balance to limit the ability for further [subdivision](#) additional [residential units](#) or to protect open rural character, areas of [significant indigenous vegetation](#) and significant habitats of [indigenous fauna](#), ecological corridors, [sites of Ngāi Tahu cultural significance](#), public access connections to the coast or connections to public walking/cycling networks including alignment with the Council's [Public Open Space Strategy 2010-2040](#), and the positive effects of the protection of the [allotment](#).
- b. The extent to which an [identified building area](#) can be accommodated within the proposed [allotment](#) and its location in relation to surrounding land uses, rural character, sites of cultural significance, sites of ecological significance, significant or outstanding natural features or landscapes.
- c. The extent to which clustering or grouping development is beneficial to the continuation of [rural productive activities](#), including the ability to use versatile soils, and to manage adverse effects on areas of outstanding natural landscapes and the elements of natural character such as [indigenous vegetation](#), landform, waterways and [wetlands](#).
- d. The visual impact of [buildings](#), development and associated works and the extent to which additional restrictions on location, scale and design of [buildings](#) are necessary.
- e. The extent to which the [subdivision](#) will lead to development of [sensitive activities](#) that will increase the potential to create [reverse sensitivity](#) effects in relation to the ability to utilise land for [rural productive activities](#) and in relation to surrounding permitted and existing activities.
- f. The benefits of consolidation of smaller titles to create larger [allotments](#).
- g. The extent to which the proposal is consistent with the objectives and policies of [Chapter 17 Rural](#).
- h. Whether the layout of the [subdivision](#) provides for [allotments](#) that result in sufficient separation between [buildings](#), particularly residential [buildings](#) and curtilage, to maintain rural character relevant to the surrounding area and zone and avoids a form of development that results in a character of residential large-lot development.

8.7.7 Additional matters — coastal environment and Ngā Wai - Te Tai o Mahaanui

- a. The nature, extent and implications of coastal hazards relevant to the [site](#).
- b. The effectiveness of any [coastal hazard mitigation works](#) proposed.
- c. The design of proposed works including [buildings](#), [coastal hazard mitigation works](#), and [roads](#).
- d. The nature of any existing or proposed coastal hazard mitigation or [earthworks](#), engineering design, and their effects on safety and vulnerability of the [site](#) and adjacent [sites](#).
- e. The effects of development on surface and subsurface drainage patterns and stormwater management.

- f. The adequacy of drainage and sediment control measures.
- g. The ability of the [site](#) to accommodate stable, accessible and serviceable [identified building area](#).
- h. The extent to which the works will lead to removal of vegetation, topsoil or sand, or the modification of ecosystems or natural character, or adverse landscape and visual effects.
- i. The extent to which the activity or works would impact on public or recreational access, where available, or sites of historical significance.
- j. The effects of any development on public access to and along the landward boundary of the coastal marine area.
- k. The effects of any development on the natural character of the coastal environment.
- l. The effects of any development on [historic heritage](#) within the coastal environment.
- m. The effects of any development on [sites of Ngāi Tahu cultural significance](#) identified in [Appendix 9.5.6](#).
- n. The matters set out in [Rule 9.5.5.3](#) in relation to Ngā Wai - Te Tai o Mahaanui [sites of Ngāi Tahu cultural significance](#) identified in [Schedule 9.5.6.4](#).

8.7.8 Additional matters — character areas

- a. Whether the [site](#) size retains the special characteristics of the area including:
 - i. the distinctive topographic qualities and landforms or features that contribute to landscape quality and built form of the area.
 - ii. the form, pattern and grain of [subdivision](#), including the size of [sites](#).
 - iii. the ability to achieve the characteristic balance of [buildings](#) to open space across the [site](#).
 - iv. the retention of large scale mid block vegetation and tree planting.
 - v. the continuity and coherence of the area.
 - vi. provision of a front yard [building setback](#) which is consistent with the pattern of the Character Area and which is available for tree and garden planting rather than garaging, car parking and manoeuvring.
 - vii. the ability to locate a dwelling on the [site](#) that achieves the architectural characteristics of the Character Area, including the relationship to the street.

8.7.9 Additional matters — Specific Purpose (Golf Resort) Zone at Christchurch Golf Resort

- a. Whether the location of an [identified building area](#) is fully contained within the [boundaries](#) of the Resort Community and Academy Activity Areas.
- b. Whether it is appropriate to require a legal instrument be registered against the head title securing public pedestrian access over the access track identified in the development plan.

- c. Whether it is appropriate to require a legal instrument be registered against the head title securing a bridleway from the Styx River to Spencerville Road, as shown on the development plan.

8.7.10 Additional matters — Cashmere and Worsleys Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the development plan are necessary, including:
 - i. Whether access onto Shalamar Drive from the development plan should be restricted.
 - ii. Whether Worsleys Road should be realigned in accordance with the "Required Roads" shown in Appendix 8.10.76.
 - iii. Whether the Hoon Hay, Cashmere and Worsleys Roads intersection requires upgrading (refer to Appendix 8.10.76).

8.7.11 Additional matters — Moncks Spur Development Plan area

- a. Whether upgrades to the road network and access restrictions shown on the development plan are necessary, including:
 - i. Whether access via Horizon Heights (Lot 7 DP 64814) is necessary and appropriately secured and vested.
 - ii. Whether it is appropriate to form and vest in the Council a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road to Horizon Heights.

8.7.12 Tree canopy cover and financial contributions

- a. For subdivision within any residential zone in the Christchurch City area of the Christchurch District that is outside a new greenfield residential subdivision or a brownfield site subject to comprehensive residential development where:
 - i. new roads have been / will be created; and
 - ii. where one or more allotments contains or is able to contain a ground floor residential unit, whether permitted or approved by a resource consent, or for which land use resource consent is being concurrently sought,

whether a minimum tree canopy cover of 20% of the development site area shall be provided on each allotment/development site in accordance with Rule 6.10A.
- b. For subdivision within any residential zone in the Christchurch City area of the Christchurch District that is a new greenfield residential subdivision or a brownfield site subject to comprehensive residential development where:
 - i. new roads have been / will be created; and

- ii. where one or more allotments contains or is able to contain a ground floor residential unit, whether permitted or approved by a resource consent, or for which land use resource consent is being concurrently sought,

whether a minimum tree canopy cover of 20% of the development site area shall be provided on each allotment/development site, and an additional tree canopy cover equivalent to 15% of the road corridor area shall be provided in the future road corridor/s in accordance with Rule 6.10A.

- c. Where the required tree canopy cover is not provided in full or in part, whether financial contributions, as set out in Rule 6.10A.4, are paid in lieu of tree planting prior to the issue of a certificate pursuant to section 224 of the Resource Management Act 1991.

8.7.13 Additional matters — Medium and High Density Residential Zones in North Halswell

- a. The extent to which Whether the subdivision addresses the matters in 8.10.4.C DEVELOPMENT FORM AND DESIGN (a) ii and (a) v-xvi.

8.8 Rules as to matters of discretion — subdivision

- a. When considering applications for restricted discretionary activities, the Council's power to grant or decline consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.5.1.3 and as are set out for those matters in Rule 8.8 below.
- b. When considering applications for restricted discretionary activities, the Council's power to impose conditions on the consent is restricted to the matters over which discretion is specifically restricted for that purpose in the table in Rule 8.5.1.3 and as are set out for those matters in Rule 8.7 (matters of control to be treated as matters of discretion) and Rule 8.8 below.

8.8.1 Boundary adjustments

- a. Whether access to the sites will continue to be appropriate and safe.
- b. Whether each allotment has connections to services.
- c. Whether the allotments are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- d. The degree to which natural topography, drainage and other features of the natural environment, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6, or existing built features of significance, determine site boundaries where that is practicable.
- e. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.

8.8.2 Property access

- a. The location, safety and efficiency of any **access**, including whether the location, formation and construction is suited to the development it serves, and whether any associated works or upgrades are required.
- b. The provision of vehicular **access** to all properties, including for fire fighting purposes, unless topography of the ground prevents such **access** to any part of the **site** (including non-contiguous areas of a **site**).
- c. In case of multiple **site subdivision** where parking is provided as a common facility, whether that **parking area** has appropriate **access** to a **formed road**.
- d. The safety and efficiency of state highways, limited access **roads** and rail corridors.

8.8.3 Roads

- a. Whether the provision, location, design, safety and efficiency of any **road**, frontage **road**, corner rounding, intersections or **landscaping**, including the **formation** and construction, is suited to the development it serves.
- b. Whether new **roads** or upgrades to existing **roads** are required, including in relation to any network **utility**, state highway or rail line.
- c. Whether new **roads** are appropriately routed and integrate safely and efficiently with the existing **road network**.
- d. Whether new or upgraded **roads** are satisfactorily designed and constructed, including providing a safe environment for **road** users and pedestrians, and are acceptable to the **Council**.
- e. Whether **subdivision** layout and new or upgraded **roads** provide for public transport, cycling and walking, where appropriate, including access to **reserves**, facilities, commercial areas, and **public transport facilities**.

8.8.4 Service lanes, cycle ways and pedestrian access ways

- a. Whether **service lanes**, **cycle ways** and pedestrian **access ways** are required or appropriate, and whether their provision, location, design, safety and efficiency, including the formation and construction, is suited to the development it serves.
- b. Whether the **subdivision** layout and access network supports walking, cycling and public transport, including access to **reserves**, facilities, commercial areas, **public transport facilities**.
- c. Whether provision of a **cycle way** or pedestrian **access way** encourages active modes of transport, including to **community facilities**.
- d. Whether **service lanes**, **cycle ways** and pedestrian **access ways** are satisfactorily designed and constructed, including providing a safe environment for **road** users and pedestrians, and are acceptable to the **Council**.

8.8.5 Esplanade reserves, strips or additional land

- a. The appropriateness of esplanade provision where the **subdivision** is a minor **boundary** adjustment, for minor additions to existing cross lease or unit titles, a reallocation of **accessory buildings** to different units, or is necessary because **garages** are erected in locations shown on earlier survey plans for an existing cross lease or unit title, where an existing strip agreement is varied or where no additional **sites** are being created by the **subdivision**.
- b. The provision and / or width of an **esplanade reserve** or esplanade strip, having regard to:
 - i. the existing or anticipated development, water quality, habitats, ecological or natural values, conservation values, wāhi tapu, mahinga kai, customary access and other taonga, topography and landscape;
 - ii. public safety or the security of property;
 - iii. recreational use;
 - iv. the existence or mitigation of natural hazards; and
 - v. any existing or proposed **reserve** or access to that **reserve**;
 - vi. any **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6**.
- c. Whether the costs of the provision and maintenance of a 20 metre wide **esplanade reserve** or esplanade strip are more than the potential public benefits of the purposes of **esplanade reserves** or strips.
- d. Whether an **access strip** may be required by **Council** where an **esplanade reserve** exists or is proposed that does not have public access.
- e. Whether, under section 230 of the **Resource Management Act**, the **Council** might waive a requirement for an **esplanade reserve** or esplanade strip where there is:
 - i. adequate alternative public access; or
 - ii. adequate means of protecting water quality and conservation values; or
 - iii. adequate provision for public recreational use of the area of coast, river or lake in question; or
 - iv. where a **site** is being subdivided for the sole purpose of creating a **utility allotment**; or
 - v. provision of land for open space and recreation

8.8.6 Servicing

- a. Whether each **allotment** has appropriate servicing and connections to water supply, wastewater disposal, stormwater management systems and other services, whether it is necessary to provide or upgrade services or **utilities** to enable the **site** to be served, and whether the design, location, capacity, type and construction of services and infrastructure, including the suitability of the proposed water supply for fire-fighting purposes, and any required infrastructure upgrades, are acceptable to the **Council**.
- b. Whether appropriate provision is made for onsite stormwater treatment and disposal, or connection to a catchment based treatment network.

- c. Any impact of the provision or operation of service **utilities** or infrastructure on sites or areas of significance to tangata whenua or on waterways and the coastline.
- d. Any adverse effect on public health.
- e. Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
- f. Where infrastructure serving the land has been damaged by earthquakes; whether the infrastructure is performing, serviceable and functional.
- g. Whether there is the ability for **allotments** to appropriately connect to an electrical supply system and a **telecommunications** network.
- h. The suitability of the proposed water supply for fire-fighting purposes (the **Council** may obtain a report from the Chief Fire Officer), including the extent of compliance with **SNZ PAS:4509:2008** in respect of the health and safety of the community, including neighbouring properties.
- i. Whether the **subdivision** impacts on **strategic infrastructure**, including its ongoing operation, development and maintenance, and any potential for adverse effects on that infrastructure (including management of potential **reverse sensitivity** effects).
- j. In the **Central City**, the extent to which innovative solutions to reduce the extent of stormwater run-off are appropriate and the functionality of those solutions.

Advice note:

1. **National Grid transmission lines** and strategic **electricity distribution lines** are shown on planning maps.
2. The **Council** will consult the **network utility operator** or line owner where an application proposes to subdivide land within the transmission corridors.

8.8.7 Flood Management Area

- a. Whether the **subdivision** includes measures that will reduce susceptibility to flooding.
- b. Whether the **subdivision** would have an impact on **adjoining** land in terms of flooding, and any measures to mitigate that impact.
- c. The extent to which flood hazard areas will impinge on the intended activities on any **allotment**.

8.8.8 Compliance with outline development plans and density

- a. For **subdivision** in a residential zone, whether the **subdivision** precludes the required household density target to be met across residential development areas of the **outline development plan** area, including the housing typologies required to meet that target, and whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity.
- b. Whether the **subdivision** precludes or discourages development in another part of the **outline development plan** area.

- c. Whether the **subdivision** integrates and connects appropriately to other parts of the **outline development plan** area, and the surrounding area, and any layering diagrams.
- d. Whether the proposed layout is practicable and provides for the existing or intended purpose or land use.
- e. Whether the potential effects of natural hazards will be appropriately avoided or mitigated.
- f. The extent to which the **subdivision** affects the ability of any future **subdivision** stages by other landowners in the **outline development plan** area to be in accordance with the **outline development plan**.
- g. The extent to which a development complies with any fixed or flexible elements of an **outline development plan**, or with the development requirements of an **outline development plan** in a **Residential New Neighbourhood Future Urban** Zone, including for phasing or location of infrastructure or other internal elements; and consideration of the effects of the movement of any elements on other landowners of land located within or adjacent to the **outline development plan** area, or on the safe, efficient or effective operation of infrastructure.

8.8.9 Additional matters — ~~Residential New Neighbourhood~~ **Future Urban** Zone

8.8.9.1 Integration, context and placemaking

- a. Whether the **subdivision** integrates with the existing context including retention of existing natural and built features, adjacent patterns of development and potential visual and physical connections.
- b. Whether the **subdivision** responds to and complements the design and layout of adjacent blocks, streets and open spaces.
- c. Whether the **subdivision** provides for **adjoining** land within the **outline development plan** to be developed in accordance with ~~Residential New Neighbourhood~~ **Future Urban** Zone standards and the **outline development plan**.
- d. Whether the **subdivision** contributes to the sense of place envisaged in the **outline development plan**, drawn from its context and delivered through the block, street and open space layout, to the configuration of **allotments** and elements of the open space.

8.8.9.2 Subdivision design (including provision for range of housing types)

- a. Whether the **subdivision** provides **allotments** that will enable diversity of housing types.
- b. Whether the **subdivision** provides **allotments** that are orientated to provide for solar gain.
- c. Whether the **subdivision** distributes **allotments** for higher density **building** typologies to support community and commercial facilities and public transport, and create a critical mass of activity and focus for development, and provide a logical and legible development form.
- d. Whether the **subdivision** locates larger **allotments** on **corner sites** to provide for larger scale **building** typologies to assist neighbourhood legibility.

- e. Whether the **subdivision** has dimensions and orientation which will provide for efficient **vehicle access** and parking that is safe for pedestrians and cyclists, and that does not compromise the quality of current or future public or private space.
- f. Whether the **subdivision** provides **allotments** that retain the central areas of blocks for open space or shared **vehicle accesses**.
- g. Whether the **subdivision** provides an **allotments** pattern that will promote complementary housing typologies to protect the privacy and outlook of adjacent **sites** and existing residential properties.
- h. Whether the **subdivision** provides an **allotments** pattern that will promote a consistent built interface with the street and minimises the use of rear **allotments**.

8.8.9.3 Movement networks

- a. Whether the **subdivision** provides for a comprehensive network of vehicle, cycle and pedestrian routes that provide, maintain or enhance safe and efficient physical and visual links within the neighbourhood and to surrounding neighbourhoods.
- b. Whether the **subdivision** includes **road** widths which are sufficient for the current and any identified future function of the **road**.
- c. Whether the **subdivision** includes **road** design which contributes toward a speed environment that is compatible with street function and adjacent land uses.
- d. Whether the **subdivision** minimises the use of **rights of way**.

8.8.9.4 Public spaces (including interaction between private and public spaces)

- a. Whether the **subdivision** provides **public open space** that can incorporate large scale tree planting, and low impact design features.
- b. Whether the **subdivision** provides **allotments** that enable a high level of visual interaction with the street and other **public open spaces**, without unnecessary visual barriers.
- c. Whether the **subdivision** promotes a cohesive street scene and neighbourhood.

8.8.10 Conversion of tenure, alteration of cross leases, company leases and unit titles

- a. Whether each title or leased area has ~~vehicle access~~ **legal and physical access for vehicles and/or pedestrians to formed road**, and whether there is any decrease in formed width, **parking areas**, or manoeuvring areas which materially compromises function or safety.
- b. Whether each title or leased area has access to services.
- c. Whether any **reduction in** title or leased area ~~would be reduced in area or dimension in a manner which might result in a more than minor reduction in~~ **materially compromises** functionality **or amenity** in relation to **outdoor living space**, **outdoor service space** or **outdoor storage area**.
- d. Whether fire safety requirements can be met.

- e. Effects of works associated with the **subdivision** on:
 - i. surface and subsurface drainage patterns and stormwater management.
 - ii. hydrological and geological features, both underlying and surface and on **site** and on **adjoining sites**.

8.8.11 Allotment net site area and dimensions

- a. Whether the **allotments** (including any balance **allotment**) are of sufficient size and dimension to provide for any existing land use or a permitted land use such as might reasonably be expected to establish on a **site**, and provision of **access**, storage space and service connections.
- b. Whether the dimensions and orientation of the **allotments** will ensure the capture of solar gain appropriate to the subsequent land uses.
- c. Whether any corner **allotments** have an appropriate corner rounding.
- d. The relationship of the proposed **allotments** within the **site** and their compatibility with the pattern of the **adjoining subdivision** and land use activities.
- e. The degree to which natural topography, drainage and other features of the natural environment, **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6**, or existing built features of significance, determine **site boundaries** where that is practicable.
- f. Whether fire safety requirements are met in relation to the conversion of existing **residential units** into multiple **residential units**.
- g. Where the subdivision is located in the ~~**High Density Residential Zone Residential Central City Zone**~~, and does not meet the minimum site density requirement in **Rule 14.6.2.11**, whether it is demonstrated that a net **density yield** of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met.

8.8.12 Natural and cultural heritage

- a. Where the **subdivision** is of land which includes a significant tree listed in **Appendix 9.4.7.1**:
 - i. The extent to which the **subdivision** pattern has regard to the location of the significant tree, its health and structural integrity, and its contribution to community amenity;
 - ii. The extent to which the **allotment boundaries** avoid the **drip-line tree protection zone radius** of the significant tree; and
 - iii. The effects of any proposed **impervious surfaces** on the health and viability of the significant tree, including soil aeration and hydrological balance.
- b. Where the **subdivision** is of land which includes a **heritage item, or heritage setting or heritage area** listed in **Appendix 9.3.7.2 or Appendix 9.3.7.3**:
 - i. The extent to which the **subdivision** has regard to, or is likely to detract from, the **heritage values** of the **heritage item, or heritage setting, or heritage area**, or adversely affect the likely retention **and use or adaptive reuse** of the **heritage item**;

- ii. The extent to which **heritage item**, **or heritage setting**, **or heritage area** are to be integrated into the future development of the land being subdivided;
 - iii. **Any measures relevant to the subdivision included in a conservation plan: and Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, or heritage setting, or heritage area.**
 - iv. Any relevant matters of discretion set out in [Rule 9.3.6.1](#).
- c. Where the **subdivision** is of land which includes a Site of Ecological Significance listed in Schedule A of [Appendix 9.1.6.1](#):
- i. The extent to which the **subdivision** has regard to, or is likely to detract from, the significance of the site (with respect to ecosystems and **indigenous biodiversity**), or adversely affect the protection of its **indigenous biodiversity**;
 - ii. The effects of any proposed **impervious surfaces** on the health and viability of **indigenous vegetation** and the supporting ecosystem, including soil aeration and hydrological balance; and
 - iii. Any relevant matters of discretion set out in [Rule 9.1.5.2](#).
- d. Where the **subdivision** is of land which includes:
- i. an Outstanding Natural Feature or Outstanding Natural Landscape identified in [Appendices 9.2.9.2.1](#) and [9.2.9.2.2](#);
 - ii. a Significant Feature (within the **Central City**) identified in [Appendix 9.2.9.2.3](#);
 - iii. a Rural Amenity Landscape (other than in **Banks Peninsula**) identified in [Appendix 9.2.9.2.4](#);
 - iv. an Area of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in [Appendices 9.2.9.2.7](#) and [9.2.9.2.8](#); or
 - v. an Important Ridgeline identified on the planning maps:
 - A. The extent to which the **subdivision** has regard to, or is likely to adversely affect, the qualities of the above areas, as specified in [Appendix 9.2.9](#);
 - B. The impacts of any likely future development, as a result of the **subdivision**, on the qualities of the above areas, as specified in [Appendix 9.2.9](#);
 - C. If any developable **allotment** is created within an Outstanding Natural Feature or Outstanding Natural Landscape, the effectiveness of any proposed mitigation or design elements with reference to the existing character of the locality and **amenity values**;
 - D. The practicality and effectiveness of screening any development or associated **road** or **access** (outside the **Central City**);
 - E. Whether the natural character of the coastal environment and **historic heritage** within the coastal environment is preserved and enhanced;
 - F. Within the coastal environment, whether public access to and along the landward boundary of the coastal marine area is maintained and enhanced; and
 - G. Any relevant matters of discretion set out in [Rule 9.2.8.1](#), [9.2.8.2](#) and [9.2.8.3](#).

- e. The Summit Road (Canterbury) Protection Act 2002, in respect of any **landscaping** or screening in the area that this Act applies to.
- f. Where the **subdivision** is of land which includes a **Site of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6**, the matters set out in **Rule 9.5.5** as relevant to the site classification:
 - i. **Rule 9.5.5.1** - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. **Rule 9.5.5.2** - Ngā Tūranga Tūpuna; and
 - iii. **Rule 9.5.5.3** - Ngā Wai.
- g. Where the **subdivision** is of land within the Akaroa Heritage Area, the matters set out in **Rule 9.3.6.3**.
- h. Any requirement for a consent notice where a condition is to be complied with on a continuing basis.
- i. In relation to the removal of a consent notice created through **subdivision** to protect trees:
 - i. Whether the tree or group of trees is assessed as significant and/or exceptional in accordance with **Policy 9.4.2.2.1 a. - c.**;
 - ii. Whether the tree is structurally sound and healthy for its species;
 - iii. Whether the tree or group of trees meets any of the exceptions set out in **Policy 9.4.2.2.1 d.**, irrespective of whether or not the tree or group of trees has been assessed as significant and/or exceptional;
 - iv. Whether the removal of tree(s) will enable residential development in areas where intensification can occur;
 - v. Whether there are alternatives which would enable retention of any significant or exceptional tree; and
 - vi. Whether the tree or group of trees is adversely affecting a network **utility** or other **utility**.

8.8.13 All rural zones

- a. In considering whether or not to grant **subdivision** consent, the **Council** shall have regard to the matters in **Rule 8.7.6** Additional matters - rural zones.

8.8.14 Natural and cultural heritage – Industrial General Zone (North Belfast)

- a. The extent to which **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6**, wāhi tapu and wāhi taonga including waipuna, are protected, and the effects of **subdivision** on Ngāi Tahu, ecological and **amenity values** are avoided, remedied or mitigated. This may be through the design and layout proposed for **subdivision** and/or **earthworks**.
- b. The extent to which the **subdivision** and/or **earthworks** provides for pathways for the water to flow from the **spring** head that have regard to any existing natural flow path.

- c. Whether a protocol has been agreed with Te Ngāi Tūāhuriri Rūnanga for managing any accidental discovery. This may include a cultural monitor who shall be a representative approved by Te Ngāi Tūāhuriri Rūnanga and contracted by the applicant to be on-site if deemed necessary by the Rūnanga.

**8.8.15 Residential New Neighbourhood Future Urban Zone Outline
Development Plans - (North Halswell) - (Meadowlands Exemplar Overlay)
East Papanui**

8.8.15.1 Place making, context, and heritage

- a. Whether the subdivision, site and building design and allotment layout:
 - i. addresses the existing context, including retention of natural and built features, adjacent patterns of development and potential visual and physical connections;
 - ii. creates a distinctive identity;
 - iii. distributes allotments for higher density building typologies to support community and retail facilities and public transport, and create a critical mass of activity and focus;
 - iv. locates larger allotments on corner sites to provide for larger scale multi residential unit building typologies that address adjacent streets and open spaces and assist neighbourhood legibility;
 - v. provides public and private space, including communal space that is usable and accessible, incorporates large scale tree planting, and low impact design features;
 - vi. responds to, and complements the design and layout of adjacent blocks, streets and open spaces;
 - vii. has dimensions and an orientation which provide for efficient vehicle access and parking, including garage spaces, that is safe for pedestrians and cyclists, and does not compromise the quality of current or future public or private space;
 - viii. promotes building typologies that protect the privacy and outlook of adjacent sites;
 - ix. promotes building typologies that retain the central area of the block for open space or shared vehicle access; and
 - x. minimises the use of rear allotments and long cul-de-sacs.

b. Whether in relation to Spreydon Lodge the:

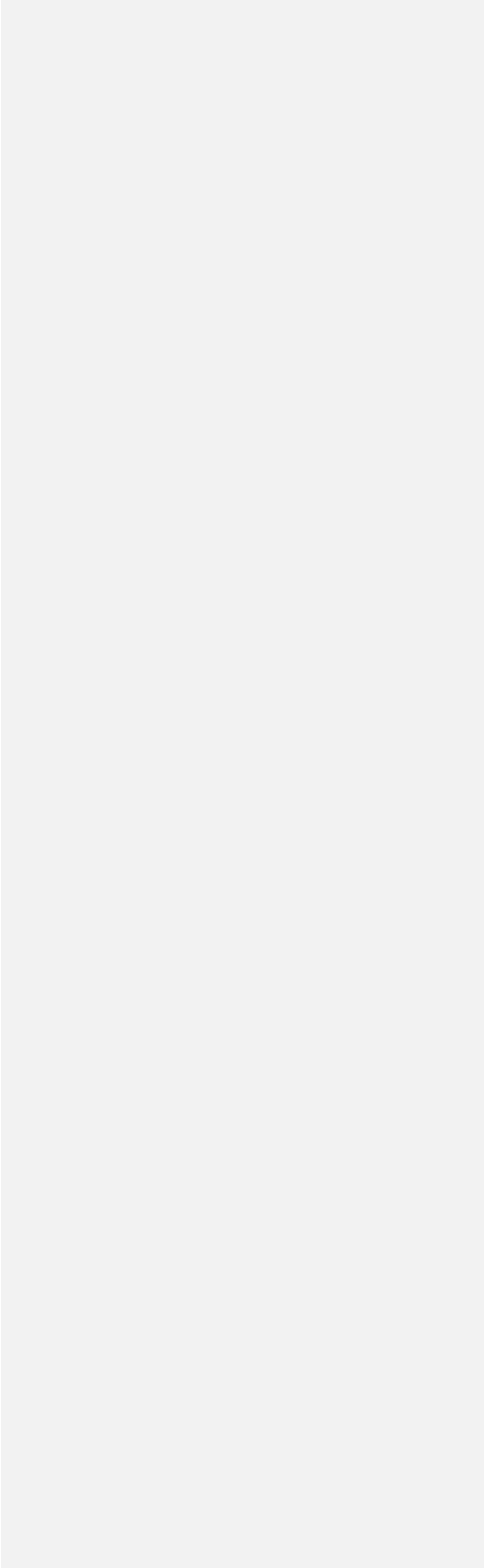
i. use of the lodge and its curtilage is compatible with its heritage values, including historic heritage trees, whilst enabling its viable economic use, as informed by advice from:

A. a historian or architectural historian as part of the comprehensive subdivision and land use consent application;

B. a qualified arborist to determine the age, health, species, historical and scientific significance of the trees.

8.8.15.2 Building typology, mix, and location

- a. Whether there is a sufficient mix of the following residential unit types:



- i. **standalone house**; and
 - ii. **duplex**; and
 - iii. **terrace**; and
 - iv. **apartment**;
- b. Whether **residential unit** typologies are integrated with other typologies across the block to provide a cohesive street scene and neighbourhood, and good levels of privacy and daylight.
- c. Whether the distribution of **residential unit** typologies across the development complements and supports the location of **community facilities** provided as part of the comprehensive **subdivision** and land use consent application.
- d. Whether the location of **residential units** (including location of **residential units**) to the edge of the block, and/or the location of **terrace** dwellings parallel to the street:
- i. address and provide surveillance to the street;
 - ii. protect privacy of adjacent neighbours;
 - iii. protect and enhance private back yards and planting opportunities at scale; and
 - iv. allow for the comprehensive management of **vehicle access** and car parking.
- e. Whether multiunit, multi-storey **building** typologies are located at **corner sites** in order to:
- i. improve way finding and distinction of streets;
 - ii. enable orientation of the **building** toward both adjacent streets in a manner which emphasises these corners;
 - iii. utilise the increased access to light and outlook provided by the street edges; and
 - iv. provide efficient **site access** for vehicles and pedestrians.
- f. Whether an appropriate **building** typology is located on an appropriate **site** to achieve a balance of open space to **buildings** across the block and on the **site** and which provides for:
- i. tree and garden planting;
 - ii. pedestrian and **vehicle access**;
 - iii. a high level of visual interaction between the **building** and street or other public space;
 - iv. single level typologies on larger **sites** and smaller houses on smaller **sites**; and
 - v. minimisation of **building** footprint and hard surfaces.
- g. Whether **garages** and parking are secondary to **habitable spaces**, both with respect to size and expression of form, and are incorporated into the overall **site** and **building** design especially when accessed off streets.

8.8.15.3 Relationship to street and public open spaces

- a. Whether the **subdivision** design:

- i. provides allotments, which enable the construction of buildings, that provide habitable rooms and front entrances which address the street, open space or reserves that are adjacent to or opposite the allotment;
- ii. minimises the visual dominance, of access on the streetscape or adjacent open space;
- iii. avoids allotments which necessitate the erection of bunds or large visually impermeable fencing adjacent to the street, lane or other publicly accessible open space to create privacy;
- iv. ensures there is sufficient tree and garden planting particularly in regard to road frontage, building entrances, boundaries, accesses car parking and stormwater management areas to visually soften the built form and associated areas of paving ; and
- v. ensures that building setbacks provide for variety and amenity in the streetscape, recognising the orientation of the street, while reducing building dominance.

8.8.15.4 Fences between residential units and the road boundary

- a. Whether any fences constructed in the space between the road boundary and the residential unit will adversely affect surveillance of the street from the ground floor glazing in the residential unit.

8.8.15.5 Road network access and parking

- a. Whether:
 - i. ~~direct access on to State Highways, other than access in accordance with the Outline Development Plan in Appendix 8.10.4, would result in adverse effects on the safety or efficiency of the State Highway;~~
 - ii. the road, cycle and pedestrian features integrate in a practical and functional manner with the adjoining existing road network, cycle, and pedestrian routes and allows for future connections to the wider neighbourhood;
 - iii. the road layout and width within the comprehensive development area achieves a safe, well connected, multi modal, and highly permeable movement network and supports a functional hierarchy of streets with appropriate public transport facilities;
 - iii. any reduction in legal road width or road reserve is balanced with private and/or public space amenity, including large scale tree planting;
 - iv. the design defines the identity, entry point, and function of lanes through:
 - A. shared vehicle and pedestrian access with no defined footpath;
 - B. variation in lane clearway through design by tightening, extending and terminating views within a lane;
 - C. a consistent character; and
 - D. the use of landscape treatment including changes in paving material and tree and garden planting; and
 - v. on-site parking, access and driveways are safe and efficient for residents and visitors.

8.8.15.6 Infrastructure

- a. Whether appropriate provision is made for the ongoing maintenance of any open space areas not vested in the Council and the appropriateness of any mechanism proposed to ensure that open space areas not vested in the Council are available for public access.
- b. Whether the requirements set out by network utility operators in relevant guidelines are met so as to ensure:
 - i. network infrastructure can be operated safely and efficiently;
 - ii. access is available for maintenance;
 - iii. buildings are not erected within the minimum safe distances specified in Table 3 of New Zealand Electrical Code of Practice 34:2001; and
 - iv. the planting of trees is not inconsistent with the Electricity (Hazards from Trees) Regulations 2003.
- c. Whether the proposed subdivision provides a quality and appropriate interface with existing or proposed non-road infrastructure, including network infrastructure, and avoids reverse sensitivity in relation to that infrastructure.
- d. Whether a reticulated sewer can be installed to the development allotments without the need for more than one waste water pumping station within the development area.
- e. Whether the provisions of the Council's Infrastructure Design Standard and / or Construction Specification Standard are met.
- f. Whether stormwater management features such as soil absorption, sedimentation and detention basins, rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds contribute to an integrated naturalised surface water network, including the road stormwater treatment design.
- g. Whether the proposed surface water management systems are consistent with or otherwise achieve the outcomes anticipated by the relevant Council Stormwater Management Plans and / or Integrated Catchment Management Plans and / or any planned surface water works for the North South-West of Christchurch .
- h. Whether the proposals for the enhancement of aesthetic and environmental values of artificial drains adequately provides for the establishment of a more natural channel form, and indigenous re-vegetation.
- i. Whether there is sufficient capacity available in the Council's surface water network to cater for discharges from the development.
- j. Whether adverse effects of the proposal on groundwater, surface water, mahinga kai, or drainage to, or from, adjoining land can be avoided or mitigated.
- k. Whether adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas can be avoided or mitigated.
- l. Whether the provision for, and protection of, the flood storage and conveyance capacity of waterways is adequate.
- m. Whether the proposal appropriately utilises the existing or proposed topography, including open waterway systems, and proposed networks to convey surface water by way of gravity systems.

- n. Whether appropriate and safe access for maintenance of surface water infrastructure is provided.
- o. Whether the proposals to control erosion and sediment during the construction phase of works is adequate, and the extent to which these proposals comply with local and regional guidelines.
- p. Whether it is necessary or appropriate to require any easements, consent notices, or local purpose reserves.
- q. Whether there are adverse effects on public health and how these can be avoided and mitigated.
- r. Whether the works appropriately incorporate indigenous vegetation which reflects Ngai Tahu's history and identity associated with the land, taking into account the ability of particular species to manage stormwater.
- s. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater.
- t. Whether all allotments have an approved connection to reticulated sewer, stormwater, and water networks and the capacity to connect to electrical and telecommunication networks.

8.8.15.7 Compliance with the Outline Development Plan

- ~~a. Whether the departure from the layout in the outline development plan is appropriate taking into account:

 - ~~i. the overall vision and intent as expressed in the Neighbourhood Plan; and~~
 - ~~ii. any actual or potential impact on the delivery of integrated infrastructure including road, water, wastewater, stormwater and open space across the whole outline development plan area.~~~~

8.8.15.87 Water supply for fire-fighting

- a. Whether sufficient fire fighting water supply is provided so as to ensure the health and safety of the community, including neighbouring properties, is provided.

8.8.15.98 Outdoor Living space

- a. Whether the level, location or configuration of outdoor living space will provide for the needs of occupants, taking into account:
- b. In relation to the amount of outdoor living space:
 - i. provision of publicly available space on, or in close proximity to, the site to meet the needs of occupants now and in the future;
 - ii. the size of the residential unit serviced by the space and the demands of the likely number of occupants now and in the future; and
 - iii. compensation by alternative space within buildings with access to ample sunlight and fresh air.
- c. In relation to the location and configuration of outdoor living space:

- i. allocation between private and communal **outdoor living spaces** within the **site** to meet the current and future needs of occupants of the **site**;
- ii. easy **accessibility** of **outdoor living space** to all occupants of the **site**;
- iii. design of communal space to clearly signal that it is for communal use and meets the needs of occupants and provides a high level of residential amenity;
- iv. the adverse effects of any additional loss of mature on-site vegetation and/or spaciousness of the area.

8.8.15.109 Service, storage, and waste management spaces

- a. Whether, there is sufficient useful and functional service, waste management, and storage space, taking into account:
 - i. the adequacy of the amount of space to store rubbish and recycling, whether communal, outdoor or indoor;
 - ii. the adequacy of the volume of space provided for personal storage;
 - iii. the convenience of the location of rubbish and recycling space for residents;
 - iv. how the lack of screening of any **outdoor service space** will adversely affect the visual amenity within the **site** and of any **adjoining site**, activity, or the street scene;
 - v. the size and flexibility of the **residential unit** layout to provide other indoor storage options where an indoor storage space is not provided for each unit; and
 - vi. the adequacy, **accessibility** and convenience of alternative storage areas provided on the **site** where indoor storage space is not provided for each **residential unit** .

8.8.15.110 Minimum unit size

- a. Whether the unit size is appropriate taking into account:
 - i. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
 - ii. other on-site factors that would compensate for a reduction in unit sizes e.g. communal facilities;
 - iii. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the **site**; and
 - iv. any social housing requirements.

8.8.15.12 Consistency with the statement of commitment to exemplar housing

- a. ~~Whether the comprehensive **subdivision** and land use consent is consistent with the "Meadowlands An Exemplar Housing Development Statement of Commitment" as approved by the **Council** on 24 April 2014.~~

8.8.15.131 Height, minimum and maximum storeys

- a. Whether the increased height intrusion would result in buildings that:
 - i. remain compatible with the scale of other buildings anticipated in the area; or
 - ii. do not compromise the amenity of adjacent properties;
taking into account:
 - A. The visual dominance of proposed buildings on the outlook from adjacent sites, roads and public open space in the surrounding area, which is out of character with the local environment;
 - B. Overshadowing of adjoining sites internal and external living spaces;
 - C. Any potential loss of sunlight admission to internal living spaces in winter with regard to energy utilisation;
 - D. Any loss of privacy through being over-looked from neighbouring buildings;
 - E. Whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining site from overshadowing;
 - F. The ability to mitigate any adverse effects of height breaches through increased separation distances between the building and adjoining site, the provision of screening or any other methods; and
- b. Whether any additional stories within the 11m height limit would create unduly confined spaces with limited usability.

~~c. Whether there is an inappropriate step change in heights between the Key Activity Centre and the exemplar area.~~

8.8.1216 Additional matters – Subdivision around residential units within the Medium and High Density Residential Zones

- a. The effects of non-compliance with the permitted density standard(s) not being met.

8.8.1217 Additional matters – Subdivision in the Medium and High Density Residential Zones at North Halswell south of Halswell and Hendersons and north of Milns and Sparks Road

- a. The matters of control in 8.7.13, and
- b. The extent to which Whether the subdivision design integrates with the requirements of the adjacent North Halswell ODP in Appendix 8.10.4 and provides for good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.

8.9 Rules — Earthworks

8.9.1 Notification

- a. Any application arising from non-compliance with standards in [Rule 8.9.2](#) may be limited notified, but shall not be publicly notified. Applications arising from [Rule 8.9.2.5 NC1](#) will be notified to Transpower New Zealand Limited or Orion New Zealand Limited (where relevant) (absent written approval).

Advice note:

1. The consent of the Regional Council may be required for [earthworks](#) activities, including those in, on, under or over the bed of a river, as well as vegetation clearance, deposition over an aquifer and [earthworks](#) in erosion prone areas.
2. The [Council’s Cleanfill Licensing Bylaw 2008](#) includes requirements for the disposal of soils.
3. The [Council’s Water, Wastewater and Stormwater Bylaw 2014](#) includes requirements for the protection of waterways.
4. Part I of the [Heritage New Zealand Pouhere Taonga Act 2014](#) states that no work may be undertaken on an [archaeological site](#) (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the Heritage New Zealand Pouhere Taonga in accordance with that Act.
5. Attention is drawn to the [Mahaanui Iwi Management Plan 2013](#) (including the Accidental Discovery Protocol), [Te Whakatau Kaupapa](#), and the [Ngai Tahu Freshwater Policy](#).
6. Resource consent may be required for [earthworks](#) under the [Resource Management \(National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health\) Regulations 2011](#). In particular the NES applies to [earthworks](#) associated with the removal or replacement of fuel storage tanks, [earthworks](#) associated with sampling or disturbance of land identified in the Listed Land Use Register held by Canterbury Regional [Council](#). In these instances, the NES applies instead of the [District Plan](#) provisions.

8.9.2 Activity status tables

8.9.2.1 Permitted activities - earthworks

- a. The activities listed below are permitted activities if they meet the activity standards set out in the following table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 8.9.2.2, 8.9.2.3, 8.9.2.4, 8.9.2.5 and 8.9.2.6](#).

Activity	Activity Standard
P1 Earthworks:	a. Earthworks shall not exceed the volumes in Table 9

Activity	Activity Standard
<p>a. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and</p> <p>b. if in the Industrial General Zone (North Belfast), greater than 20 metres from:</p> <p>i. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p> <p>Advice note:</p> <p>1. Chapter 5 contains additional requirements for earthworks within Flood Management Areas and Flood Ponding Management Areas.</p> <p>2. Refer to P2 for earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes</p>	<p>over any 12 month time period.</p> <p>b. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming, quarrying activities or permitted education activities.</p> <p>c. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.</p> <p>d. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.</p> <p>e. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone.</p> <p>Advice note:</p> <p>1. Between the hours 07:00 and 19:00, the noise standards in Chapter 6 Rule 6.1.5.2 and the light spill standards at Chapter 6 Rule 6.3.6 both apply.</p> <p>f. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS6803:1999.</p> <p>Advice note:</p> <p>1. Between the hours of 07:00 and 22:00, the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply.</p> <p>g. Filling shall consist of clean fill.</p> <p>h. The activity standards listed in Rule 8.9.2.1 P3, P4 and P5.</p> <p>i. Where Earthworks shall not occur within 5 metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3 a, iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for</p>

Activity	Activity Standard
	<p><u>comment at least 5 working days prior to the works commencing.</u></p> <p>j. In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.6.14.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust control. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.
<p>P2</p> <p>a. Earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes:</p> <ol style="list-style-type: none"> outside a Flood Management Area (including outside the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas); and outside of the Port Hills and Banks Peninsula; but including all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred. <p>Advice note:</p> <ol style="list-style-type: none"> Rule 5.4.4 in Chapter 5 applies to earthworks for the 	<p>a. The earthworks shall:</p> <ol style="list-style-type: none"> only occur in a zone listed in Table 10 Earthworks for the purpose of land repair; and be commenced prior to the expiry of this rule on 31 December 2018. <p>b. Where the land repair and earthworks are not designed, supervised or certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any filling, excavation or disturbance of soils shall not exceed the requirements of Table 10.</p> <p>c. Where the land repair and earthworks are designed, supervised and certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any earthworks shall meet the following requirements:</p> <ol style="list-style-type: none"> The site or part of the site shall not be located within a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1. Not more than 80m³ of grout shall be used per site. Land repair works involving soil mixing, aggregate piers, or grout shall not occur within 1.0m of a

Activity	Activity Standard
<p>repair of land used for residential purposes damaged by earthquakes within Flood Management Areas in rural and residential zones.</p>	<p>boundary.</p> <ul style="list-style-type: none"> iv. At least 3 working days prior to commencing any work on the site (including stockpiling and preparatory works): <ul style="list-style-type: none"> A. written notice shall be provided to the Council informing of the location of the land repair and the name and contact details of the supervising engineer; B. written notice shall be provided to any occupier of a residential unit adjoining the land repair site to inform the occupier that the works will be taking place, the expected duration of the works and of the contact details of the site supervisor; and C. a sign shall be erected at the front of the property which includes the name and contact details of the site supervisor. v. A statement of professional opinion completed by a suitably qualified and experienced Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered) shall be provided to the Council within 3 months of the land repair being completed to the effect that the works meet all applicable standards and requirements and are suitable for their intended purpose. The statement will include as-built plans of the works. vi. Depth of filling above ground level shall meet the requirements for the repair of land damaged by earthquakes within Flood Management Areas as specified in Chapter 5 (Natural Hazards). <p>d. General standards:</p> <ul style="list-style-type: none"> i. There shall be no earthworks within 5m of any network waterway. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Consent may be required from Canterbury Regional Council for earthworks within 10m of other rivers and lakes and 20m of the coast. Refer to the Land and Water Regional Plan, Rules 8.5.2, 9.5.6 and 11.5.1. <ul style="list-style-type: none"> ii. Earthworks shall not occur:

Activity	Activity Standard
	<ul style="list-style-type: none"> A. within the <u>dripline-tree protection zone radius</u> of a significant tree listed in Appendix 9.4.7.1; B. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or C. at or within 5 metres of a <u>heritage item</u> listed in Appendix 9.3.7.2. <p>e. All <u>filling</u> greater than 0.3m in depth shall be in accordance with New Zealand Standard NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. Certification is not required except as specified in (c)(v) above.</p> <p>f. All land repair works are to be managed in accordance with New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise and DIN 4150 1999-02 Structural Vibration.</p> <p>g. Land repair works involving mixing or insertion of <u>grout</u>:</p> <ul style="list-style-type: none"> i. shall not involve: <ul style="list-style-type: none"> A. mixtures with a flow time that is greater than 30 seconds when tested in accordance with the <u>grout</u> flow test at NZS 3112: Part 1: 1986 (Test 3) or a flowable concrete/<u>grout</u> including cement and inert additives which exceed a diameter of 300mm when tested in accordance with inverted cone test in NZS 3112: Part 1: 1986 (Test 11) except for in situ mixing; or B. injection of <u>grout</u> into the ground at a pressure of more than 40 bar when measured at the pump. ii. Where <u>grout</u> is deposited into land using in situ mixing the <u>grout</u> shall be mixed evenly through the augured soil column and the percentage of <u>grout</u> within the augured soil column shall not exceed 20%; or iii. Where <u>grout</u> is deposited into land using methods other than in situ mixing, the percentage of cement in the dry <u>grout</u> mixture shall not exceed 30%. <p>h. Land repair materials:</p>

Activity	Activity Standard
	<ul style="list-style-type: none"> i. shall consist only of: <ul style="list-style-type: none"> A. soil, gravel, rocks, concrete, sand, silt (such as exists on site already), or clean, inert material; B. cement and/or bentonite grout including inert additives; or C. timber foundation piles; and ii. shall not: <ul style="list-style-type: none"> A. include or disturb putrescible, pollutant, inflammable or hazardous components; and/or B. include filling which comprises more than 5% vegetation of any load by volume. i. Land repair works, other than dust and sediment control measures, shall not be undertaken outside of the hours of 07.30am to 18.00 Monday to Friday and 08:00 to 17:00 on Saturday. No works shall occur on public holidays. j. The activity standards listed in Rule 8.9.2.1 P3, P4 and P5. <p>Advice note:</p> <ul style="list-style-type: none"> 1. The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. 2. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and also provisions in relation to dust control. 3. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 is applicable. k. In addition to the exemptions in Rule 8.9.3, the following earthworks are exempt from compliance with the Standards for P2: <ul style="list-style-type: none"> i. Works involving the establishment, repair or replacement of any permitted utilities or the maintenance of existing drains or ponds by a utility operator. ii. Works permitted by or exempted from a building consent (including works forming part of

Activity	Activity Standard
	<p>foundations for a building) where:</p> <ul style="list-style-type: none"> A. they meet the standards in Table 10 and (c)(vi) controlling depth of filling above ground level in Flood Management Areas (Chapter 5 Natural Hazards); and B. they are designed, supervised and certified by a suitably qualified and experienced chartered geotechnical engineer, and C. they meet General standards (f)(i) and (f)(ii). <p>iii. Testing or investigation preceding land repairs or remediation as a result of land damaged by earthquakes provided it meets activity standard P2 (a):</p> <ul style="list-style-type: none"> A. Filling or excavation associated with the maintenance of flood protection works. B. In the Central City, filling or excavation associated with the repair, maintenance, upgrade or construction of flood protection works undertaken or authorised by the Council or the Crown. <p>i. For the avoidance of doubt, where the earthworks are associated with the repair of land used for residential purposes and damaged by earthquakes. Rule 8.9.2.1 P2 applies alone and instead of other earthworks rules in Rules 8.9.2.1 – 8.9.2.3 (other than RD2 if the activity standards for P2 are not complied with).</p> <p>m. Measurement of volume shall include only areas which have been disturbed, including by filling, excavation, soil mixing or injection of materials. Soil above or between these areas which remains undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or are otherwise altered by the works.</p> <p>n. For the purposes of this rule, the building consent platform extends to a maximum of 2.5m from the exterior wall of enclosed structures or from support structures of open structures.</p> <p>o. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the site boundary for the purpose of the setback is the outer perimeter of the properties that are the subject of the land repair works.</p>

Activity	Activity Standard
	<p>Advice note:</p> <ol style="list-style-type: none"> 1. People intending to do land repair earthworks are responsible for complying with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. People should contact the Council or Canterbury Regional Council to find out whether their land has been used for hazardous activities which might trigger the need for compliance with the NES. 2. Any vegetation removed during land repairs should not be replaced with pest species which are listed in Appendix 1 to the Christchurch City Council Infrastructure Design Standard (Part 10).
<p>P3</p>	<ol style="list-style-type: none"> a. Earthworks in the vicinity of the National Grid, except as otherwise specified in: <ol style="list-style-type: none"> i. Rule 8.9.2.2 C1; and ii. Rule 8.9.2.3 RD1, RD3, RD4 and RD5. <ol style="list-style-type: none"> a. Earthworks within 12 metres of the centre line of a 110kV or a 220kV National Grid transmission line or within 10 metres of the centre line of a 66kV National Grid transmission line shall: <ol style="list-style-type: none"> i. be no deeper than 300mm within 6m of a foundation of a National grid transmission line support structure; and ii. be no deeper than 3m: <ol style="list-style-type: none"> A. between 6 and 12 metres from the foundation of a 110kV or a 220kV National Grid transmission line support structure; or B. between 6 and 10 metres from the foundation of a 66kV National Grid transmission line support structure; and iii. not destabilise a National Grid transmission line support structure; and iv. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001), unless the requirements of Clause 2.2.3 of NZECP34:2001 are met. b. Activity standard a.i (above) shall not apply to: <ol style="list-style-type: none"> i. earthworks for a network utility as part of an electricity transmission activity; ii. earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing

Activity	Activity Standard
	of a road, footpath, driveway or farm track.
<p>P4</p> <p>a. Earthworks in the vicinity of a 66kV electricity distribution line, except as otherwise specified in:</p> <ul style="list-style-type: none"> i. Rule 8.9.2.2 C1; and ii. Rule 8.9.2.3 RD1, RD3, RD4 and RD5. 	<p>a. Earthworks within 10 metres of the centre line of a 66kV electricity distribution line shall:</p> <ul style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 and/or 2.2.3 (as applicable) of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001); or ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 6 metres of a foundation of a 66kV electricity distribution line support structure; and B. be no deeper than 3m between 6 and 10 metres from the foundation of a 66kV electricity distribution line support structure; and C. not destabilise an electricity distribution line support structure; and D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001. <p>b. Activity standard a.ii.A (above) shall not apply to:</p> <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.
<p>P5</p> <p>Earthworks in the vicinity of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line, except as otherwise specified in Rule 8.9.2.3 RD1, RD4 and RD5.</p>	<p>a. Earthworks within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV (Heathcote to Lyttelton) electricity distribution line shall:</p> <ul style="list-style-type: none"> i. meet the requirements of Clause 2.2.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34: 2001); or ii. meet the following requirements: <ul style="list-style-type: none"> A. be no deeper than 300mm within 2.2 metres of a foundation of a 33kV and 11kV Heathcote to Lyttelton support structure; and B. be no deeper than 0.75m between 2.2 and

Activity	Activity Standard
	<p>5 metres from the foundation of a 33kV and 11kV Heathcote to Lyttelton electricity distribution line support structure; and</p> <p>C. not destabilise an electricity distribution line support structure; and</p> <p>D. not result in a reduction in the ground to conductor clearing distances below what is required by Table 4 in the NZECP 34:2001.</p> <p>b. Activity standard a.ii.A (above) shall not apply to:</p> <ul style="list-style-type: none"> i. Earthworks for a network utility, as part of an electricity distribution activity; ii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, drive or farm track.

Table 9: Maximum volumes – earthworks

- a. The volume thresholds contained in Table 9 apply to both the amount of **filling** and the amount of **excavation**.
- b. Where a volume threshold in Table 9 is stated in m³/ha, this shall be applied as a ratio.
- c. Where zone and overlay thresholds differ, the lower volume threshold shall apply.

Zone / Overlay		Volume
d. Residential and Papakāinga/Kāinga Nohoanga	i. All residential zones.	20m ³ /site
	ii. Māori land within the Papakāinga/Kāinga Nohoanga zone where sites have an area of 2000m ² or less.	
e. Commercial / Industrial	i. Commercial Local, Neighbourhood Centre and Commercial Banks Peninsula Zones.	20m ³ /site
	ii. Commercial Core, Local Centre, Town Centre , Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Commercial Retail Park, Large Format Retail , Industrial General, Industrial Heavy and Industrial Park Zones.	1000m ³ /ha

	iii. Commercial Central City Business City Centre Zone	200m ³ /ha
f. Rural and Papakāinga/Kāinga Nohoanga	i. All rural zones and non-Māori land within the Papakāinga/Kāinga Nohoanga zone (excluding excavation and filling associated with quarrying activities) ii. Māori land within the Papakāinga/Kāinga Nohoanga zone where sites have an area of more than 2000m ² .	100m ³ /ha
g. Open Space	i. Open Space Metropolitan Facilities and Open Space McLeans Island Zones.	500m ³ /ha
	ii. Open Space Community Park Zones.	20m ³ /site
	iii. Open Space Natural and Open Space Water and Margins Zones (Refer to Rules 6.6.4 - 6.6.6 of Chapter 6 in relation to earthworks adjoining water bodies).	50m ³ /ha
	iv. Open Space Water and Margins Zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa (Refer to Rules 6.6.4 - 6.6.6 of Chapter 6 in relation to earthworks adjoining water bodies).	10m ³ /ha
	v. Open Space Coastal Zone.	50m ³ /ha
	vi. Open Space Avon River Precinct (Te Papa Ōtākaro) Zone. Advice note: 1. This volume threshold applies outside the water body setback provided in Chapter 6 .	50m ³ /ha
h. Specific Purpose	i. Specific Purpose (Hospital) Zone and Specific Purpose (Tertiary Education) Zone.	150m ³ /ha
	ii. Specific Purpose (Airport) Zone.	5000m ³ /ha
	iii. Specific Purpose (Cemetery) Zone.	20m ³ /site
	iv. Specific Purpose (Golf Resort) Zone.	20m ³ /site
	v. Specific Purpose (Flat Land Recovery) Zone.	50m ³ /ha
	vi. All other Specific Purpose Zones.	100m ³ /ha
i. Transport	i. Transport zone	No limit.
j. Overlays	i. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2	25m ³ /ha

	ii. Outstanding Natural Features identified in Appendix 9.2.9.2.1	Nil
	iii. Areas of Outstanding, or High and Very High, Natural Character in the Coastal Environment identified in Appendices 9.2.9.2.7 and 9.2.9.2.8	25m ³ /ha
	iv. Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1	Nil
	v. Important Ridgelines identified on the planning maps	Nil
	vi. Significant Feature SF8.1 Otākaro / Avon River - East	Nil

Advice note:

1. [Chapter 5](#) manages [earthworks](#) within identified hazard areas. [Chapter 4](#) contains provisions relating to [contaminated land](#). [Chapter 6](#) manages [earthworks](#) within [water body setbacks](#) and within, and adjacent to Ngā Wai.

Table 10: Earthworks for the purpose of land repair

	Column A Max. Volume (Cumulative)	Column B Max. depth (m)	Column C Max. depth of filling (m) [below ground level]	Column D Filling above ground level	Column E Setback from site boundary
a. Central City Mixed Use and Residential Zones (except the Residential Hills Precinct and Residential Large Lot Residential Zones, and the Stormwater Capacity Constraint Overlay), where a site or part of a site is not located in a Flood Management Area or a Flood Ponding Area as shown on the planning maps.	50m ³ /site	0.6	0.6	0.3m max. depth;	Setback from site boundary must be equivalent to or greater than the depth of earthworks.
b. Rural Zones (except the Rural Banks Peninsula Zone), where a site or part of a site is not located in a Flood Management Area or Flood Ponding Area as shown on the planning maps.	2000m ³ /site	0.6	0.6	0.3m max. depth;	
c. Land repair works in any zone listed in this table involving soil mixing, aggregate piers, or grout.	Not more than 10m ³ of grout per site	1.0	1.0	0.3m max. depth.	

8.9.2.2 Controlled activities

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

	Activity	Activity specific standards	Matters of control
C1	<p>Earthworks in the Industrial General Zone (North Belfast) that are between 10 and 20 metres from:</p> <p>a. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>b. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p>	<p>a. Activity specific standards for P1 earthworks in Rule 8.9.2.1.</p>	<p>a. Where the following are listed as matters of discretion, they are to be treated as matters of control:</p> <p>i. All matters in Rule 8.9.4, except for Rule 8.9.4.9;</p> <p>ii. Rule 8.7.4.6 (i); and</p> <p>iii. Rule 16.4.6.2.4</p>

8.9.2.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 8.9.4, as set out in the following table.

Activity	Matters of discretion
<p>RD1 Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that does not meet any one or more of the activity standards.</p>	<p>a. Rule 8.9.4;</p> <p>b. Except that in the Industrial General Zone (North Belfast), Rule 8.9.4.9; shall not apply, and Rule 8.8.14 shall apply.</p>

RD2	<p>a. Any activity listed in Rule 8.9.2.1 P2 that does not meet any one or more of the activity standards.</p> <p>b. Any applications arising from this rule shall not be publicly or limited notified.</p>	<p>a. Rule 8.9.4,</p> <p>b. Rule 8.9.4.3, and</p> <p>c. Rule 8.9.4.9.</p>
RD3	<p>Earthworks within the Stormwater Capacity Constraint Overlay</p>	<p>a. Rule 8.9.4.1.</p> <p>b. Rule 8.9.4.3, and</p> <p>c. Rule 8.9.4.9.</p>
RD4	<p>Earthworks within 20m of coastal hazard mitigation works</p>	<p>a. Rule 8.9.4.1,</p> <p>b. Rule 8.9.4.3,</p> <p>c. Rule 8.9.4.4,</p> <p>d. Rule 8.9.4.5, and</p> <p>e. Rule 8.9.4.9.</p>
RD5	<p>a. Earthworks within:</p> <p>i. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1; or</p> <p>ii. Kaitōrete Spit (ID 64) identified in Schedule 9.5.6.2;</p> <p>b. except where listed as an exemption in Rule 8.9.3 b.</p> <p>c. RD5 does not apply to land in the Industrial General Zone (North Belfast).</p> <p>d. Any application arising from this rule need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero (absent their written approval).</p>	<p>a. Rule 9.5.5.1</p>
RD6	<p>Within the Central City, any earthworks within an 'Overlay' identified in Table 9 to Rule 8.9.2.1 that exceeds the specified volume limit.</p>	<p>a. Rule 8.9.4.1,</p> <p>b. Rule 8.9.4.3,</p> <p>c. Rule 8.9.4.6,</p> <p>d. Rule 8.9.4.7,</p> <p>e. Rule 8.9.4.8, and</p> <p>f. Rule 8.9.4.9.</p>
RD7	<p>a. Any earthworks in the Industrial General Zone (North Belfast) within 10 metres of:</p> <p>i. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p>	<p>a. All matters in Rule 8.9.4, except for Rule 8.9.4.9;</p> <p>b. Rule 8.8.14; and</p> <p>c. Rule 16.4.6.2.4.</p>

8.9.2.4 Discretionary activities - earthworks

- a. The activities listed below are discretionary activities.

D1	Other than in the Central City , any earthworks within an Overlay identified in Table 9 to Rule 8.9.2.1 that exceeds the specified volume limit.
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8.9.2.5 Non-complying activities - earthworks

- a. The activities listed below are non-complying activities.

NC1	Any activity that does not meet any one or more of the activity standards in Rule 8.9.2.1 P3, P4 or P5.
NC2	The modification, alteration or removal of sand dunes and vegetation on sand dunes within 50 metres of Mean High Water Springs.

8.9.2.6 Prohibited activities — earthworks

- a. The activities listed below are prohibited activities.

PR1	Quarrying activities within the Central City
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8.9.3 Exemptions

- a. The following **earthworks** are exempt from the activity standards set out in **Rule 8.9.2.1** P1 and P2:
- i. Holes for posts, trees or other plants;
 - ii. **Excavation** for any wells where any necessary resource consents or building consents have been obtained;
 - iii. Deposition of spoil from drain clearance work within the **site** the drain crosses; or
 - iv. Any **earthworks** subject to an **approved building** consent where they occur wholly within the footprint of the **building**. For the purposes of this rule, the footprint of the **building** extends 1.8m from the outer edge of the wall. This exemption does not apply to **earthworks** associated with retaining walls/structures which are not required for the structural support of the **principal building** on the **site** or **adjoining site**. **Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies**
 - v. **Earthworks** associated with the maintenance, upgrade or construction of hazard mitigation and protection works where undertaken by the **Council**, the Canterbury Regional Council, the Crown or undertaken in accordance with a rule in **Chapter 5**.
 - vi. Any **earthworks** involving:
 - A. the establishment, repair or replacement of any **utility** permitted in **Chapter 11** of this Plan (apart from the establishment of stormwater management **utilities** which are permitted by

Chapter 11 Utilities and Energy and not undertaken by the Council or a network utility operator); or

- B. established and/or consented utilities; or
 - C. the maintenance of existing drains or ponds, including within road reserves.
 - vii. Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
 - viii. Outside the Central City, any excavation for interment within the Special Purpose (Cemetery) zone, urupa, or any legally established private cemetery or pet cemetery.
 - ix. Cultivation and cropping activities in Rural zones, including in relation to the erection of structures not requiring building consent.
 - x. Maintenance and operational earthworks at Bromley Sewage Ponds.
 - xi. The construction of fire ponds, stock tracks and vehicle access tracks in Rural zones. Rule 9.1.4.1 - 9.1.4.4 of Chapter 9 are of particular relevance.
 - xii. Earthworks undertaken by Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves. ~~This exemption does not apply to Where earthworks in public spaces within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i applies.~~
 - xiii. Any filling or excavation for the maintenance or establishment of farm access tracks provided the finished ground level is maintained within 200mm of natural ground level, and that filling and excavation is limited to a total of not more than 100m³/ha.
 - xiv. Outside the Central City, composting or silage making.
 - xv. Earthworks that are required for the removal of contaminants regulated by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
 - xvi. Within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1, earthworks associated with indigenous vegetation clearance, that meets activity specific standard a. i. for Rule 9.1.4.1 P1, are exempt only from meeting the specified volume limit for the relevant 'Overlay' identified in Table 9 to Rule 8.9.2.1.
 - xvii. Earthworks to a depth no greater than 0.6 metres in the Industrial General Zone (North Belfast).
- b. The following earthworks are exempt from the provisions of Rule 8.9.2.3 RD5:
- i. earthworks for post holes for fencing, planting holes for trees and plants, the maintenance of existing farm tracks and existing farm ponds, the cultivation of existing pasture, or cropping; or
 - ii. earthworks for offal pits within Kaitōrete Spit (ID 64) identified in Schedule 9.5.6.2 which do not exceed dimensions of 2 metres x 2 metres x 1.5 metres.

8.9.4 Matters of discretion

8.9.4.1 Nuisance

- a. The extent to which any potential dust nuisance, sedimentation and water or wind erosion effects can be avoided or mitigated.
- b. The extent to which effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated.
- c. The extent to which any potential changes to the patterns of surface drainage or subsoil drains can be avoided or mitigated if those changes would put the site or adjoining land at higher risk of drainage problems, inundation run-off, flooding, or raise that site's or adjoining land's water table.
- d. Whether any change in ground level would be likely to impact on trees in terms of access to water and drainage.
- e. The extent of any potential adverse effects on the quality of groundwater and whether any such can be avoided or mitigated.
- f. The extent to which any adverse effects from noise and vibration associated with earthworks and land improvement can be avoided or mitigated, and the effectiveness of any methods to mitigate such effects.
- g. The extent to which earthworks in the Open Space Avon River Precinct (Te Papa Ōtākaro) Zone have an adverse effect on the Avon River and its margins.

8.9.4.2 Resources and assets

- a. Whether versatile soils would be lost to production, or have their physical and biochemical qualities compromised.
- b. In relation to National grid transmission lines and electricity distribution lines
 - i. the risk to the structural integrity of the National grid or electricity distribution lines;
 - ii. compliance with NZECP 34:2001;
 - iii. any implications arising from technical advice provided by the utility operator;
 - iv. the effects on the ability of the utility operator to operate and upgrade and develop the National grid and/or electricity distribution lines, including on-going safe and direct access; and
 - v. the effects on the ability of the utility operator to operate, upgrade and develop its utility, including on-going safe and direct access.

8.9.4.3 Land stability

- a. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.

- b. The extent of any alteration to natural **ground levels** in the vicinity and, consequently, to the **height** and bulk of **buildings** that may be erected on the **site**.
- c. Whether the **earthworks** affect the future development potential of land for permitted activities, taking account of the nature of **filling** material proposed and the degree of compaction.

8.9.4.4 Coastal hazard

- a. Whether the **earthworks** affect the risk to life, property and the environment posed by coastal hazards.
- b. The extent to which **earthworks** would remedy or mitigate coastal hazard or be compatible with existing mitigation works or structures.
- c. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered).
- d. The extent to which the **earthworks** would protect structures, **buildings** and their occupants.
- e. The extent to which the proposed **earthworks** will protect the sandy beach, dunes or rocky shore from further damage, such as from coastal erosion or seawater inundation in a storm event, or remediate it from previous damage.
- f. The extent to which the **earthworks** will affect the nature, form and resilience of the sandy beach, dunes or rocky shoreline.
- g. Whether the **earthworks** will result in increased erosion of the sand dunes and land to the landward side of the dunes.

8.9.4.5 Quarries

- a. Whether the final rehabilitated landform is appropriate having particular regard to:
 - i. the location, gradient and depth of the **quarry** pit;
 - ii. the availability of **clean fill** material and consequent timeframes for rehabilitation;
 - iii. any other adverse effects of rehabilitation including traffic, dust, risk to groundwater, drainage and landscape effects.

8.9.4.6 Amenity

- a. The level of alteration to existing **ground levels** and the degree to which the resultant levels are consistent with the surrounding environment.
- b. The **resultant** effects that result from the **earthworks** in terms of visual amenity, landscape context and character, **heritage values**, views, outlook, overlooking and privacy.

8.9.4.7 Indigenous biodiversity, natural character, and landscape features.

- a. The relevant matters of discretion in [Rules 9.1.5.2, 9.2.8.1, 9.2.8.3](#) and [6.6.7](#).

8.9.4.8 Historic Heritage

- a. The relevant matters of discretion in [Rule 9.3.6.1](#).

8.9.4.9 Sites of Ngāi Tahu Cultural Significance

- a. Where the **earthworks** are within a **Site of Ngāi Tahu Cultural Significance** identified in [Appendix 9.5.6](#), the matters set out in [Rule 9.5.5](#) as relevant to the site classification:
 - i. [Rule 9.5.5.1](#) - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
 - ii. [Rule 9.5.5.2](#) - Ngā Tūranga Tūpuna; and
 - iii. [Rule 9.5.5.3](#) - Ngā Wai.

8.9.4.10 Coastal environment

- a. The relevant matters of discretion in [Rule 9.6.3.1](#) – Effects of activities on the coastal environment.

8.9A Rules — Development and Activities in Waste Water Constraint Areas

8.9A.1 Permitted activities

- a. The activities listed below are permitted activities where the activity is located in the area shown on the planning maps as Waste Water Constraint Areas.

<u>Activity</u>		<u>Activity specific standards</u>
<u>P1</u>	<u>New activities or the expansion of activities beyond those that existed prior to 17 March 2023 that do not discharge wastewater into the vacuum sewer.</u>	<u>Nil</u>

8.9A.2 Controlled activities

- a. There are no controlled activities.

8.9A.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities where the activity is located in the area shown on the planning maps as Waste Water Constraint Areas.

<u>Activity</u>	<u>The Council's discretion shall be limited to the following matters:</u>
<p>RD1</p> <p>a. <u>New activities or the expansion of activities beyond those that existed prior to 17 March 2023 that discharge wastewater into the vacuum sewer.</u></p> <p>b. <u>Any resource consent application shall not be limited or publicly notified.</u></p>	<p>a. <u>Capacity in the relevant vacuum sewer system</u></p> <p>b. <u>Effects of the proposed development on the capacity and operation of the vacuum sewer system and adjoining wastewater systems</u></p>

8.9A.4 Discretionary activities

There are no discretionary activities.

8.9A.5 Non-complying activities

There are no non-complying activities.

8.9A.6 Prohibited activities

There are no prohibited activities.

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~. Changes recommended through the section 42A follow the same convention but are shaded **yellow**.

Text in **bold black underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~bold strikethrough in green~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in black/green shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

8.10 Appendices

Appendix 8.10.1 — Esplanade reserve and esplanade strip schedule

8.10.1.1 Explanation

- a. Where the location description refers to the true left or true right bank of a river, this is that side looking downstream to the mouth or the junction with another river.
 - i. The width in column A applies to **subdivision** of land, to land disposal pursuant to Section 345 **Local Government Act 1974**, or to any land acquired by any means, either by the **Council** or the frontage owner.
 - ii. The width measurement commences from the edge of the bed of the river or the landward **boundary** of the coastal marine area, as defined in terms of Section 2 of the Resource Management **Act 1991**.
 - iii. Section 236 of the Resource Management **Act 1991** shall only apply where the width of an existing **esplanade reserve**, created pursuant to the Local Government **Act 1974**, or the transitional provisions of the **Act**, is less than the width that existed when the **reserve** was created and vested in the name of the **Council**.
 - iv. In the Avon/Heathcote Estuary, between Caspian Street and the spit **reserve** the landward **boundary** of the **esplanade reserve**, shall be the common **boundary** of the former **road** (when it is stopped) and the present private properties and section 236 of the **Act** shall not apply to those **adjoining** properties.

Table 1 - Esplanade reserve and esplanade strip schedule			
Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3 metre river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20
Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20
Kaputone Stream	Reserve	True left and right banks located in the New Neighbourhood Future Urban (East Belfast) Zone	20m average width - to be contained within the area shown as Open Space on the Outline Development Plan at Appendix 8.10.2419 - except for the section adjoining the Spring Grove residential allotment , which shall be required to extend only to the northern

Table 1 - Esplanade reserve and esplanade strip schedule

Water body	Reserve or Strip	Location	Column A: Width (metres)
			boundary of the allotment containing the Spring Grove Heritage Building, as indicated on Appendix 8.10.2419 .
Styx River (upper section)	Strips	True left and right banks, commencing at the east side of Gardiners Road, thence downstream to the west boundary of the Styx Mill Conservation Reserve except where the strip on the true right bank extends into the reserve	20
Styx River (middle section)	Strips	(a) True left and right banks, commencing at the east boundary of the Styx Mill Conservation Reserve, thence downstream to the west side of Marshland Road (b) True left bank adjoining the northeast boundary of Styx Mill Conservation Reserve	20
Styx River (middle section)	Reserve	True right bank, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the point where the Styx River heads north into the Reserve.	20
Styx River (lower section)	Reserves	True left and right banks, commencing at the west side of Marshland Road, thence downstream to the coastal marine area at the control gate at the mouth of that river	20
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20

Table 1 - Esplanade reserve and esplanade strip schedule			
Water body	Reserve or Strip	Location	Column A: Width (metres)
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence down-stream to the production of the centreline of Templetons Road	20
Heathcote River	Reserve	True left bank, commencing at the production of the centreline of Nash Road, thence downstream to the centreline of Lincoln Road	20
Heathcote River	Reserve	True right bank, commencing at the centreline of Curletts Road, thence downstream to the centre-line of Lincoln Road	20
Heathcote River	Reserve	True left and right banks, commencing at the centreline of Lincoln Road, thence downstream to the junction with Cashmere Stream	6
Heathcote River (Note: Includes Woolston Cut and the Loop)	Reserve	True left and right banks, commencing at the junction of Cashmere Stream, thence downstream to the centreline of Tunnel Road	20
Heathcote River	Reserve	True left and right banks commencing at the centre line of Tunnel Road, thence downstream to the coastal marine area, being a line between the southern corner of Maritime Place and the north-west corner of Reserve 4323, in Bridle Path Road	20 plus
Steam Wharf Stream	Reserve	True left and right banks commencing at the downstream side of Alport Place, thence downstream to the Heathcote River	6
Wairarapa Stream	Reserve	True left and right banks, commencing at the centre line of Fendalton Road, thence downstream to the junction with the Avon River	6

Table 1 - Esplanade reserve and esplanade strip schedule

Water body	Reserve or Strip	Location	Column A: Width (metres)
Waimairi Stream	Reserve	True right bank downstream from Straven Road to the western boundary of Harakeke Street Reserve	6
Avon River (including the Mill Stream diversion)	Reserve	True left and right banks, commencing at the junction with the Wairarapa Stream, thence down stream to the production of the centreline of Wood Lane except for that part of 6 Wood Lane, where the waterway margin is contained within a conservation covenant	20
Avon River	Reserve	True left bank commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Helmores Lane	12
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre line of Harper Avenue, except between 8 and 68 Carlton Mill Road the boundary of the esplanade reserve at the rear of these properties shall be the common boundary with the existing unformed legal road and Section 236 of the Act shall not apply to these properties	20
Avon River	Reserve	True right bank, commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Harper Avenue	20
Avon River	Reserve	True left and right banks, commencing at the centreline of Harper Avenue, thence downstream to the production of the western roadside of Rolleston Avenue	20 plus
Avon River (including Kerrs Reach and its Loop)	Reserve	True left and right banks, commencing at the production of the west roadside of Rolleston Avenue thence downstream to the production of the centreline of Pages Road	20
Avon River	Reserve	True right bank downstream from Straven Road to western boundary of Main North Railway property	6

Table 1 - Esplanade reserve and esplanade strip schedule			
Water body	Reserve or Strip	Location	Column A: Width (metres)
Avon River	Reserve	True left and right banks, commencing at the production of the centreline of Pages Road, thence downstream to the coastal marine area, being the production of the east roadside boundary of Kibblewhite Street	20 plus
Horseshoe Lake Reserve (excluding the artificial outfall)	Reserve	True left and right banks, commencing at the eastern side of Horseshoe Lake Road where the stream crosses that road from the Christchurch Golf Course, thence downstream to the northern boundary of the Council pumping station	12
Dudley Creek	Reserve	True right bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	6
Dudley Creek	Reserve	True left bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	12
Coastal marine area (Waimakariri, Brooklands Lagoon, Pegasus Bay coastline, Sumner, Taylors Mistake and Lyttelton Harbour)	Reserve	Commencing in the Waimakariri River at the point on the production of the centreline of Ferry Road, following the true right bank, thence generally eastwards to the mouth of the Styx River and Brooklands Lagoon, both sides of Brooklands Lagoon, thence southwards along the boundary between the Waimakariri River and the Avon and Heathcote River estuary mouth, thence along the city boundary at Sumner and the coastline to the boundary with Banks Peninsula Ward, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road (when that road is stopped) and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus

Table 1 - Esplanade reserve and esplanade strip schedule

Water body	Reserve or Strip	Location	Column A: Width (metres)
Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the city boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus
Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon River, at the eastern abutment of the bridge	20 plus
Avon River (Coastal marine area)	Reserve	Commencing at the eastern abutment of the bridge at the mouth of the river, thence upstream along the true left bank to the production of the line of the east side of Kibblewhite Street, then along that line to the true right bank, thence downstream to the mouth of the river on the western abutment of the bridge	20 plus
Estuary continued	Reserve	Commencing at the western abutment of the bridge at the mouth of the Avon River, thence westwards and southwards to the western abutment of the Heathcote River Bridge	20

Table 1 - Esplanade reserve and esplanade strip schedule			
Water body	Reserve or Strip	Location	Column A: Width (metres)
Heathcote River (Coastal marine area)	Reserve	Commencing at the western abutment of the Heathcote River Bridge, thence upstream along the true left bank to the production of the line joining the south west corner of Maritime Place with the north-west corner of Reserve 4323, in Bridle Path Road, thence along that line to the true right bank, thence downstream to the east abutment at the Heathcote River mouth	20 plus
Estuary continued	Reserve	Commencing at the eastern abutment at the mouth of the Heathcote River, thence generally eastwards towards McCormacks Bay, thence following that bay to the intersection of Main Road (Sumner) and Beachville Road, thence eastwards to the south-west corner of Lot 1 DP 22406, being the property situated at number 124 Beachville Road	20 plus
Estuary continued	Reserve	Commencing at the south-west corner of Lot 1 DP 22406, thence north, east and south, to the south-east corner of Lot 3 DP 12450, being the property situated at 84 Beachville Road	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 3 DP 12450, thence south along Beachville Road to the northern corner of Lot 3 DP 2633	20 plus
Estuary continued	Reserve	Commencing at the northern corner of Lot 3 DP 2633, thence southward to the south-east corner of Lot 78 DP 1178, being 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 8.10.2 Access standards

	Standard	When Applicable
1	The access shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Chapter 7 .	a. Minimum standard applying to all access .
2	The access shall be paved and sealed or the pedestrian path paved and sealed.	a. All residential uses serving four or more sites or potential sites ; b. All access on hill sites where the grade is steeper than 1 in 10; and c. All business and industrial zones.
3	Paved and sealed areas shall be drained to an approved outfall.	a. As for standard 2 above.
4	Provision of a turning place for 85 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Residential Medium Density Residential Zone where an access way serves 10 or more units, turning places shall be at intervals not greater than 60m apart.	a. All residential uses serving 4 or more sites or potential sites . b. All hill sites where the access is to 2 or more sites or potential sites . c. All business and industrial zones.
5	Provision of passing bays and vehicle queuing space shall be designed and formed in accordance with Chapter 7 .	a. Where required by Chapter 7 .
6	Provision of a footpath separated from the access .	a. All residential uses serving 9 or more sites or potential sites .
7	Landscaping of surplus areas where legal width is wider than the formation.	a. Any access where legal width exceeds formation requirements.
8	Where the access is reserved for pedestrians only, a footpath shall be formed and sealed.	a. All pedestrian access .

Appendix 8.10.3 New road standards

Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
Major arterial road - Urban	25	40	14#	34	2	2	Yes	Yes	Yes
Major arterial road - Rural	25	50	15#	22#	2	No	Yes	Yes	Yes

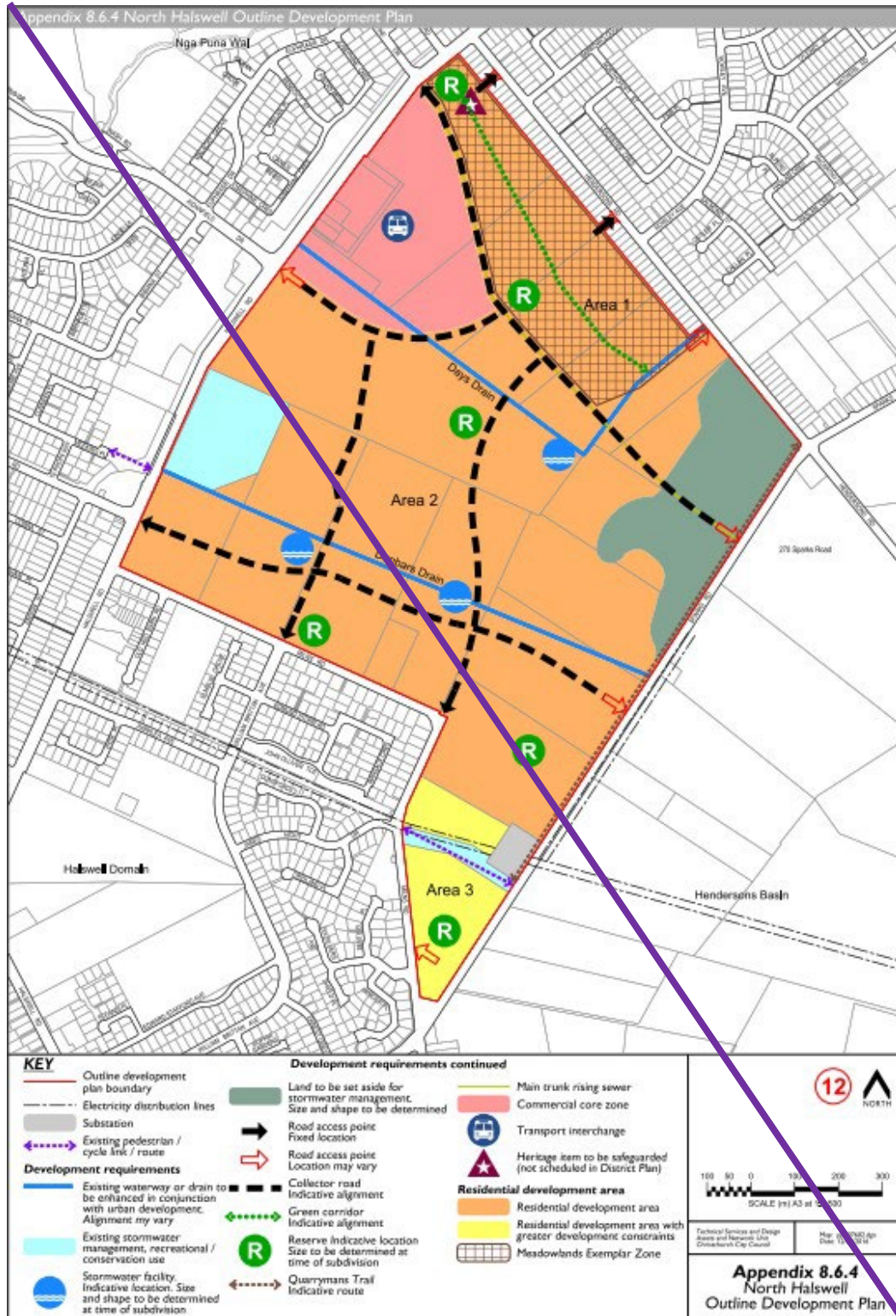
Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
Minor arterial road - Centres	24	30	14#	22#	2	2	*	Yes	Yes
Minor arterial road - Urban	23	30	14#	22#	2	2	*	Yes	Yes
Minor arterial road - Rural	23	30	12#	14#	2	No	*	No	Yes
Collector road – Urban	22	25	10#	14#	2	2	*	Yes	Yes
Collector road - Industrial	22	25	11#	14#	2	2	*	Yes	Yes
Collector road - Rural	22	25	10#	14#	2	No	*	No	*
Local road – Industrial	18	25	11	14#	2	2	No	Yes	*
Local road - Centres	20	25	8#	14#	2	2	No	Yes	*
Local road – Residential:	16##	20	**	12	2	2##	No	Yes	*
Local roads which serve an Edge Housing Area Overlay in the Specific Purpose (Ōtākaro Avon River Corridor) Zone	16##	20	6***#	9#	1	1	No	No	-
Local road - Rural	16	20	7	14	2	No	No	No	*

Clarification of standards	
1	"Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road .
2	* means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision .
3	** means that a local residential road with a roadway width 7m or wider, but not greater than 9m is a controlled activity. A local residential road with a roadway width greater than 9m, but not greater than 12m is a restricted discretionary activity. A local residential road with a roadway width less than 7m or greater than 12m is a full discretionary activity.
4	*** means that a local residential road with a roadway width between 6m and 9m is a controlled activity. A local residential road with a roadway width less than 6m or greater than 9m is a restricted discretionary activity.
5	Amenity strips shall only be required on rural roads where these adjoin a residential zone.
6	Local hillside roads (on any part of a zone on the slopes of the Port Hills and Banks Peninsula) may only require one footpath.
7	Some localised road widening may be required at intersections to increase capacity.
8	The minimum diameter for a cul-de-sac turning head is:
	Residential 25 metres
	Business 30 metres
9	# means excludes any parking
10	For more information on the Road Classification, refer to Appendix 7.5.12 of Chapter 7
11	## A 14m road width and one footpath is optional where a road only provides access to less than 20 residential units and is less than 100m in length.

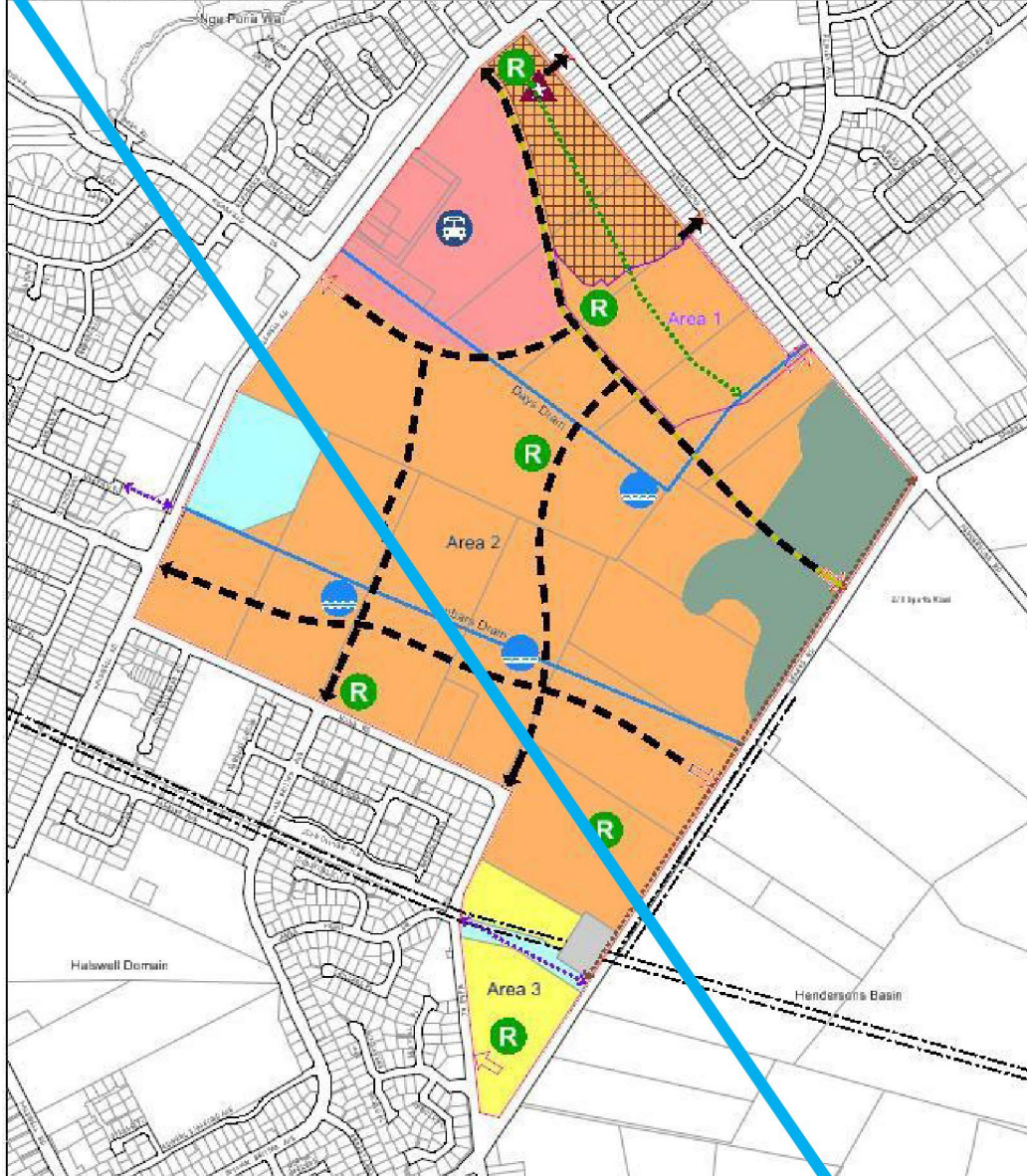
Appendix 8.10.4 — North Halswell Outline Development Plan

Amend the Outline Development Plan as shown, by deleting the blue hatched area from the Meadowlands Exemplar Overlay shown on the ODP.

(Plan Change 10 Council Decision)

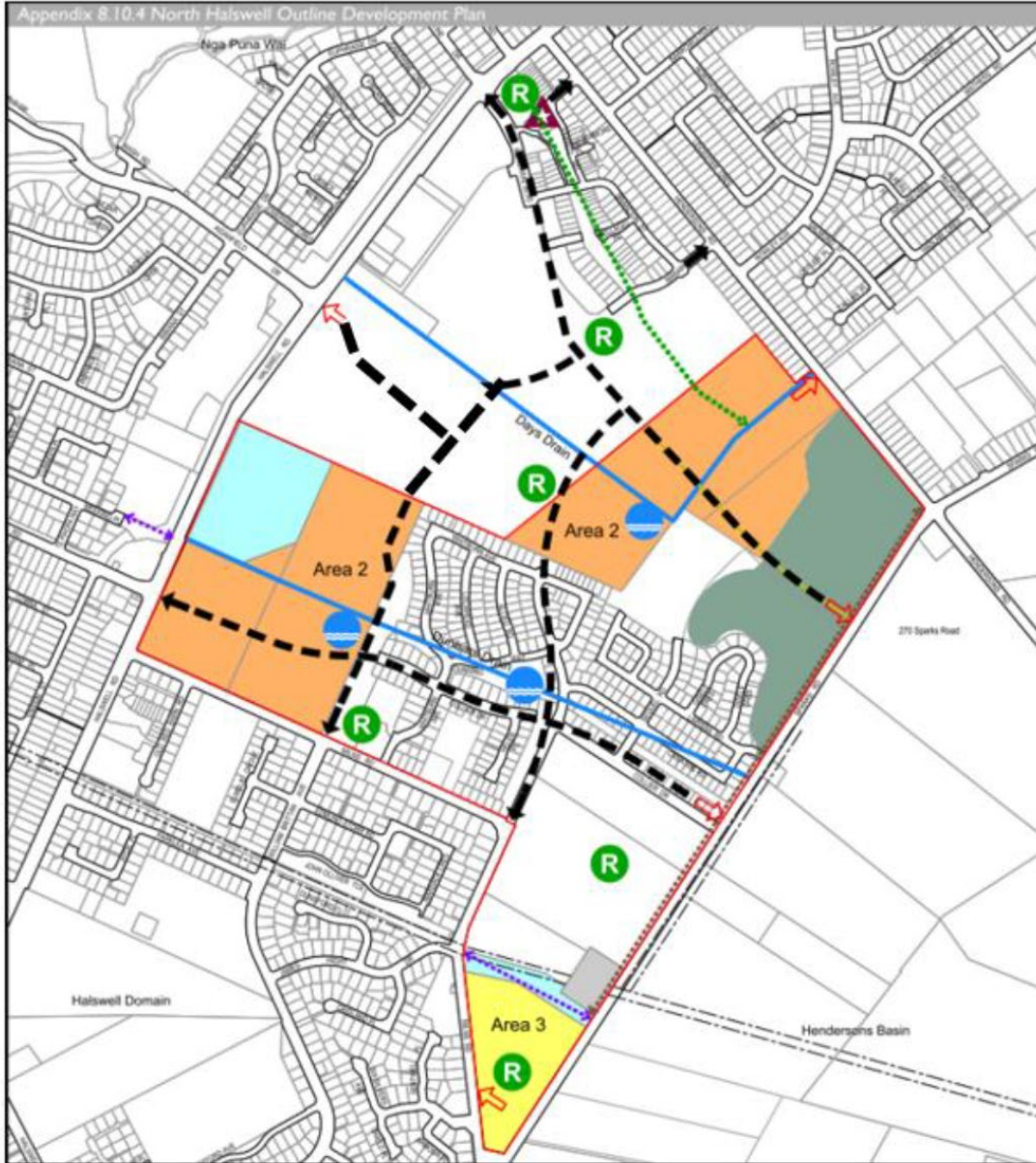


Appendix 8.10.4 North Halswell Outline Development Plan



KEY	<ul style="list-style-type: none">Outline development plan boundaryElectricity distribution linesSubstationExisting pedestrian / cycle link / route	Development requirements	<ul style="list-style-type: none">Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may varyLand to be set aside for stormwater management. Size and shape to be determinedRoad access point. Fixed locationRoad access point. Location may varyCollector road indicative alignmentGreen corridor indicative alignmentReserve indicative location. Size to be determined at time of subdivision	Development requirements continued	<ul style="list-style-type: none">Main trunk rising sewerElectricity substation
<p>WATERWAYS Dove Drain Urban Drain</p> <p>RESERVE INDICATIVE LOCATIONS R</p> <p>Area 1 Area 2 Area 3</p> <p>Halswell Domain Henderson's Basin</p>					
<p>APPENDIX 8.10.4 North Halswell Outline Development Plan</p>					

Appendix 8.10.4 North Halswell Outline Development Plan



8.10.4.A CONTEXT

- a. North Halswell ~~Future Urban Zone new neighbourhood~~ is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the North West and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. High voltage distribution lines cross the southern end of the neighbourhood and there is an associated substation fronting Sparks Road. A new **Key Activity Centre** ~~and an adjacent exemplar comprehensive housing development (Meadowlands) are~~ **is** planned at the northern end of the neighbourhood. This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

8.10.4.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10.4.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in Rules [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 - i. This ~~development area new neighbourhood~~ is to be established around the **Key Activity Centre** (zoned ~~Commercial Core~~ **Town centre**) proposed as a **mixed use** village centred focused around a main street. This will form a focus for the community.
 - ii. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills.
 - iii. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past.
 - iv. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.
 - v. Development is to have a good interface with adjacent **roads** and the **subdivision** design is to encourage a consistent interface treatment along the length of the **road**.
 - vi. Along Sparks Road and Halswell Road, where there is to be no direct **vehicle access** from properties, the neighbourhood is not to turn its back on the **road**. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the **Key Activity Centre**.

- vii. Where existing properties are to remain or where the boundary of the **Future Urban Zone RNN** abuts properties in the **Medium Density Residential Zone Residential-Suburban-Zone** (Hendersons Road), larger section sizes adjacent to them, and planting buffers may be required.
- viii. To help mitigate the impact of distribution lines, special interface treatments such as deeper **allotments** and **boundary** planting may be required for adjacent properties.
- ix. Residential development is to border the **Key Activity Centre**. It is be of a design and scale which is compatible with retail development on one side and residential development on the other.
- x. Higher density is to be focused around the **Key Activity Centre**. Smaller pockets of higher density can be located throughout the area, this may be close to **collector roads** or where there are open outlooks.

8.10.4.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.
1. INTEGRATION
 - a. Properties are to front onto Milns Road.
 - b. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs shall provide for good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages. Vegetation to be planted around **electricity distribution lines** must be selected and/or managed to ensure that it will not result in that vegetation breaching the **Electricity (Hazards from Trees) Regulations 2003**.
 2. DENSITY VARIATIONS
 - a. The shape of Area 3, coupled with access limitations and its proximity to the substation and distribution lines may limit its development capacity. Rule 8.6.11(b) density exemptions apply to this constrained area.
 3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES
 - a. Community (neighbourhood) parks throughout the neighbourhood and recreational routes along enhanced waterways, including the green corridor **identified on the ODP. through and in association with the Meadowlands Exemplar development.**
 - b. ~~For the land within Area 1, t~~The green corridor identified on the ODP shall be fronted by residential lots on both sides of the corridor, with vehicular access from the rear only.
 4. ACCESS AND TRANSPORT
 - a. A **collector road** to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This **road** to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.

- b. A **collector road** to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the **Key Activity Centre**. This intersection is to be signalised.
- c. A **collector road** to run northwards extending from William Brittan Drive.
- d. A **collector road** to run northwards extending from Milns Road.
- e. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road may be required to provide access to the **Key Activity Centre**.
- f. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** and connectivity for people, including opportunities for walking, cycling and public transport and services and that provides connections with Hendersons Road and Milns Road and the new **collector roads**.
- g. A network of pedestrian/cyclist routes, including the major **cycle way** (Quarrymans Trail) within the **development area** ~~new neighbourhood~~ and linking the surrounding communities with each other, Halswell Domain, the **Key Activity Centre**, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.
- h. Extension of the Quarrymans Trail being a major **cycle way** to follow along Sparks Road (where it will be part located within **road reserve** and partly within the ODP area) and/or through the ODP area.

5. STORMWATER

- a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent **annual exceedance probability** design storm of 36 hour duration.
- b. Days Drain and Dunbars Drain shall be naturalised and enlarged to convey a critical two per cent **annual exceedance probability** storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Drains shall be realigned to discharge into the future **Council** stormwater **wetland** to be constructed at 270 Sparks Road.
- c. First flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.
- d. There are known to be **springs** throughout the neighbourhood, these are to be identified and safeguarded.
- e. The indicative stormwater management area at the eastern corner of the **Outline Development Plan** Area is to be the primary treatment and detention area for the full development area. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the **Outline Development Plan** Area, subject to engineering design acceptance from the **Council**. It is expected that any upstream (first flush) treatment basins will discharge directly to the Council **wetland** at 270 Sparks Road either via separate pipe system or via Dunbars or Days Drains, with overflow discharging into the detention basins.
- f. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2

percent **annual exceedance probability** storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential **allotments** is required.

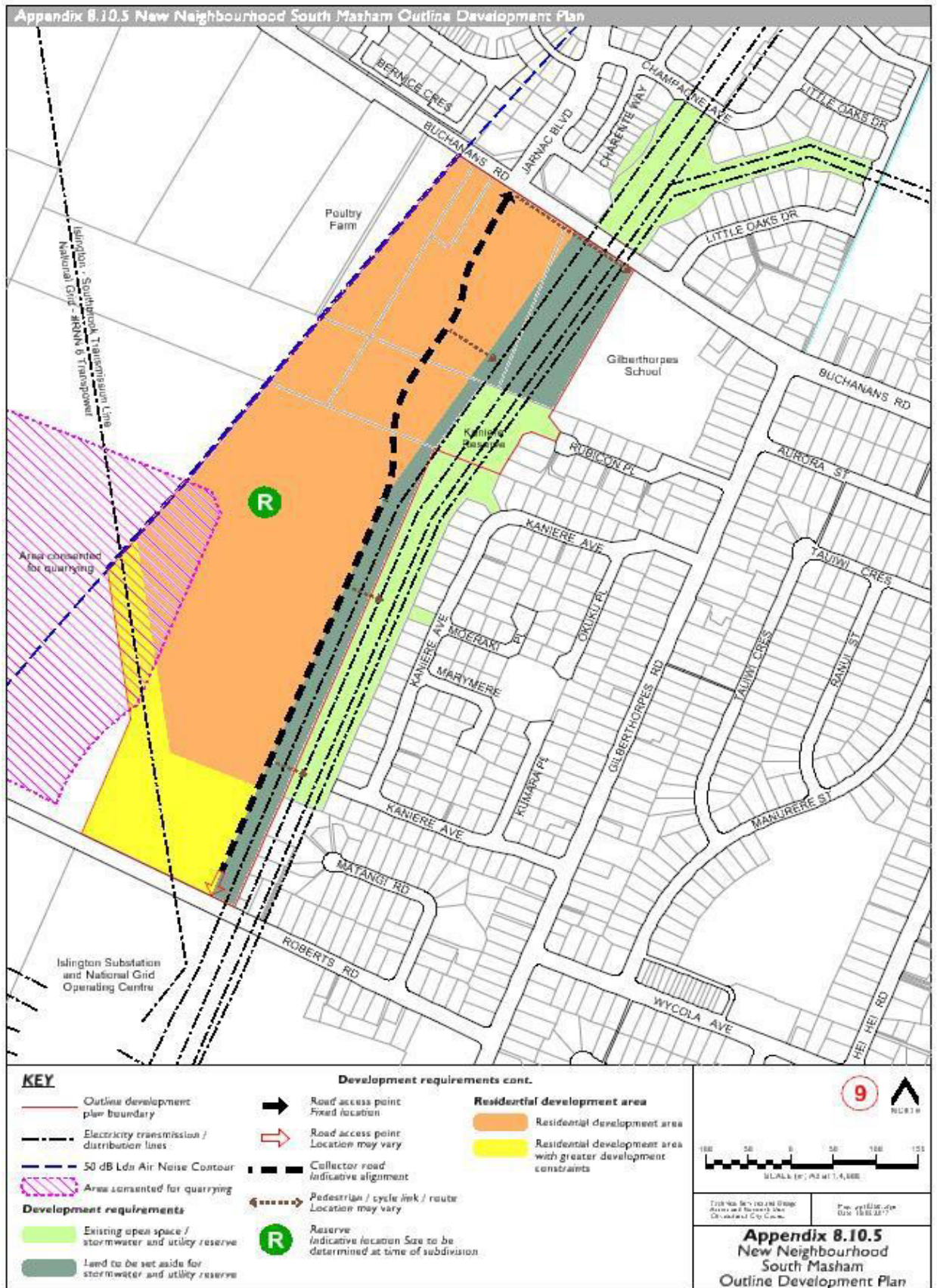
6. WATER AND WASTEWATER

- a. A pressure pump system to service the neighbourhood and the pump chamber for each **allotment** shall have a minimum total storage volume equal to 24 hours average sewer flow from the source.
- b. The approved sanitary sewer outfall for any proposed residential **allotments** will be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern **collector road**, which will be constructed by Council. ~~In the case of the Meadowlands Exemplar the outfall will be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.~~
- c. Full high pressure water reticulation will be required to service development within the **Outline Development Plan** area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell **Future Urban Zone Residential New Neighbourhoods**.

7. STAGING

- a. ~~Except for the Meadowlands Exemplar, t~~There are no staging requirements other than those relating to the provision of infrastructure.

Appendix 8.10.5 South Masham Outline Development Plan



8.10.5.A CONTEXT

- a. Located on the western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Gilberthorpes School, the new neighbourhood of Delamain and Broomfield Common. Within the vicinity are a number of activities which need to be taken into account in the design of the residential community. A poultry farm is located immediately to the north-west. High voltage **transmission lines** run to the south west and distribution lines run to the east of the neighbourhood. The Islington substation and **National Grid** Operating Centre is located on the south side of Roberts Road. Consent has been granted for a **quarry** to be established in an area which includes part of the western edge of the neighbourhood. To the north is Christchurch International Airport and the 50 dB Ldn Air Noise Contour forms the western boundary to the neighbourhood.

8.10.5.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.10.5.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in **8.7.1 - 8.7.4** or the matters for discretion in **8.8**. They are not requirements for the purposes of Rule **8.6.11(a)** or Rule **14.12.2.16**.
 1. The major distinguishing feature of this neighbourhood will be the green corridor to the east. Layouts will be designed to take advantage of its recreational and **amenity value**, while at the same time limiting the impact of the transmission and distribution lines and pylons and the Islington substation and **National Grid** Operating Centre.
 2. The way in which development interfaces with its surroundings is critical to the quality of this neighbourhood. Careful consideration of **road** alignments, pedestrian/cyclist access points, orientation of **allotments** and **boundary** treatments, is required.
 3. There will be no direct **vehicle access** from properties to Buchanans Road however the **subdivision** design should encourage housing to inter-relate well with Buchanans Road.
 4. There are a number of trees in the northern part of the neighbourhood which are to be considered for retention within the residential area. A sense of identity is to be created through incorporation of specific design features within the neighbourhood, such as street trees or **boundary** treatments.
 5. Higher residential densities are expected towards Buchanans Road and the green corridor.

8.10.5.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule **8.6.11(a)** and Rule **14.12.2.16** are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Vegetation to be planted around **electricity distribution lines** must be selected and/or managed to ensure that it will not result in that vegetation breaching the **Electricity (Hazards from Trees) Regulations 2003**.

2. DENSITY VARIATIONS

- a. The **transmission lines**, the Islington substation and **National Grid** Operating Centre will place restrictions on development which may limit residential development capacity. Rule **8.6.11(b)** density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park in the centre of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. A **collector road** to connect with the collector road running between Buchanans Road and Yaldhurst Road (Jarnac Boulevard). This **road** is to be capable of accommodating a bus route.
- b. A footpath/**cycle way** to run from the **collector road** on the south side of Buchanans Road to Gilbertthorpes School.
- c. At least three pedestrian/cyclist links from the neighbourhood to the green corridor to provide links between South Masham ~~Residential New Neighbourhood~~ **Future Urban** Zone and the existing residential area to the east.
- d. A fully interconnected **local road** network to link from the **collector road** to the western and eastern areas of the neighbourhood. This is to achieve a high level of **accessibility** and connectivity for people, including opportunities for walking, cycling and public transport and services.

5. STORMWATER

- a. Extension of the drainage and **utility** reserve which runs underneath the distribution lines.
- b. A surface water management system consisting of above ground soil adsorption and infiltration basins and rapid soakage chambers is to be provided to treat the first flush of run-off and dispose of stormwater to ground soakage for all events up to and including the critical 2 percent **annual exceedance probability** storm. The design of the system is to have regard to the transmission and distribution lines and the proximity of the Airport for risk of **birdstrike**.

6. WATER AND WASTEWATER

- a. A reticulated gravity wastewater system will be required within the Outline Development Plan area with outfalls to Roberts Road and the intersection of Buchanans and Gilbertthorpes Roads. At least two thirds

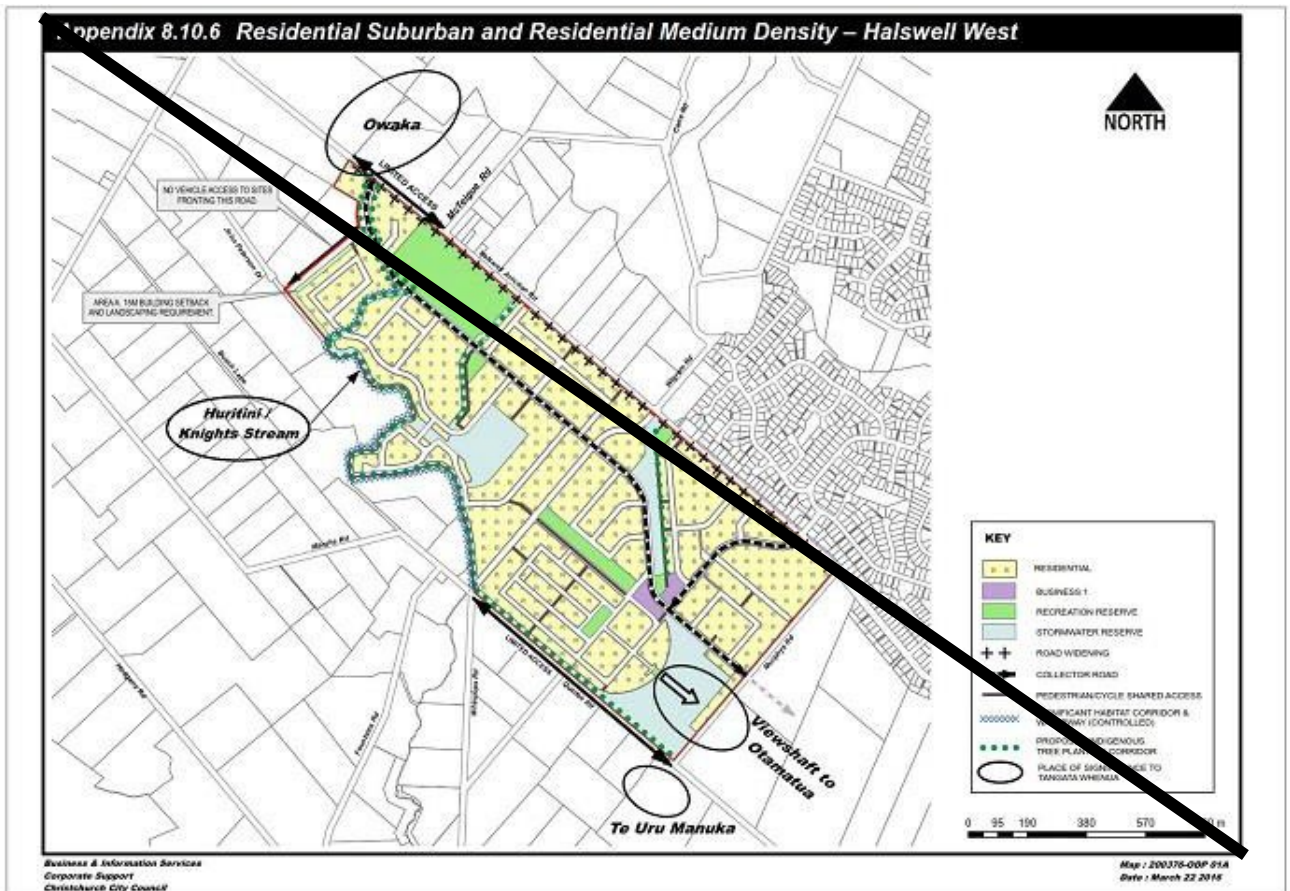
of the allotments within the Outline Development Plan area are to discharge to the outfall at the intersection of Buchanans and Gilberthorpes Roads.

- b. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. The connection points to Council's water supply network are to be on Buchanans Road directly opposite the site boundary, and on Roberts Road.

7. STAGING

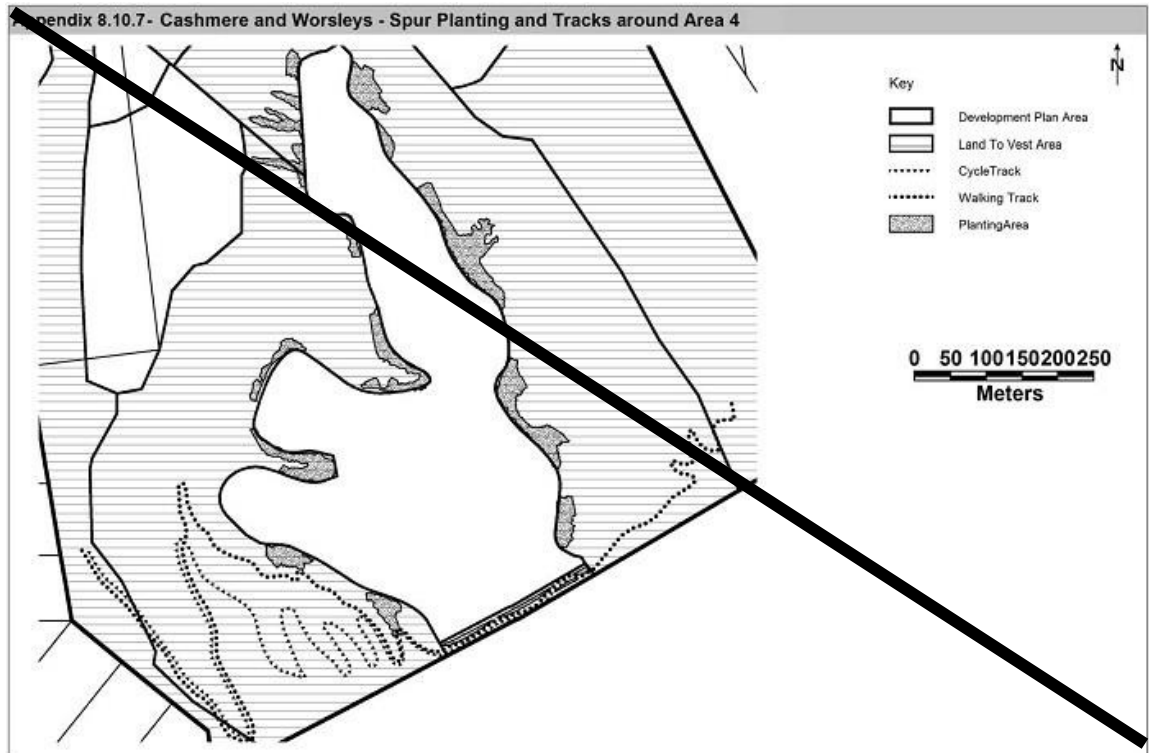
- a. Development is anticipated to commence from Buchanans Road. The development of the south western area of the neighbourhood will be delayed until quarrying ceases.

Appendix 8.10.6 Residential Suburban and Residential Medium Density – Halswell West

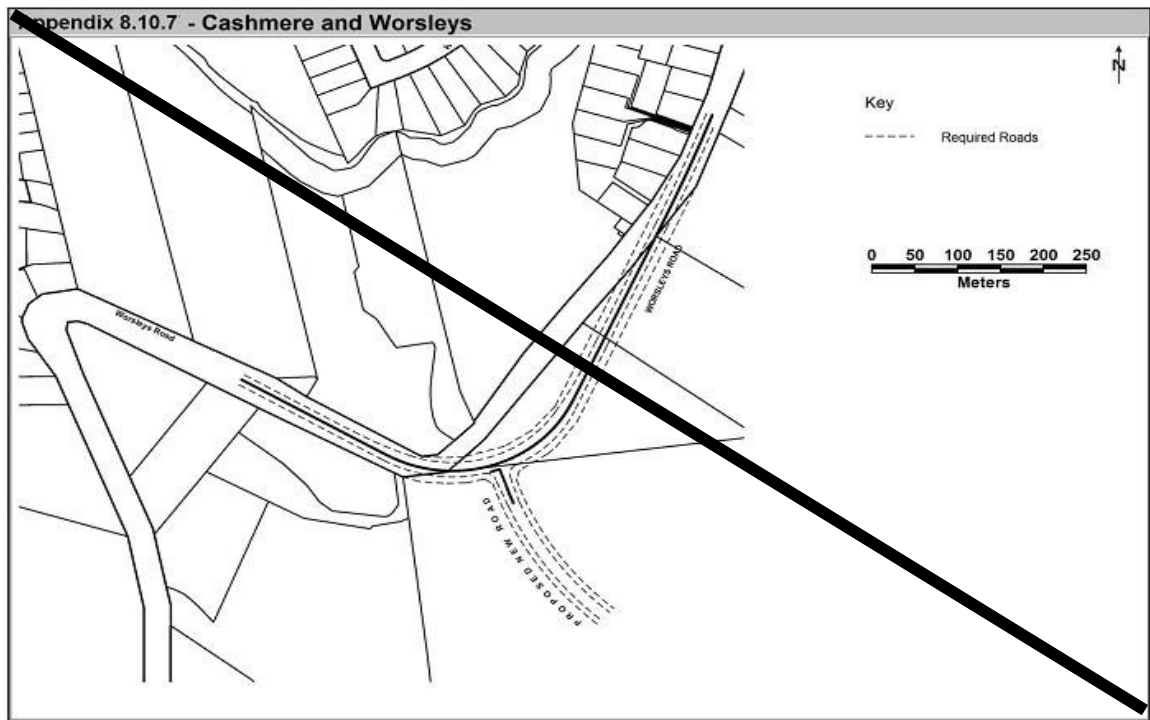


Appendix 8.10.76 – Cashmere and Worsleys Development Plan

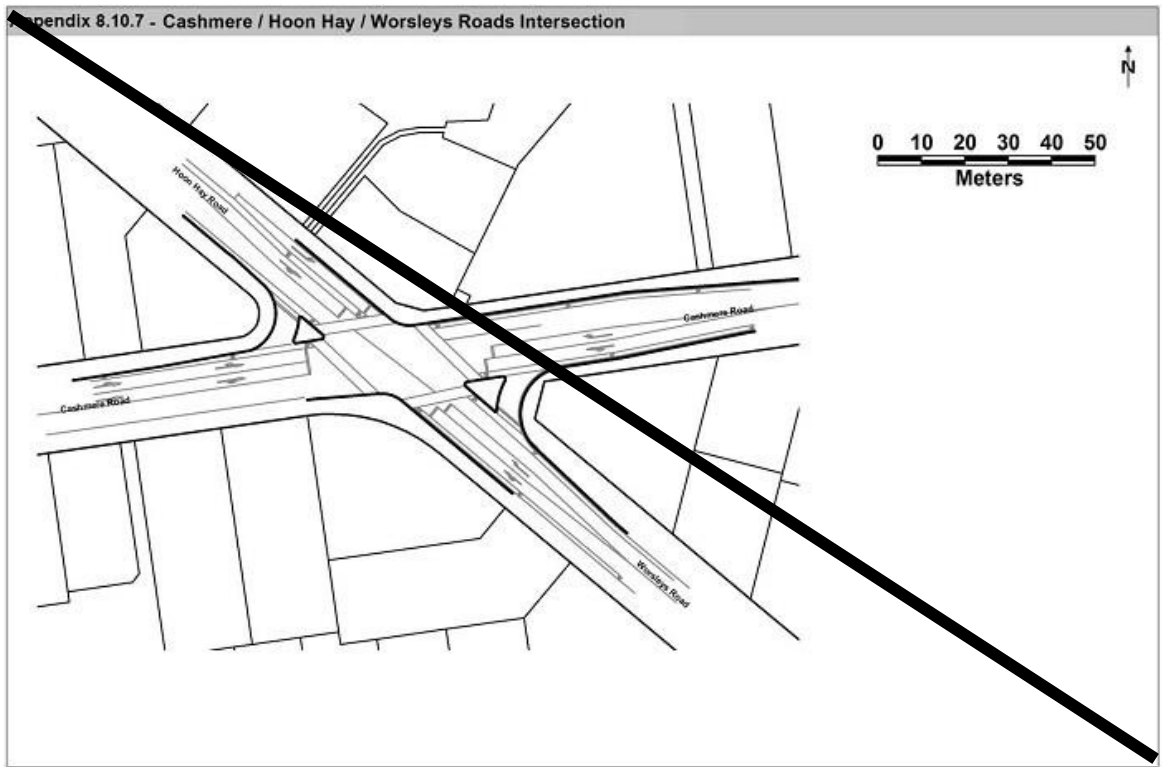
Plan (a)



Plan (b)

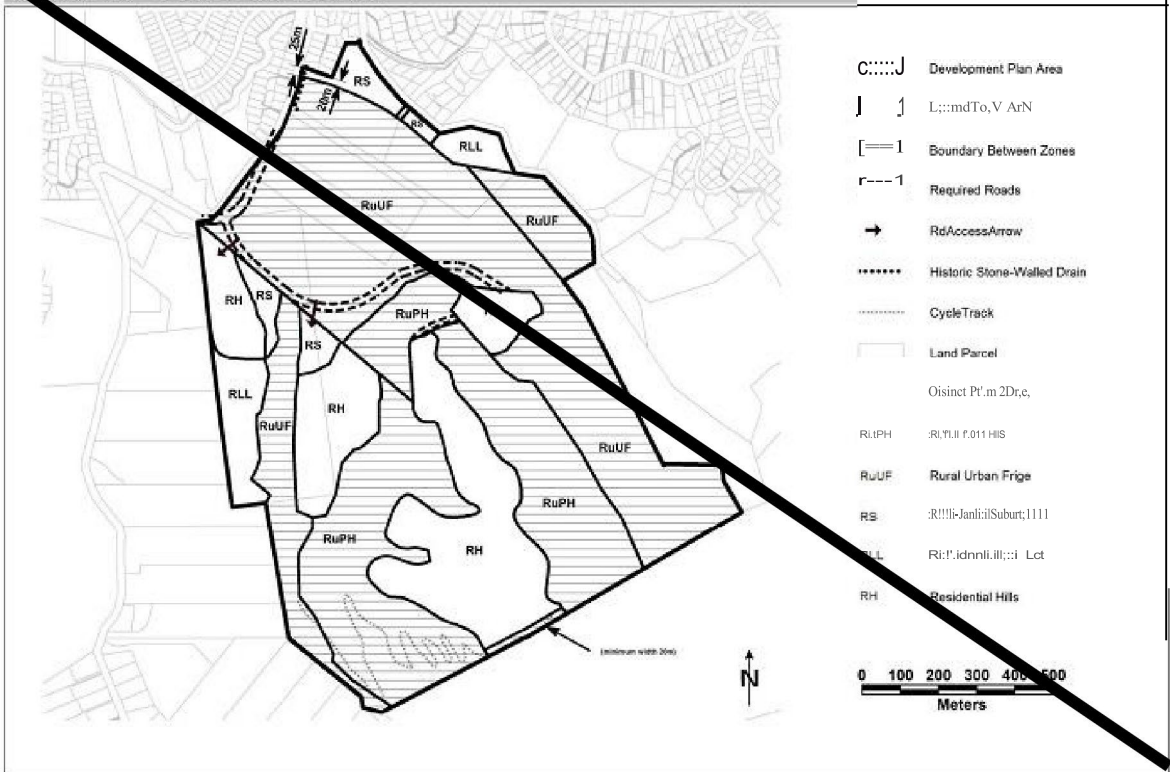


Plan (c)

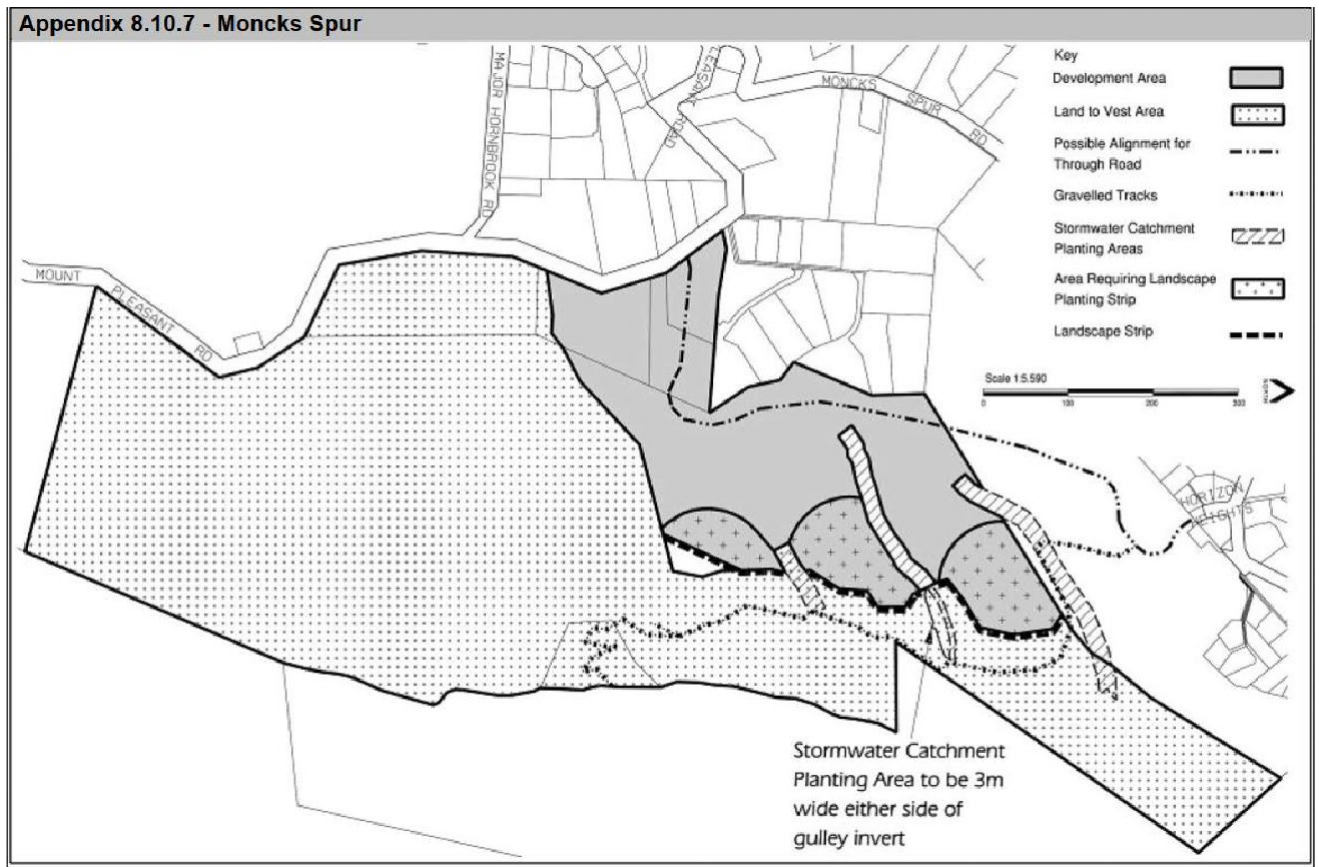
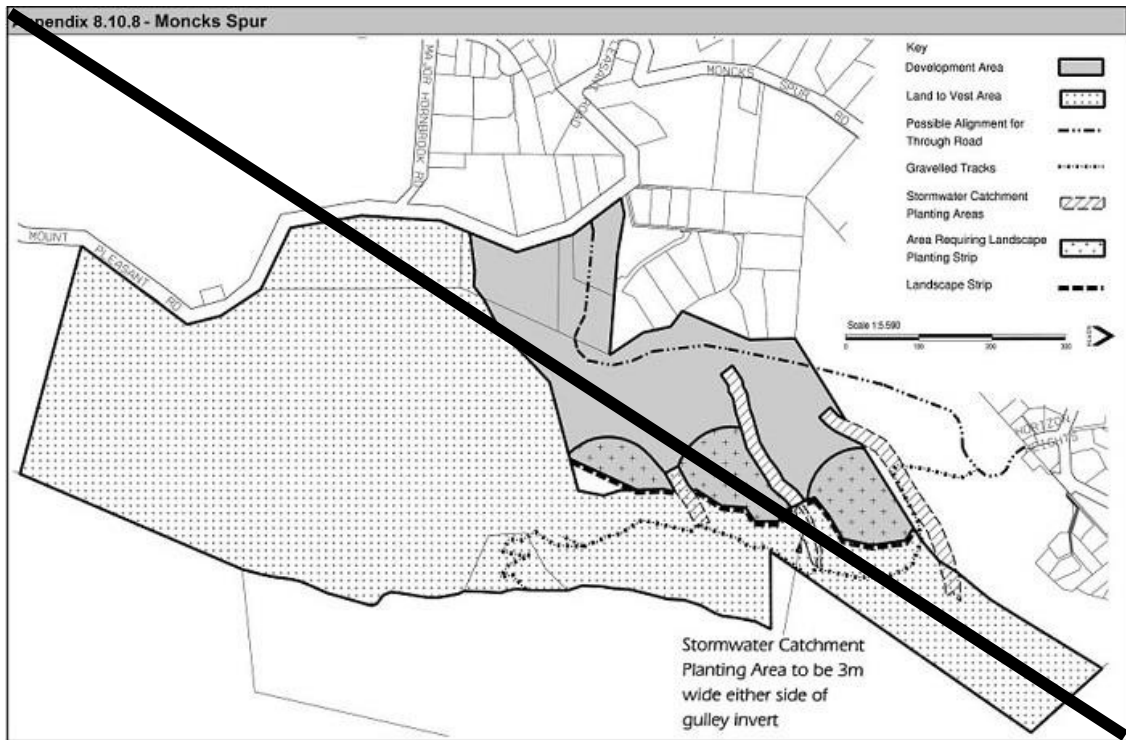


Plan (d)

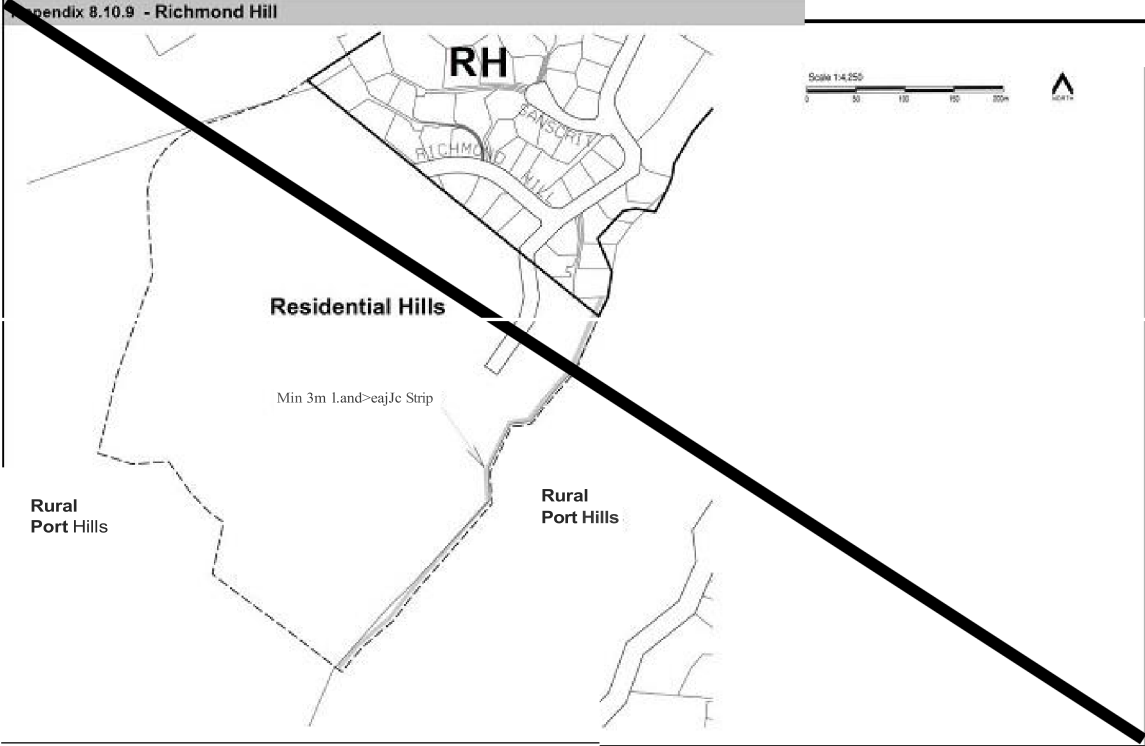
Appendix 8.10.7 - Cashmere and Worsleys



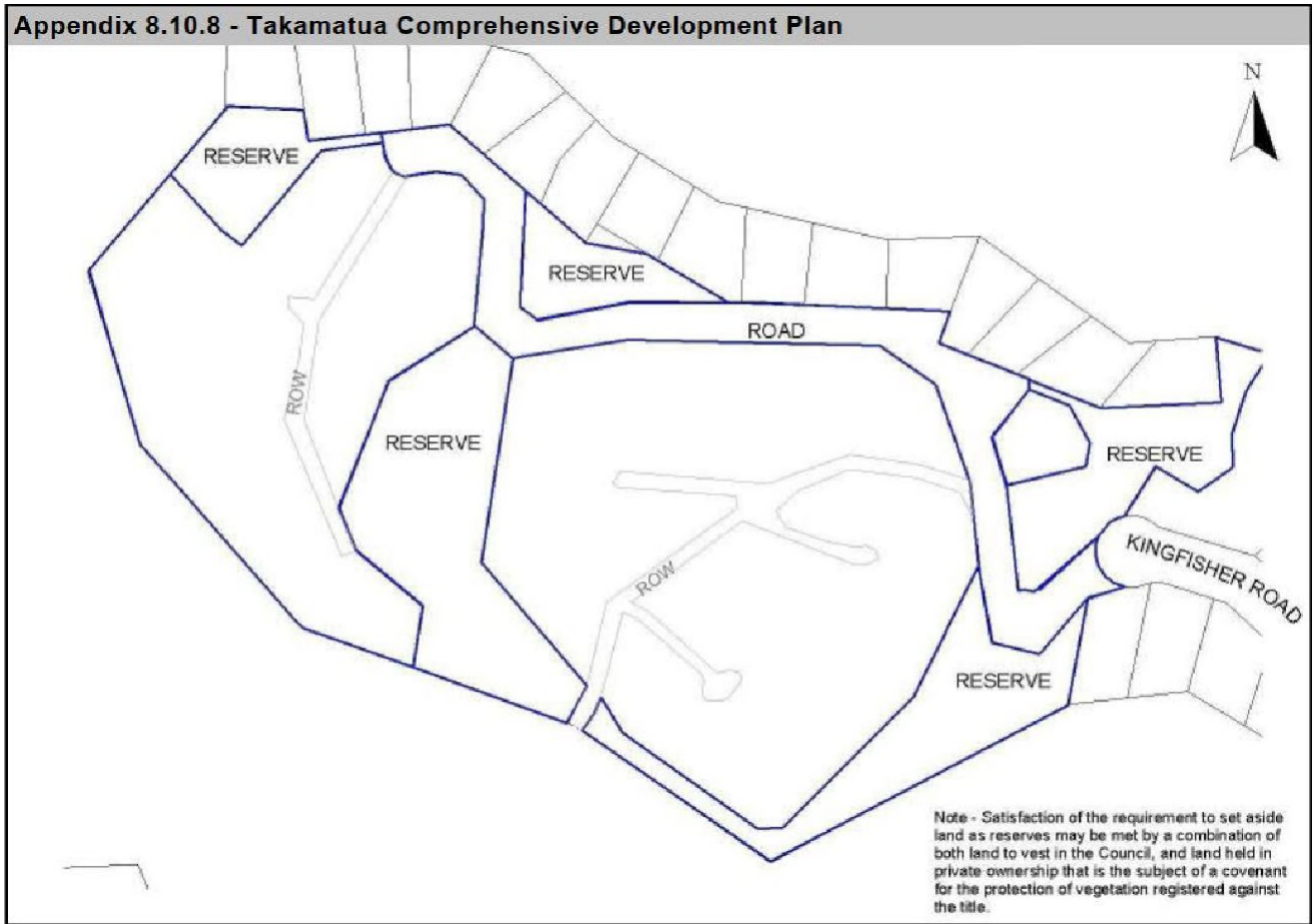
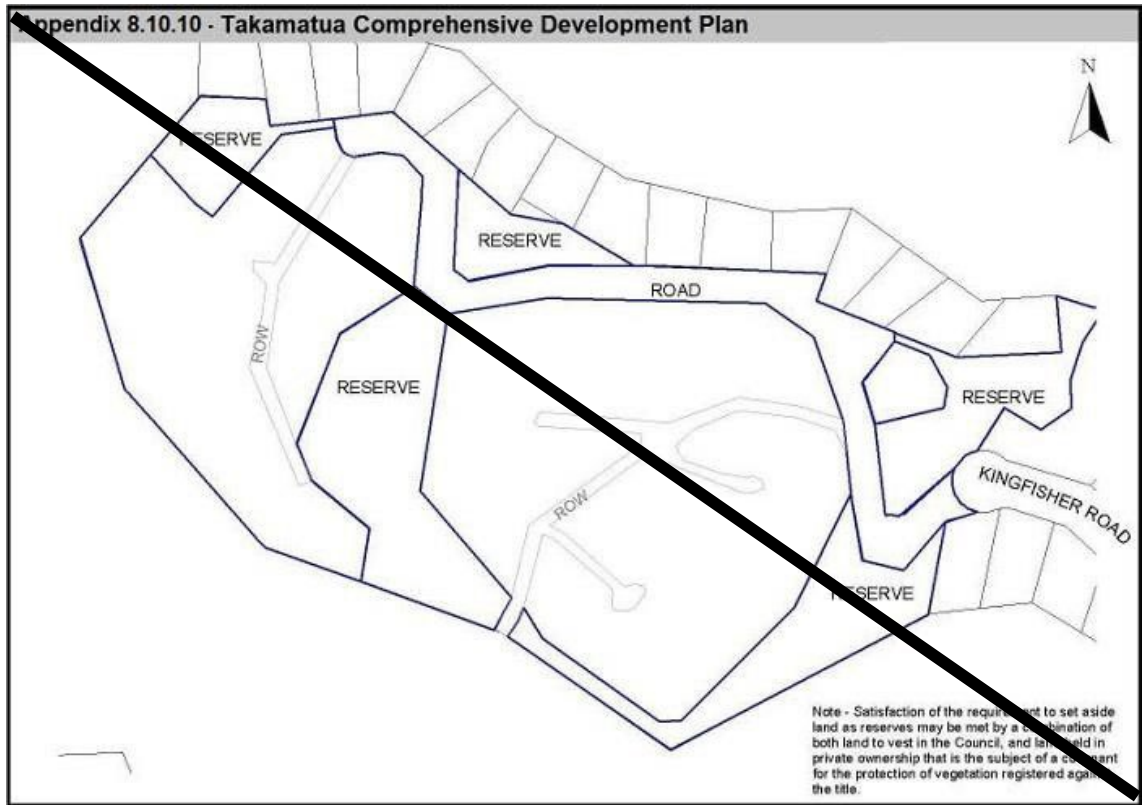
Appendix 8.10.87 – Moncks Spur Development Plan



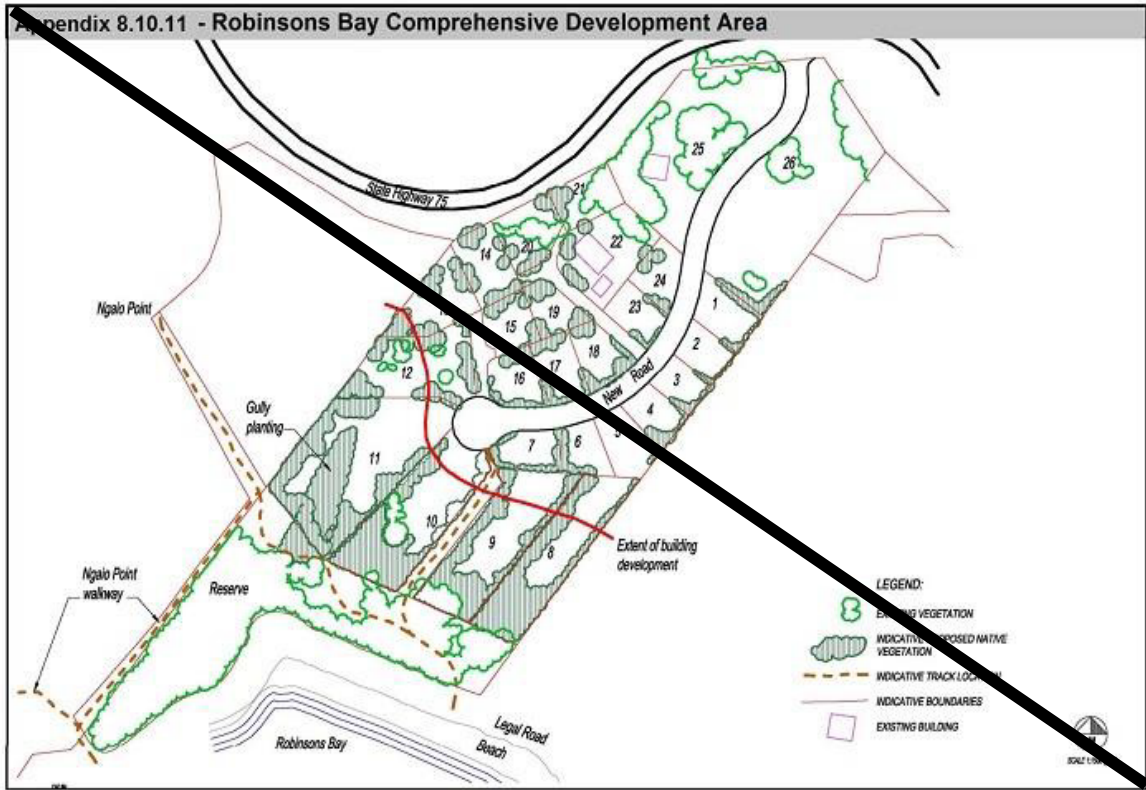
Appendix 8.10.9 – Richmond Hill Development Plan



Appendix 8.10.108 - Takamatua Development Plan



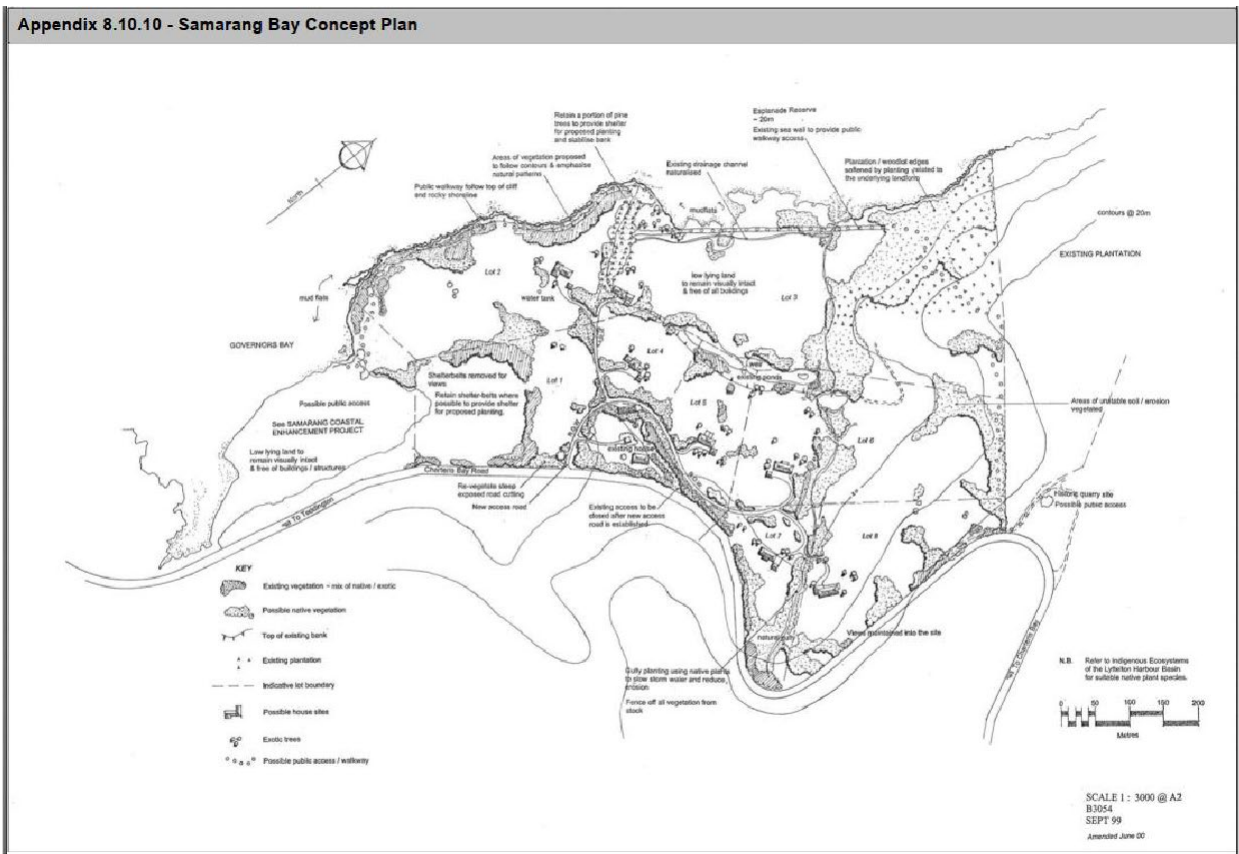
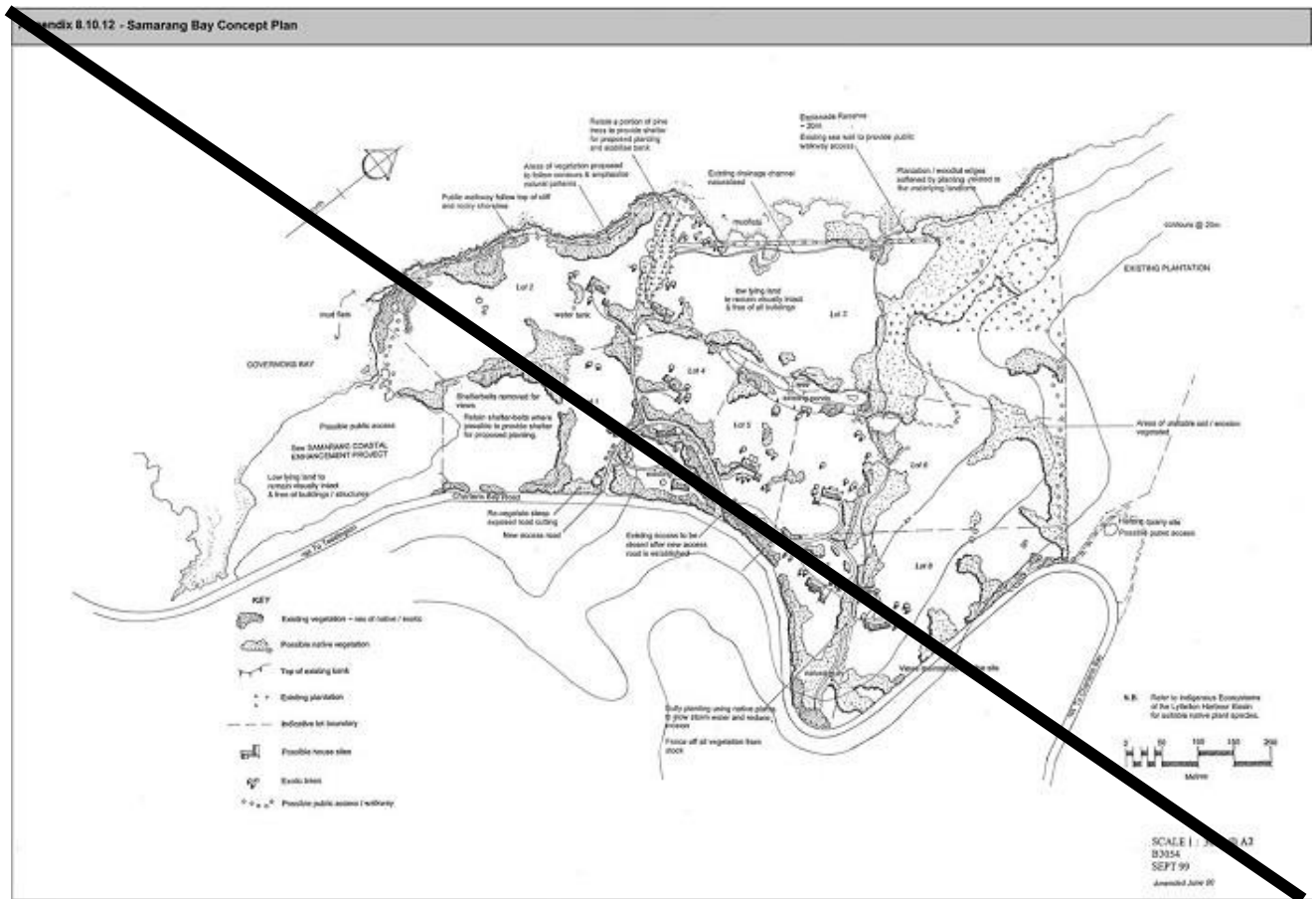
Appendix 8.10.119 - Robinsons Bay Development Plan



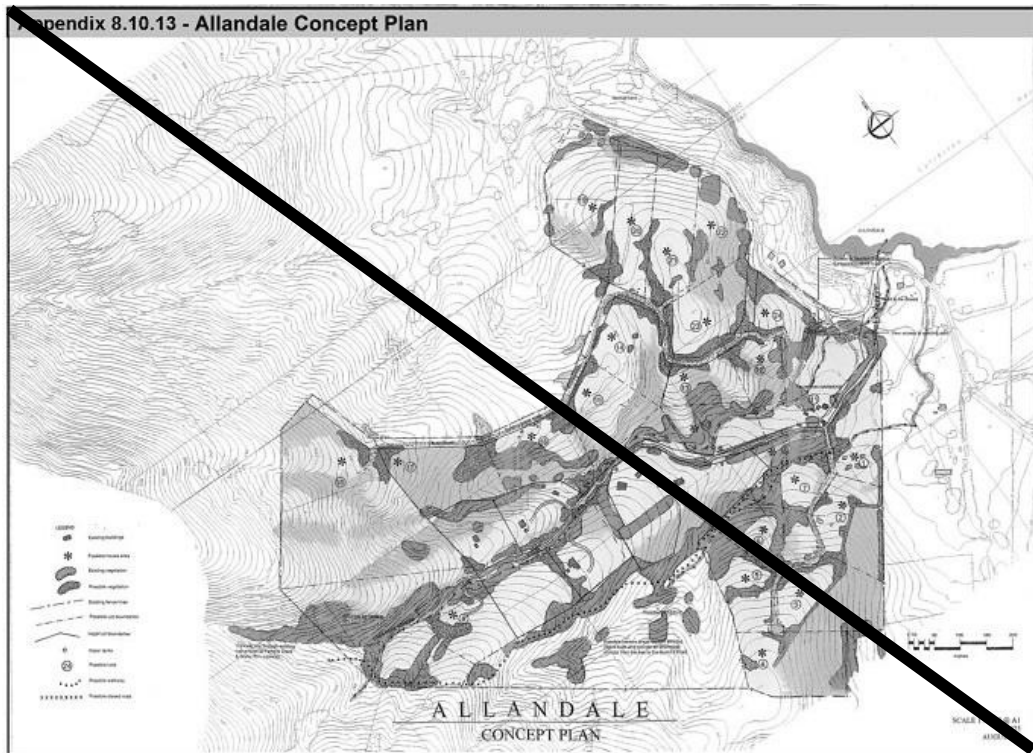
Appendix 8.10.9 - Robinsons Bay Comprehensive Development Area



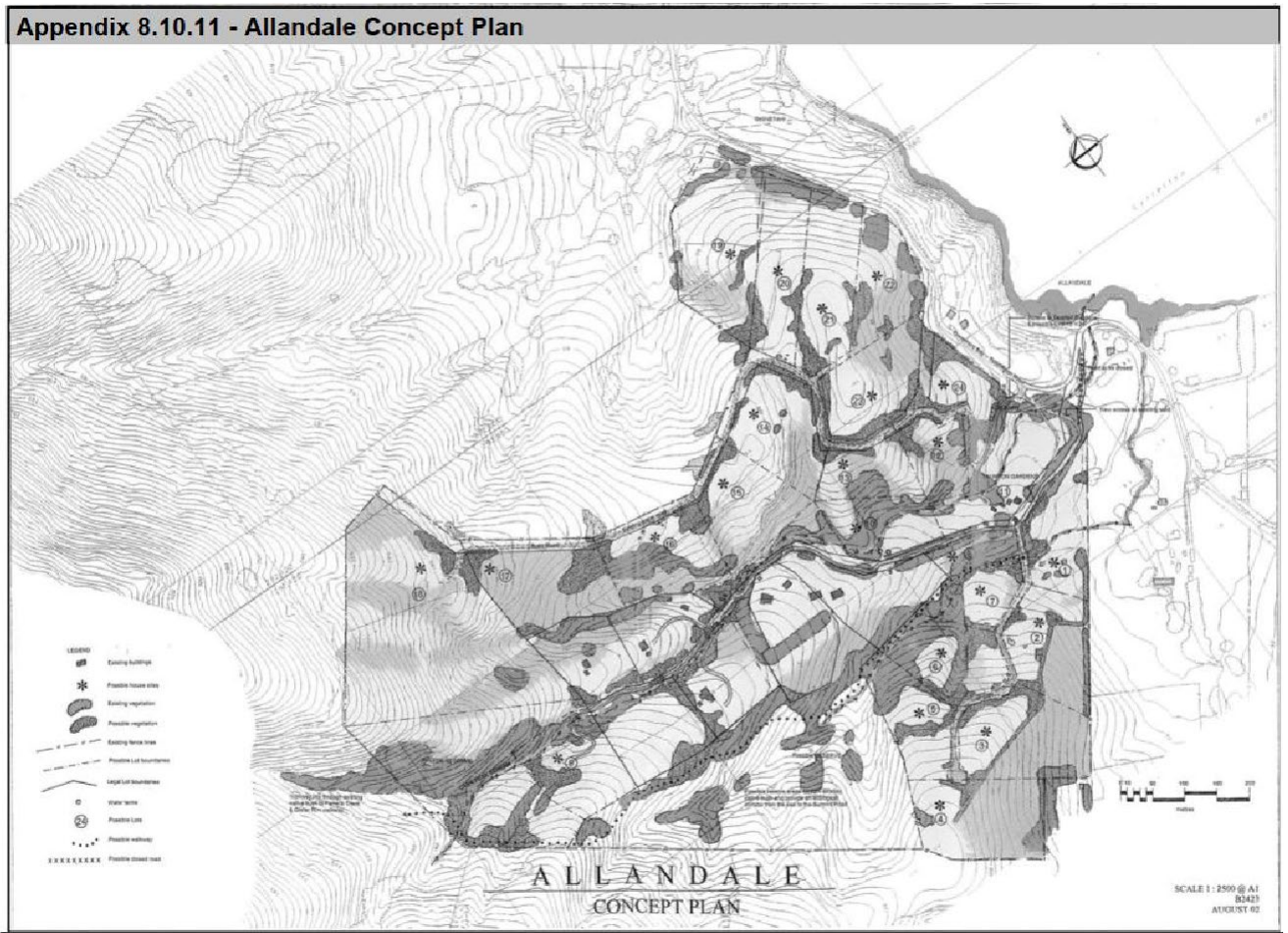
Appendix 8.10.102 - Samarang Bay Development Plan



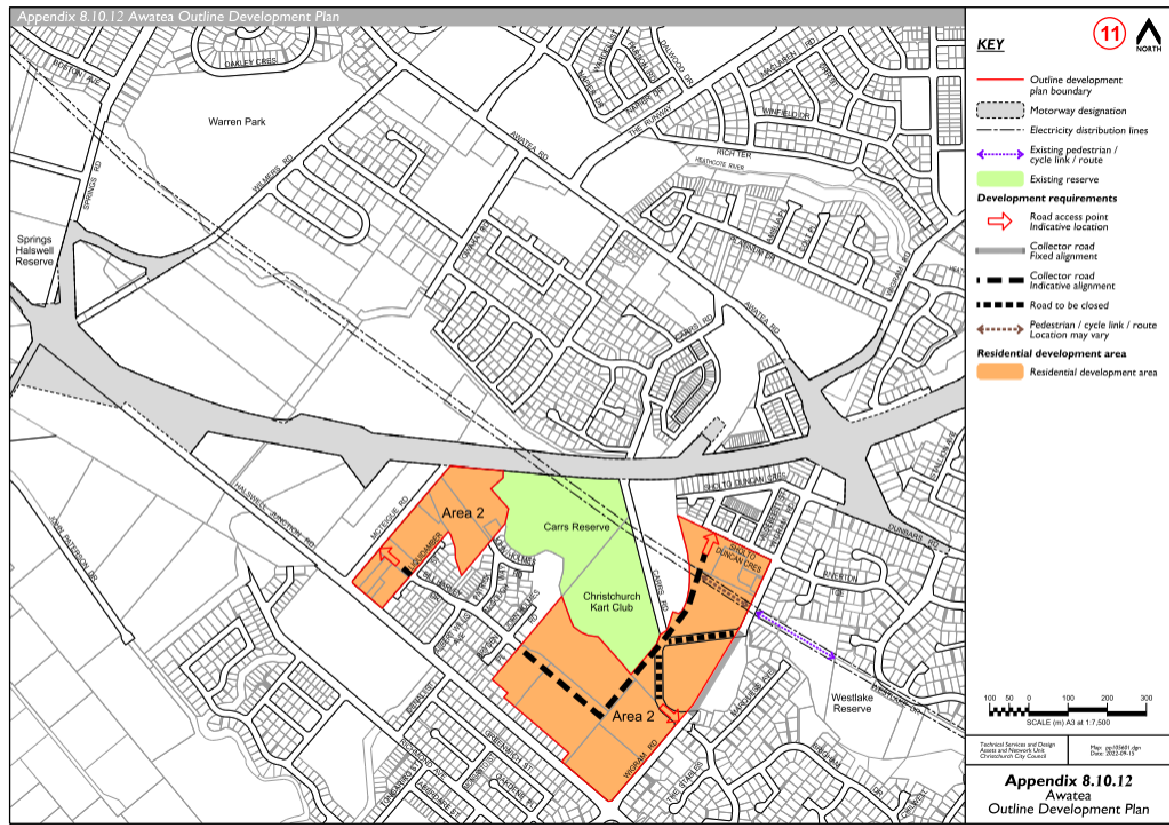
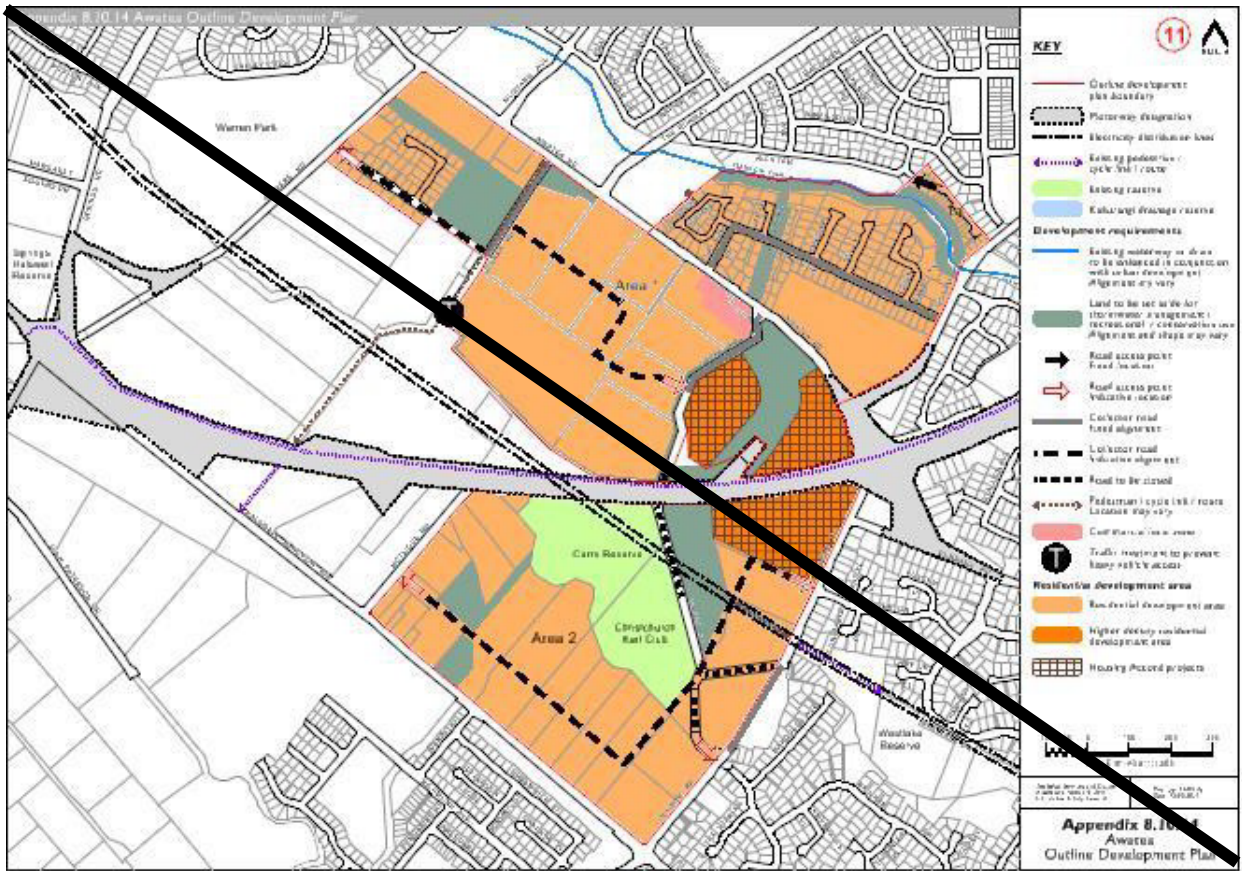
Appendix 8.10.113 - Allandale Development Plan



Appendix 8.10.11 - Allandale Concept Plan



Appendix 8.10.142 — Awatea Outline Development Plan



8.10.124.A CONTEXT

- a. Awatea has a history of early Maori occupation. The name Owaka Road, recognizes the traditional 'waka' link from Knights Stream to the Heathcote River. Awatea means: light or bright pathway. From the mid-nineteenth Century the area was farmed. McTeigues Road and Carrs Road were named after early landowners who formed the roads. The extensive Mahurangi Reserve, incorporating the Heathcote River corridor forms the northern boundary of the neighbourhood, while the western, southern and eastern boundaries are formed by Wilmers Road, Halswell Junction Road and Wigram Road respectively. The Christchurch Southern Motorway bisects the neighbourhood, separating it into two communities, which are referred to here as Area 1, north of the motorway and Area 2, south of the motorway. High voltage distribution lines cross the eastern section of Area 2. The Little River Link cycle way, alongside the motorway, traverses the neighbourhood. Warren Park lies immediately to the west and Westlake Reserve is located to the east.

8.10.124.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10.124.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
 1. Awatea is strategically located within the natural surface water system. The development of the neighbourhood provides the opportunity for better management of stormwater from the wider area.
 2. New development is to be designed to take maximum advantage of Mahurangi Reserve and river corridor and Carrs Reserve, through providing visual and physical access to them for residents and the wider community. The Mahurangi Reserve will be the major feature of Area 1. The development of this neighbourhood provides the opportunity to acknowledge the traditional 'waka' link, along the river corridor and southwards towards Knights Stream. Area 2 has Carrs Reserve as its centrepiece.
 3. A site on Awatea Road in the centre of Area 1 is zoned ~~as a Neighbourhood Centre Commercial Local~~, allowing for a local centre to establish.
 4. Development immediately adjacent to, or facing across a road to industrial zoned land or the motorway should be designed to provide a compatible boundary between the two uses. This may require a combination of larger section sizes, special building design and boundary planting.
 5. Development is to face onto Wilmers Road, Owaka Road, Awatea Road and Wigram Road even where there is to be no direct property access to it.
 6. New development is to have an open and attractive interface with all reserves in and adjoining the new neighbourhood.
 7. Where existing properties or non-residential uses are to remain or distribution lines cross the residential area, larger section sizes and planting buffers adjacent to them, may be required.
 8. Higher densities are anticipated in Area 1, around the junction of Awatea Road, Wigram Road and the motorway where Housing Accord developments are located. Higher densities are also

appropriate close to **collector roads**, reserves, the local **commercial centre** or any other **community facilities**.

9. **Landscaping** and indigenous plantings that emphasise the cultural history of Awatea are to be incorporated into the **subdivision** design and **reserve** plantings. This includes the re-establishment of a section of the traditional Waka Trail where relevant.
10. There is potential for a pedestrian/cyclist overbridge between Carrs Road and Carrs Reserve to enhance and extend the connection to the Little River Cycleway.

8.10.124.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule **8.6.11(a)** and Rule **14.12.2.16** are described below and shown on the accompanying plan.

1. INTEGRATION

- a. Awatea is surrounded by other residential neighbourhoods: Wigram, Westlake and Longhurst/Knights Stream. Convenient and safe access between these communities and their facilities and Awatea, for all users, is to be provided.
- b. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs will demonstrate good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.
- c. The boundary of Area 1, with industrial Zoned land and the motorway between Owaka Road and Carrs Road is to have a stormwater reserve of at least 10 metres wide, immediately north of the boundary, along its entire length.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A network of open space, integrated with stormwater management facilities, connecting Warren Park, Mahurangi Reserve, Carrs Reserve, Westlake Reserve.

3. ACCESS AND TRANSPORT

- a. **Collector roads** running west to east through Area 1, between Awatea Road and Wigram Road and between Wilmers Road and Carrs Road and through Area 2 between McTeigue Road and Wigram Road. These are to be capable of accommodating a bus route.
- b. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport. This is to provide connections with Wilmers Road, Awatea Road, Wigram Road, Mc Teigue Road and Halswell Junction Road, which bound the neighbourhood as well as Owaka Road and Carrs Road within the neighbourhood. Access for pedestrians and cyclists is required to the local **commercial centre** and reserves within the neighbourhood as well as recreational and **community facilities** in neighbouring suburbs.
- c. Connections to the Little River Cycleway from the north and along Owaka Road.

- d. **Vehicle Access**, Area 1a - when a **road** connection from Rich Terrace becomes available any existing **vehicle access** point to Wigram Road shall be closed.

4. STORMWATER

- a. An overall stormwater infrastructure system has been designed. It is important that as development occurs, stormwater is controlled in a manner that accords with this overall design. All watercourses in the area are to be integral components of the open space network.

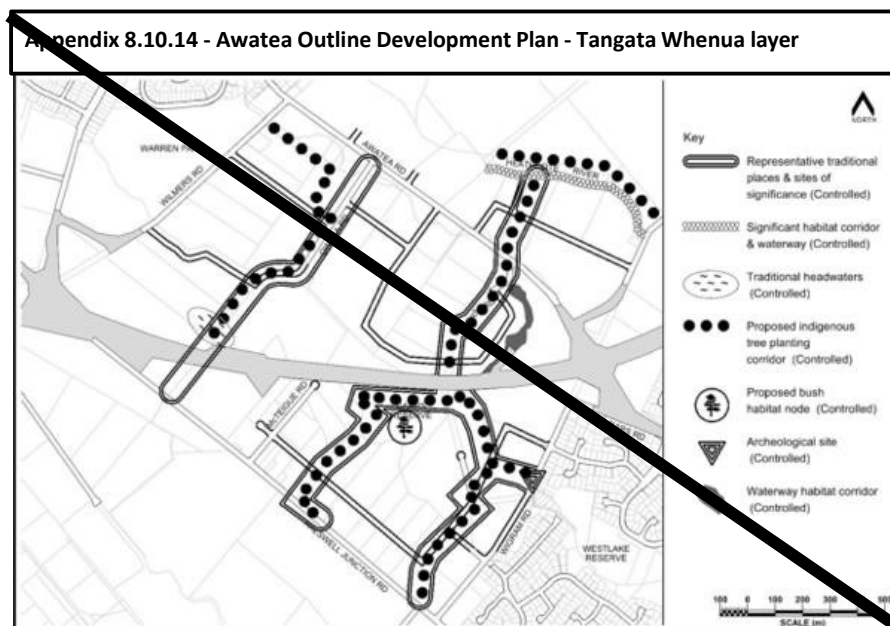
5. WATER AND WASTEWATER

- a. Area 1, north of the motorway will be serviced by two connections to the water supply main on Awatea Road. Area 2, south of the motorway along Halswell Junction Road will be serviced by connections to the water supply main on Halswell Junction Road. New water supply mains along the **collector roads** will be required.
- b. Area 1 and 350, 396 and 410 Wigram Road is to be serviced by a gravity wastewater network with lift stations, discharging to the existing wastewater mains on Awatea Road. Some of the wastewater network has been constructed and this will need to be extended to service the remainder of the area.
- c. Area 2 (except for 350, 396 and 410 Wigram Road) is to be serviced by a gravity wastewater network, with a wastewater main from McTeigue Road, along the proposed **collector road**, discharging into the existing wastewater main on Halswell Junction Road. It will be the developer's responsibility to construct the new water supply and wastewater mains.

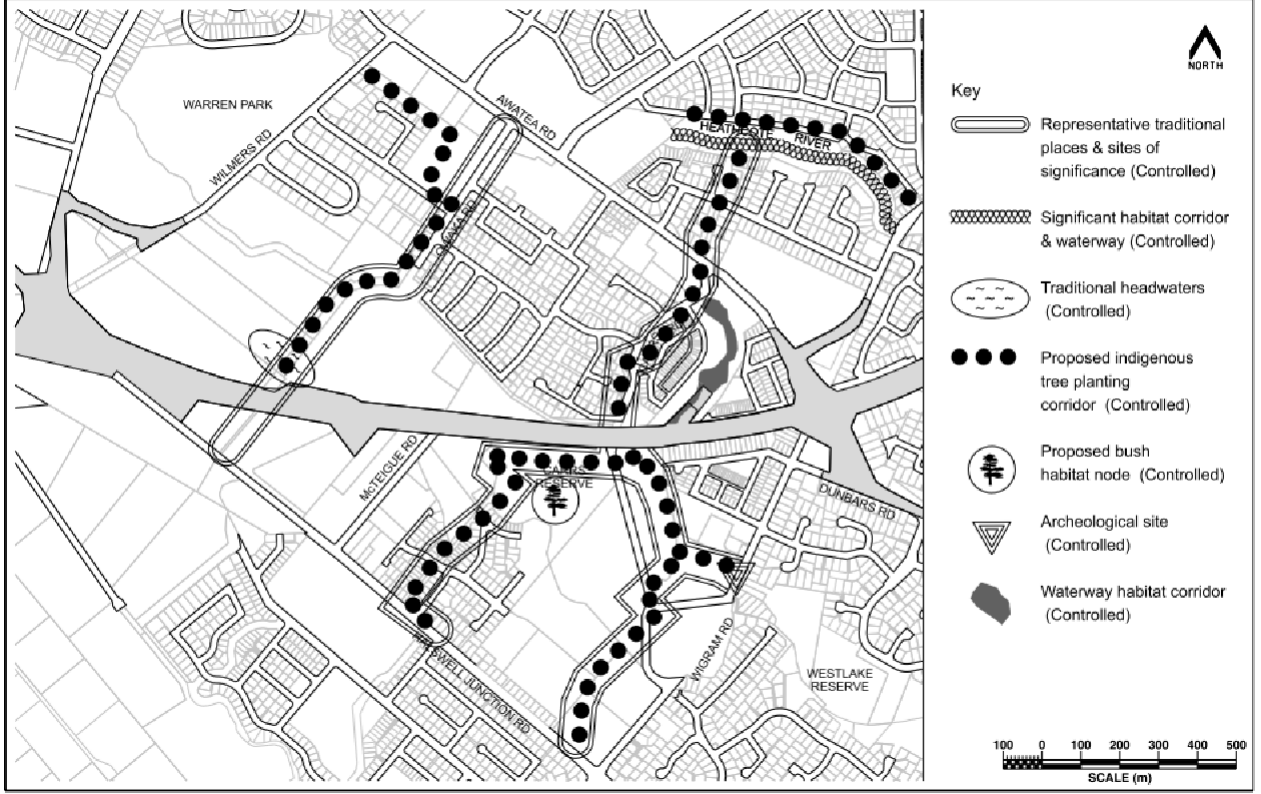
6. STAGING

- a. There are no staging requirements other than those relating to the Christchurch Kart Club (refer to Chapter 14 [Rule 14.12.1.5](#) Non-complying activities NC3).

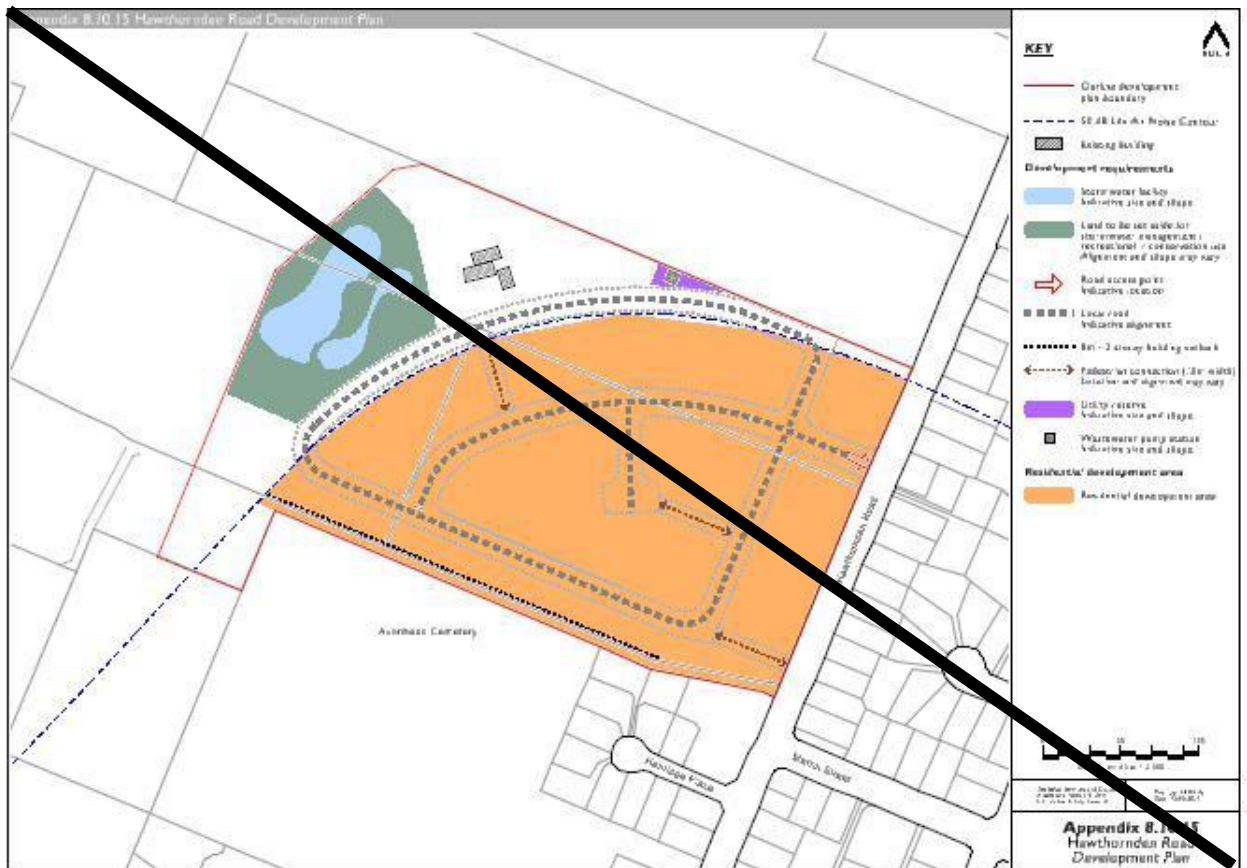
Awatea Outline Development Plan – Tangata Whenua layer



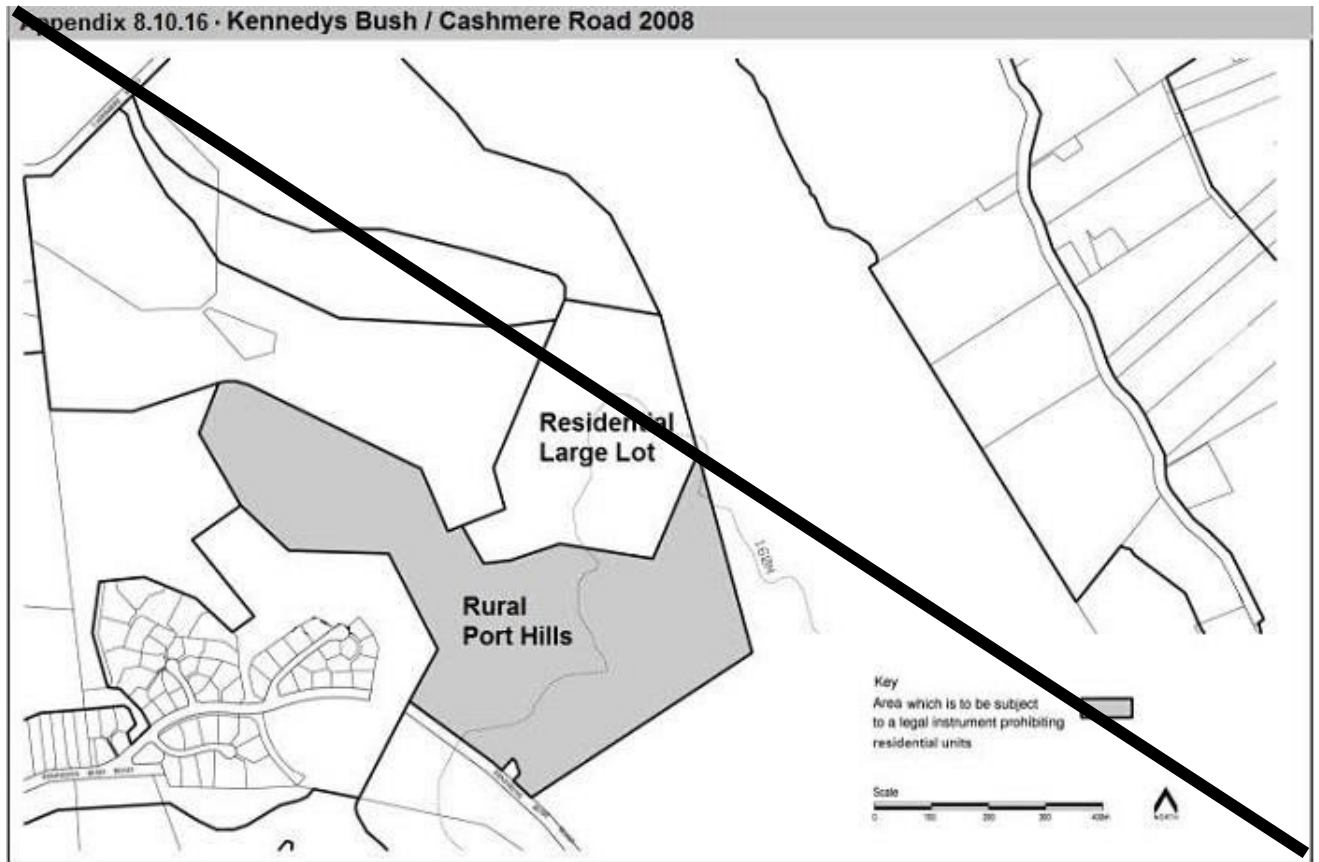
Appendix 8.10.12 - Awatea Outline Development Plan - Tangata Whenua



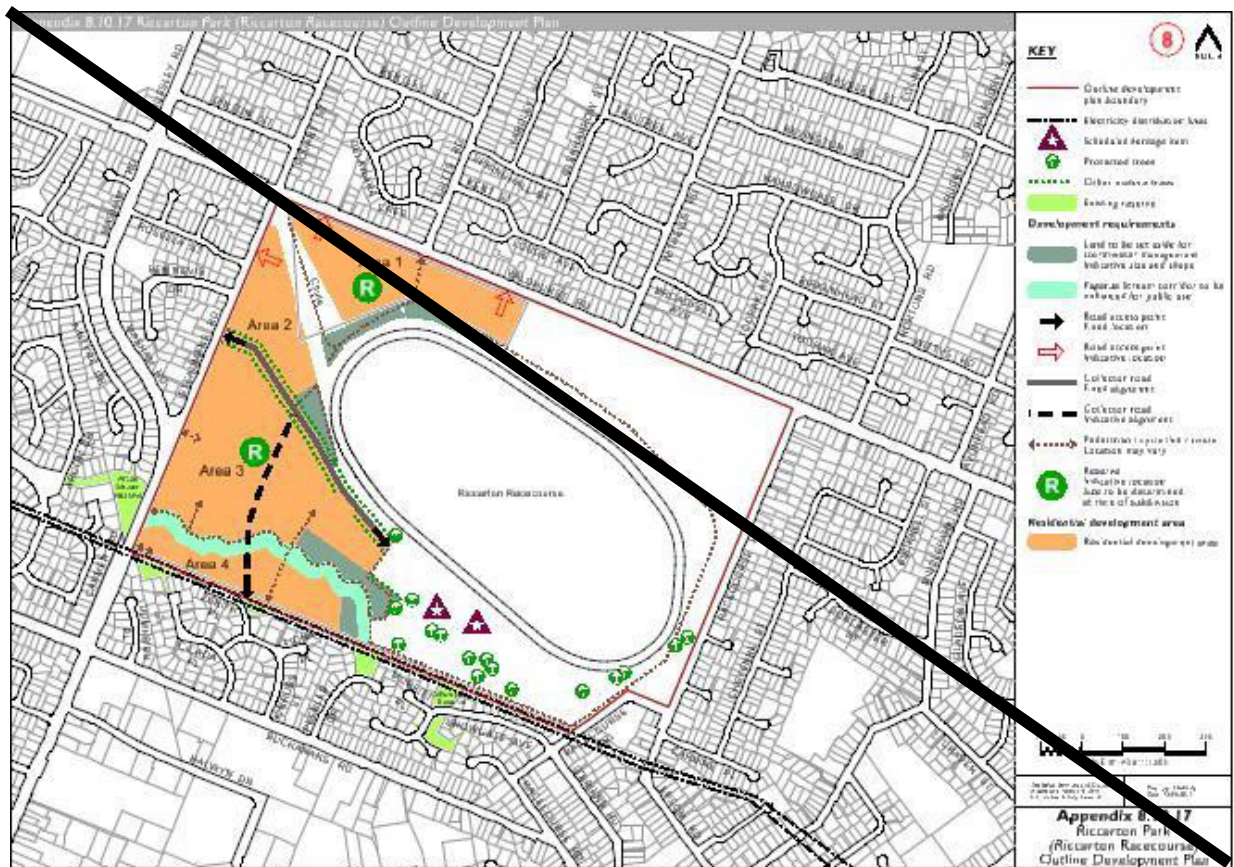
~~Appendix 8.10.15 Hawthornden Road Development Plan~~



Appendix 8.10.16 – Kennedys Bush / Cashmere Road Development Plan



APPENDIX 8.10.17 RICcarton PARK (RICcarton RACECOURSE) OUTLINE DEVELOPMENT PLAN



8.10.17.A CONTEXT

- a. Riccarton Park new neighbourhood is located on surplus land on the western part of Riccarton Racecourse. It borders the established residential areas of Broomfield and Russley. The Papanui Stream runs across the southern part of the neighbourhood linking Arcon Stream Reserve in the west and Showgate Reserve to the south east. The existing access to the racecourse from Steadman Road is tree lined and there are mature trees along part of Steadman Road, the stream and in the south eastern corner of the neighbourhood. On the racecourse site to the south east of the new neighbourhood there are a number of protected trees and two listed heritage items (Riccarton Racecourse Grandstand and Tea House). The site is bisected by the sprint track 'Chute' which must remain clear for racecourse operations. Due to the fragmented development areas and restricted access, road connections through the area are limited. Electricity distribution lines run parallel to the southern boundary of the neighbourhood.

8.10.17.B GUIDANCE

- a. ~~Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.~~

8.10.17.C DEVELOPMENT FORM AND DESIGN

- a. ~~The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1–8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.~~
- ~~1. This new neighbourhood is distinguished by its association with the racecourse and utilisation of the mature trees and the Paparua Stream.~~
 - ~~2. **Subdivision** layouts are to be designed to take advantage of the existing tree-lined access and the open outlook across the racecourse while at the same time limiting the impact of the distribution lines and pylons.~~
 - ~~3. Retention of the mature trees along the access and any protected trees is to be maximised and the layout designed to ensure they have sufficient space.~~
 - ~~4. Streets and paths are to be aligned to maximise visibility and **accessibility** of the stream corridor and focus on existing trees and heritage **buildings** where possible.~~
 - ~~5. Development is to have a good interface with adjacent **roads** and the interface is to be consistent along the length of the **road**. Although there is no direct **vehicle access** from properties on Yaldhurst Road, the subdivision design is to encourage housing to relate well with Yaldhurst Road and complement the properties which front the northern side of the **road**.~~
 - ~~6. A small scale community and commercial node, in a high profile location, may develop to serve the neighbourhood and adjacent existing residential areas, with opportunities for higher density development available adjacent to this node.~~

8.10.17.D DEVELOPMENT REQUIREMENTS

- a. ~~The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.~~

1. INTEGRATION

- a. ~~Properties are to front onto Steadman Road where they are **adjoining** the **road**.~~
- b. ~~A screen planting strip adjacent to the Carmen Road/Masham Road (SH1) frontage is to be provided.~~
- c. ~~Vegetation to be planted around **electricity distribution lines** must be selected and/or managed to ensure that it will not result in that vegetation breaching the **Electricity (Hazards from Trees) Regulations 2003**.~~

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. ~~Two community (neighbourhood) parks to be located within the development to maximise the number of properties within 400m walking distance of these parks.~~
- b. ~~The stream corridor is to be developed to provide for recreational routes and the potential enhancement of its aquatic ecology.~~

3. ACCESS AND TRANSPORT

- a. ~~A network of pedestrian/cyclist routes through the neighbourhood and connecting to existing residential areas to the north and west, to and along the stream corridor, across the electricity distribution line corridor to Buchanans Road and forming part of a walking/cycling circuit around the racecourse that connects to Racecourse Road~~
- b. ~~A loop road running through Area 1, with two access points from Yaldhurst Road~~
- c. ~~An upgrade to the existing access from Steadman Road to form a collector road to the eastern boundary of the residential development area, with a private connection to the Racecourse Hospitality area.~~
- d. ~~A second access road from Steadman Road to the collector road in Area 2.~~
- e. ~~A second collector road which runs through the development area to connect to Zenith Place.~~
- f. ~~Both collector roads are to be constructed to accommodate a bus route.~~
- g. ~~The Yaldhurst Road/Steadman Road intersection shall be upgraded to include traffic signalisation, prior to the occupation of a residential unit in Areas 2 or 3 of the development.~~
- h. ~~The ability to provide a future vehicle connection between Area 1 and the adjacent racecourse facilities along Yaldhurst Road shall not be precluded.~~
- i. ~~A footpath and required pedestrian refuges shall be constructed adjacent to development on Yaldhurst Road within the State Highway designation (between Cutts and Steadman Roads) prior to the occupation of any residential unit in Area 1.~~
- j. ~~A footpath along the Steadman Road boundary shall be constructed prior to the occupation of any residential units in Areas 2 and 3 and a pedestrian refuge at the intersections of Cicada Place and Kinross Street with Buchanans Road shall be constructed prior to the occupation of any residential unit in Area 4.~~

4. STORMWATER

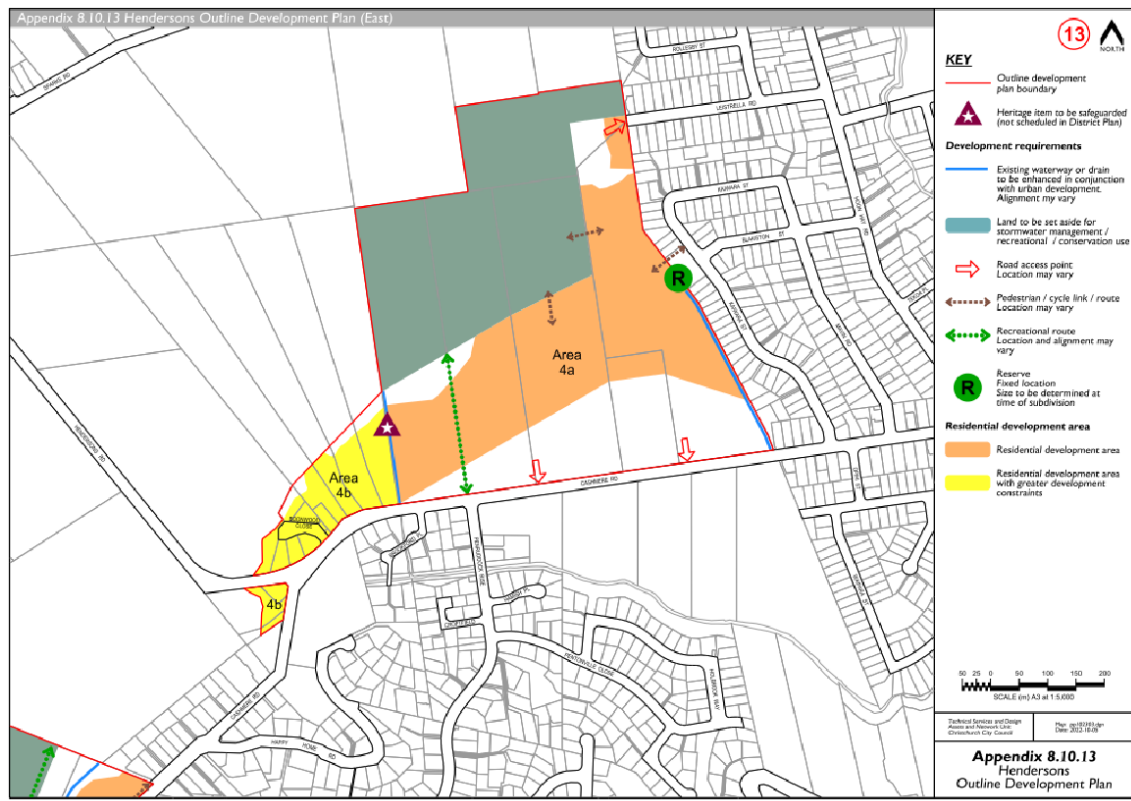
- a. ~~The design and layout of the stormwater management system to utilise reticulation to convey stormwater from hard surfaces (including rooftops and roading) to adequately sized treatment and infiltration basins with all stormwater being discharged to ground soakage.~~
- b. ~~Stormwater facilities shall consist of a soil adsorption basin to capture and treat the first flush, and an infiltration basin with a rapid soakage system to mitigate the 50-year critical storm.~~
- c. ~~Overland flowpaths for all stormwater facilities spilling to Paparua Stream in extreme storm events.~~

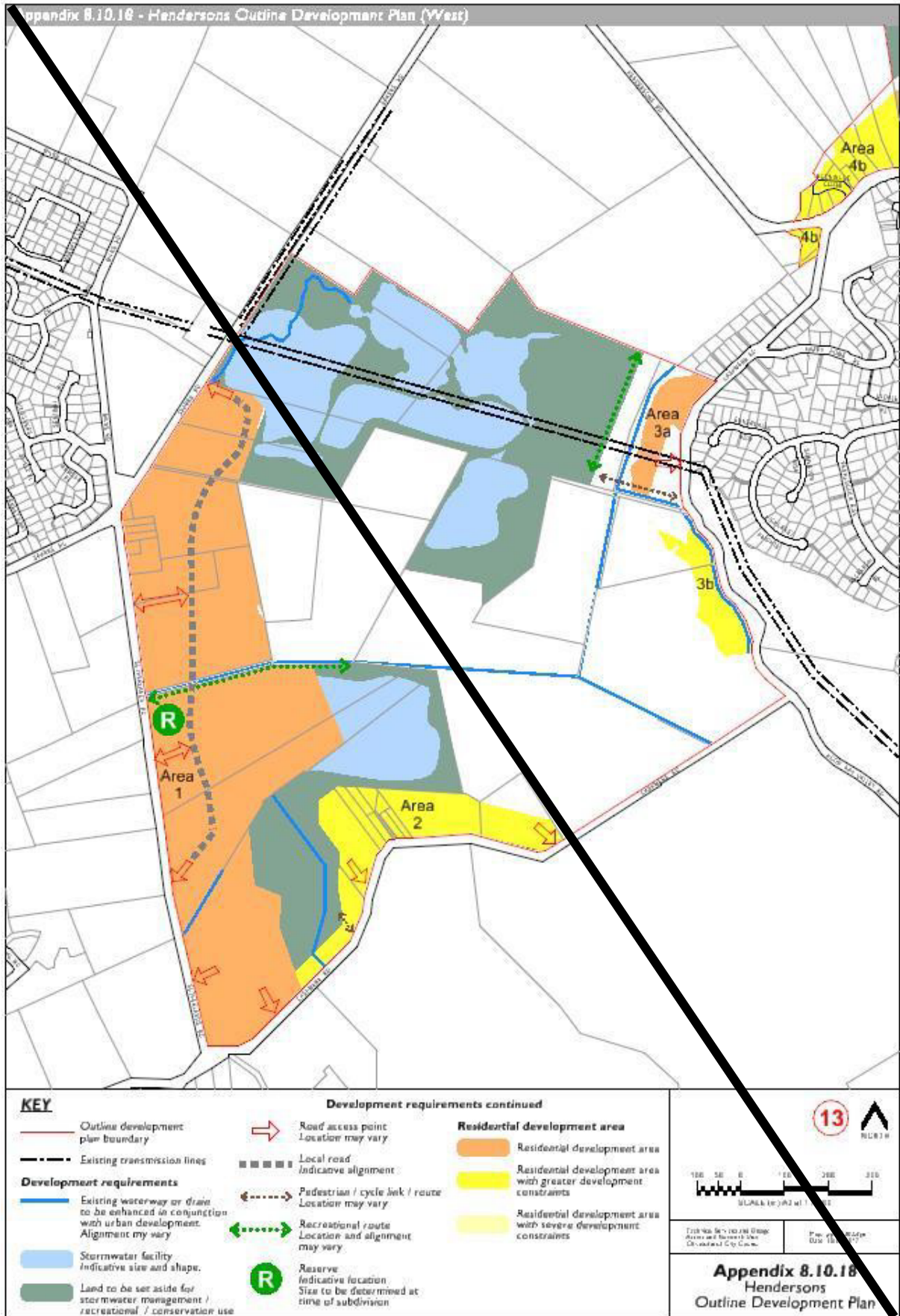
- d. ~~The design and operation of stormwater facilities shall take into account the need to protect and enhance the Paparua Stream corridor and identify and safeguard springs (if any).~~

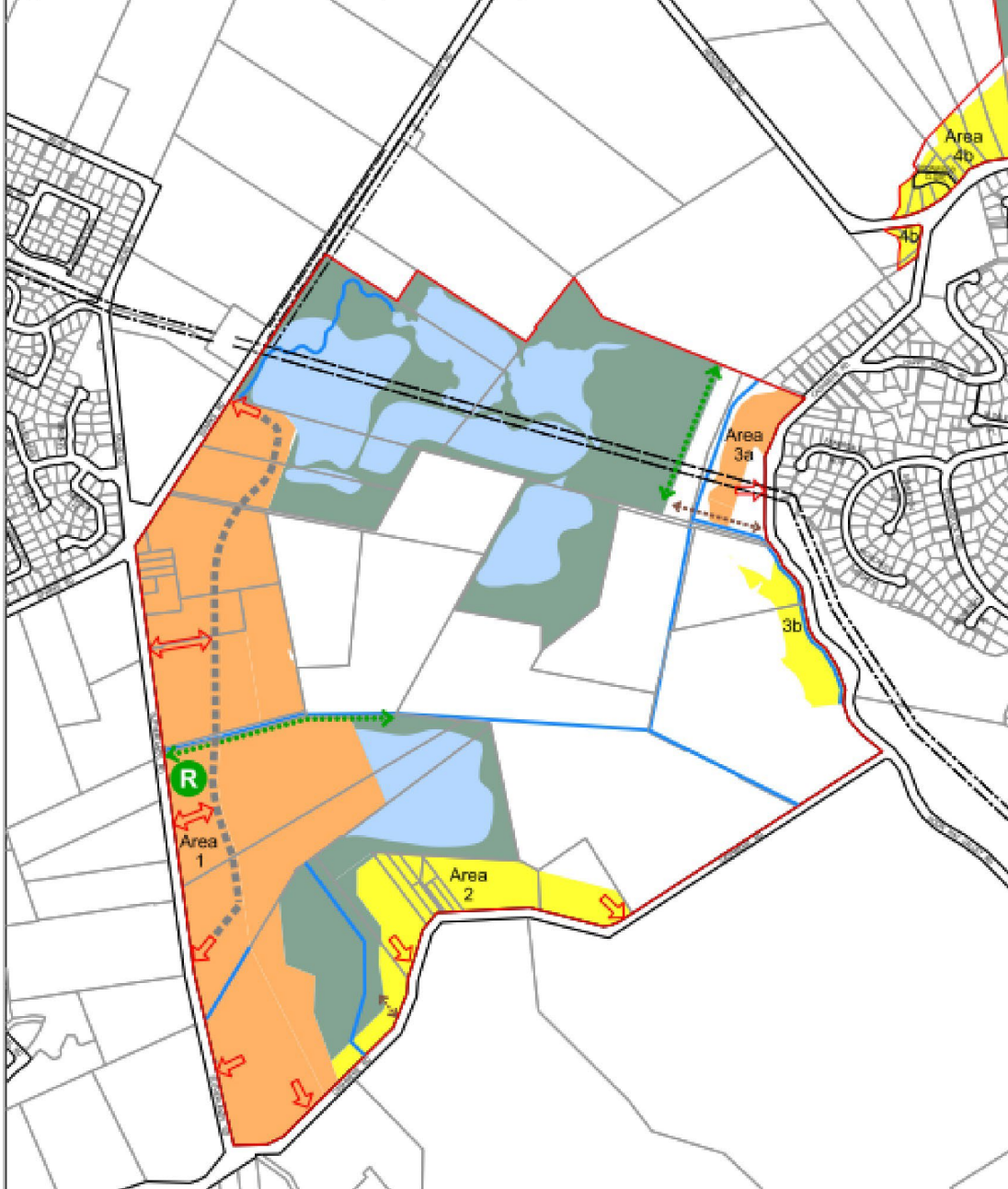
~~5. WATER AND WASTEWATER~~

- a. ~~A new water supply main will be provided at Yaldhurst Road to service Area 1 and the Water supply pipe network will be upgraded on Yaldhurst Road, Steadman Road and Zenith Place, Kinross Street and Cicada Place to service the remainder of the development area.~~
- b. ~~Wastewater is to be reticulated, with Area 1 discharging via gravity to an existing main located in Yaldhurst Road. The wastewater flows for Areas 2, 3 and 4 will drain via gravity to a single pump station to be located on the northern side of the Paparua Stream. From the pump station, flows will be conveyed via rising main to an existing sewer in Buchanans Road. The storage in the pump station is to be sized to attenuate peak flows, to avoid exacerbating downstream overflows. The final location and detailed design of these facilities will be determined through the resource consent process.~~

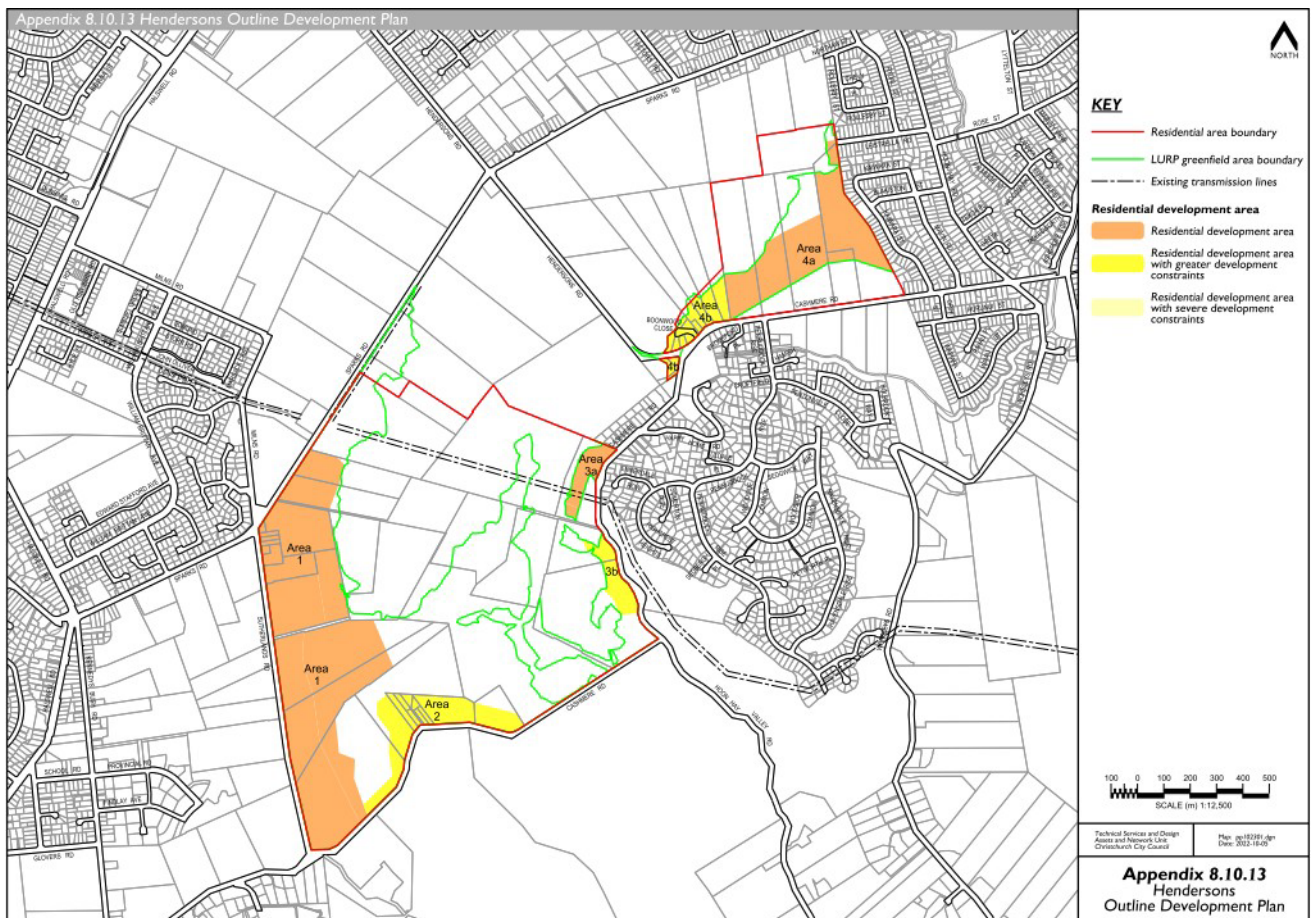
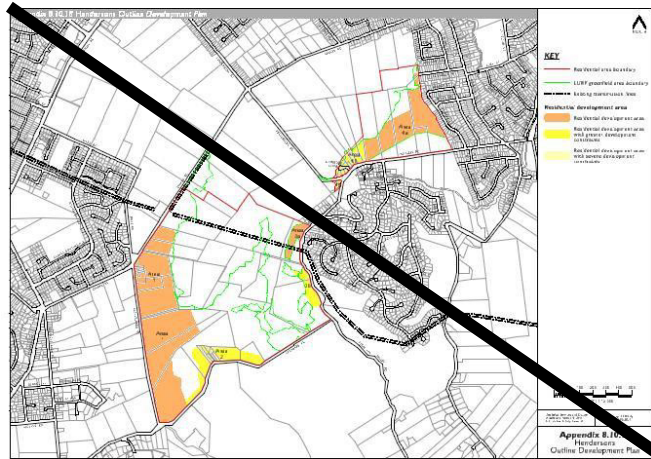
Appendix 8.10.13 Hendersons Outline Development Plan







<p>W</p> <p>0.1m contour lines</p> <p>Development requirements</p> <ul style="list-style-type: none"> Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary Stormwater facility: Indicative size and shape. Land to be set aside for stormwater management / recreational / conservation use 	<p>Local road Indicative alignment</p> <p>Pedestrian / cycle link / route Location may vary</p> <p>Recreational route Location and alignment may vary</p> <p>R</p>	<p>Residential development area</p> <p>Scale: 1:1000</p> <p>North arrow</p> <p>13</p>
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8.10.138.A CONTEXT

- a. The Hendersons Basin area was historically a major wetland/raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The Council owns land within the basin area and intends increasing the opportunities for wetlands, planting of native species and recreational use. Existing and future stormwater facilities will be a major feature of this neighbourhood. As development will not occur in one contiguous area, establishing

connections with **adjoining** residential areas and integrating development with **adjoining** open spaces is vital to achieving walkable communities.

8.10.138.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10.138.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. The scope for development of the area for residential purposes is limited, as extensive **filling** for **subdivision** and **building** would reduce the storage capacity of the basin and increase the risk of flooding to local and downstream residential areas. Land development around parts of the basin's periphery is however possible and can be maximised through engineering works, in particular compensatory stormwater storage. Development of areas zoned Rural Urban Fringe is severely constrained due to its location in the flood ponding area.
 2. Area 1 is to connect with SE Halswell ~~Residential New Neighbourhood~~ **Future Urban** Zone, Area 3 will form an extension of the Westmorland neighbourhood, Area 4 will form a link between the Westmorland and Cracroft neighbourhoods, but is to have its own identity.
 3. New development is to be designed to take maximum advantage of the outlook across Hendersons Basin **wetlands** and allow visual and physical access to the basin for the wider community. This will be achieved through the provision of view shafts, alignment of **roads** and footpaths, orientation of **allotments** and convenient access points for pedestrians and cyclists.
 4. Cashmere Stream and its enhancement will be a key feature of this area. The Cashmere Drainage system is registered as an historic area under the [Historic Places Act 1993](#) (List number 7482) this includes the drain which runs between Area 4a and 4b. This should be safeguarded and recognised through on-site interpretation.
 5. Kahikatea stumps are noted in the South West Area Plan (Plan 5). These should be further investigated and addressed as necessary, through the development process.
 6. An open and attractive interface should be created between the edge of new residential areas and adjacent open land. This may require **roads** to be located along the boundary with stormwater basin/recreational/conservation or rural land, or if private property **boundaries** back onto the open area, appropriate **boundary** planting or fencing is required.
 7. Where public access along the Hendersons Basin edge is expected, a design solution which addresses privacy and security issues will be required. Consideration is to be given to the view of urban development across the basin from Sparks, Cashmere and Hendersons Roads.
 8. To provide a less harsh edge to development, a more sinuous alignment of the boundary between the residential development area and adjacent rural zoned land is encouraged, providing there is no increase in the total development area.

9. All development is to have a good interface with adjacent roads. In general the subdivision design should encourage houses to front onto roads and the interface treatment should be consistent along the length of the road.
10. Where existing properties are to remain, distribution lines cross the residential area or new residential areas adjoin rural or existing residential areas, larger section sizes and planting buffers may be required.
11. Higher yield density development, above 15 hh's/ha, is anticipated in Area 4a, particularly at the eastern end and/or adjacent to the stormwater basin.
12. There is an opportunity for interpretation boards and structures alongside the Cashmere Stream route to include history of the floodplain, raupo swamp and significance to tangata whenua.

8.10.138.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.

2. DENSITY VARIATIONS

- a. Area 2 – The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. There are also existing properties here. Rule 8.6.11(b) density exemptions apply to this constrained area.
- b. Area 3 – The developable area will be impacted in Area 3.a by the realignment of Cashmere Stream and the need for compensatory stormwater storage and in 3.b., where there are existing buildings. Rule 8.6.11(b) density exemptions will apply to this constrained area.
- c. Area 4b – There are existing substantial properties, including those in Boonwood Close. Rule 8.6.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational/conservation use in conjunction with use for stormwater management.
- b. A community (neighbourhood) park along Sutherlands Road.
- c. The development of parts of a recreational route that connects from Sutherlands Road and runs through to Hendersons Road, running predominantly alongside Cashmere Stream.
- d. A recreational route to provide a link and a viewshaft from Westmorland to the basin area.

- e. An extension of the existing Kaiwara Street **reserve**. Should a **road** connection to Blakiston Street through the existing **reserve** prove acceptable, including from a parks planning perspective, the loss of the **reserve** will need to be compensated for through an enlarged **reserve** on the south side of the new **road**.

4. ACCESS AND TRANSPORT

- a. A secondary **road** through Area 1 to run from Sutherlands Road from a point immediately opposite the collector road running through South East Halswell **Future Urban Zone RNN** to Sparks Road. At least two **road** links are to be created from Sutherlands Road to the new secondary **road**.
- b. **Road** accesses between this **Future Urban Zone RNN** area and Sutherlands, Sparks and Cashmere Roads. These are to be safely located in relation to **road** accesses into S.E. Halswell and North Halswell **Future Urban Zone RNN's**, Redmond Spur **subdivision** and Westmorland.
- c. A **road** network which provides a connection between Cashmere Road and Hoon Hay but is designed to avoid traffic shortcutting between Westmorland and Hoon Hay. This is likely to be via Leistrella Road. Alternatively a connection from the end of Blakiston Street, may be possible.
- d. The junction with Cashmere Road is to be spaced a safe distance from Penruddock Rise. Alternatively a signalised crossroads with Penruddock Rise may be constructed.
- e. A fully interconnected **local road** network within Area 1 and Area 4, that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport.
- f. Pedestrian and cycle connections between residential areas and public spaces.
- g. Where development interfaces with Cashmere Road, provision will be made to enable **local road** widening to better manage the needs of cyclists in the area.

5. STORMWATER

- a. Land to be set aside for compensatory stormwater storage or other stormwater management as shown on the ODP. Where no such land is shown on an **allotment** which also has a residential development area, additional land may be required, to be determined at the time of **subdivision**. Further rural land may be required for stormwater management in the future.
- b. There are known to be **springs** in the western part of the neighbourhood. These are to be identified and safeguarded at the time of **subdivision**.
- c. Existing waterways and stormwater drains shown on the ODP are to be enhanced in conjunction with residential development. All watercourses are to have a natural form and may require realignment.
- d. Land set aside for stormwater management is to also incorporate **wetland** habitats, walkways and **cycle ways**.

6. WATER AND WASTEWATER

- a. Most new development in this ODP area can be serviced from the existing water supply network. However a water supply master plan for the Halswell **Future Urban Zone Residential New Neighbourhoods**, to be

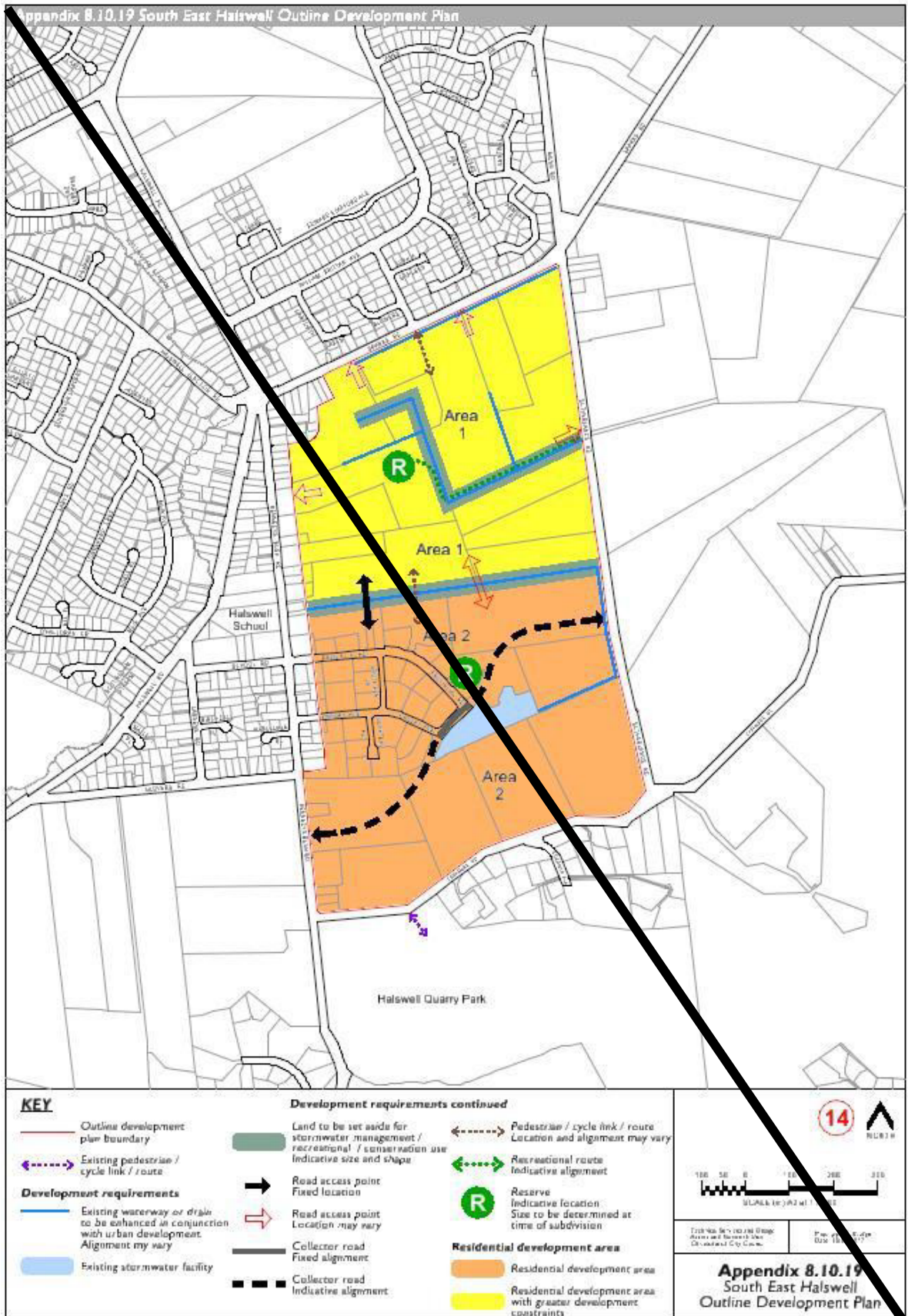
developed by Council, will confirm the infrastructure required. Some additional improvements may be required upon further more detailed investigations being undertaken by Council and/or at the time of subdivision.

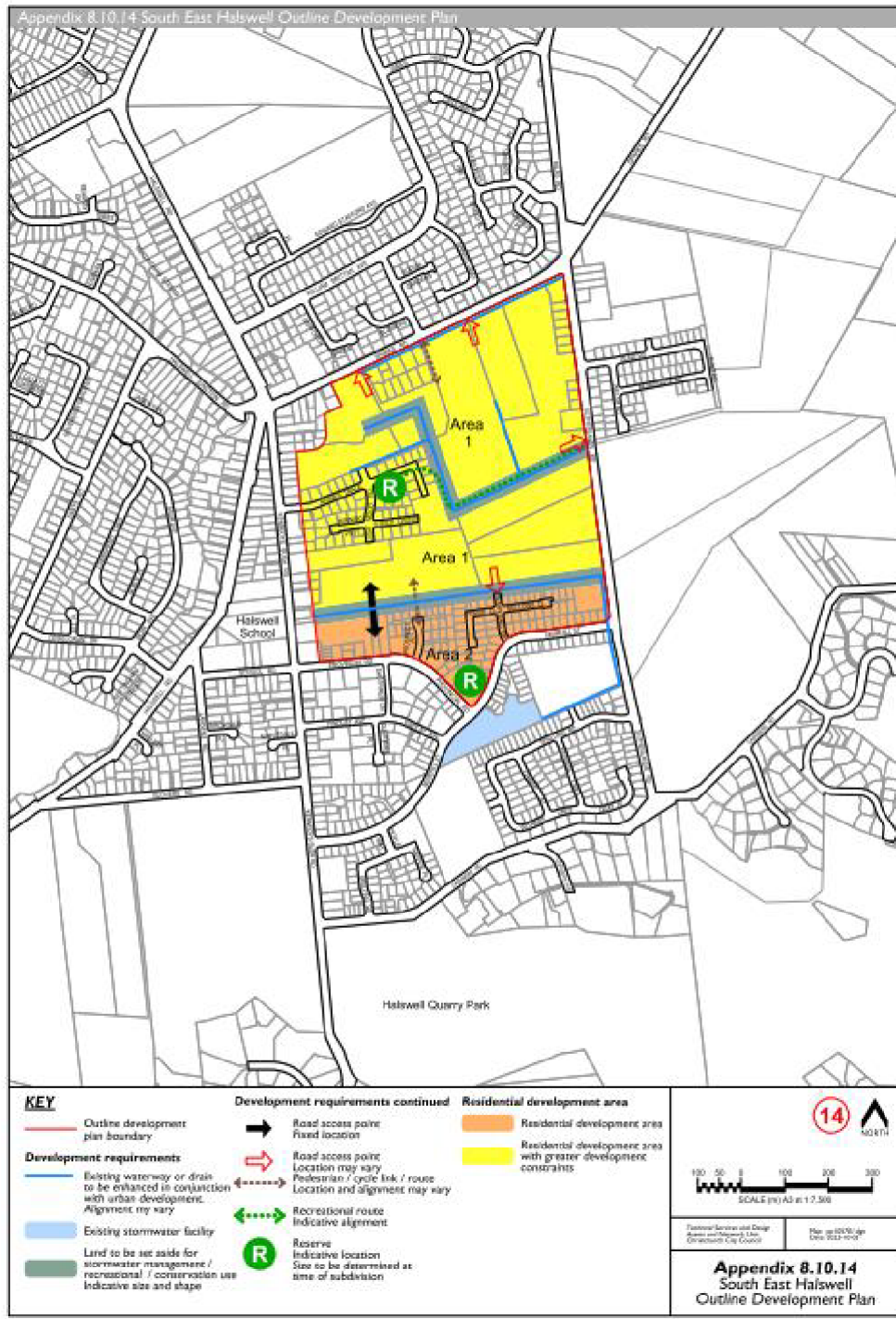
- b. Area 1 to be serviced by a pressure sewer area. New residential development will be required to connect to new trunk mains along Sutherlands and Sparks Roads. A pressure sewer along Cashmere Road serving the Redmund Spur subdivision, will be upsized for Area 2. The wastewater servicing of the remaining areas will be determined at the time of subdivision.
- c. No more than 487 houses in East Hendersons shall connect to the pressure sewer system in the Pump Station 68 catchment.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.

APPENDIX 8.10.149 SOUTH EAST HALSWELL OUTLINE DEVELOPMENT PLAN





8.10.149.A CONTEXT

- Located close to the centre of the Halswell community, this area has a number of established houses and mature trees and gardens. The neighbourhood is divided across the centre by a stormwater channel and tree belt running from Kennedys Bush Road to Sutherlands Road. The northern part of the area has high ecological values and is the site of traditional headwaters of the Cashmere Stream. The Quarry View subdivision forms a nucleus for development in the southern half of the neighbourhood. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.10.149.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10.149.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. Advantage is to be taken of existing mature trees to provide an identity for this neighbourhood.
 2. The design of Area 1, (north of the central stormwater channel) is to be structured around the traditional headwaters, [springs](#), a stormwater facility, and significant trees.
 3. Area 2 (south of the stormwater channel) is to be designed around existing trees and a stormwater [reserve](#), which has been established as part of the Quarry View [subdivision](#).
 4. Views southwards to the Port Hills and Halswell Quarry Park can be utilised to provide a sense of place, through the alignment of [roads](#) and reserves to form view shafts.
 5. Kahikatea stumps and an [archaeological site](#) are noted in the South West Area Plan (Plan 5) near the junction of Sutherlands Road and Cashmere Road. These to be further investigated and addressed as necessary.
 6. An appropriate treatment is required for the interface of development with Sparks Road, Sutherlands Road and Cashmere Road.
 7. Mature trees and a drain run alongside much of Sparks Road and parts of Sutherlands Road, such that a green interface with limited access across it, may be appropriate in these locations.
 8. The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. An appropriate treatment for this rural/urban interface is required.
 9. Where existing residential properties are to remain or where the boundary of the **Future Urban Zone RNN** abuts properties in the **Medium Density Residential**~~Residential Suburban~~ Zone, larger section sizes and planting buffers may be required.
 10. Residential ~~yield densities~~ of at least 15 hh's/ha are anticipated in Area 2, with opportunities for higher density development opposite Halswell Quarry Park.

8.10.149.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule [8.6.11\(a\)](#) and Rule [14.12.2.16](#) are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs shall demonstrate good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.
- b. Houses are to front onto Kennedys Bush Road.

2. DENSITY VARIATIONS

- a. Area 1 – Residential development in Area 1 is constrained by the smaller landholdings, the location of existing substantial houses, ecological features and the large number of mature trees. Rule 8.6.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park towards the centre of Area 1.
- b. An extension of the Quarry View **reserve** in Area 2.
- c. A recreational route that runs from the **reserve** in Area 1 to Sutherlands Road alongside an enhanced waterway, connecting with the recreational route through the Hendersons ODP area.

4. ACCESS AND TRANSPORT

- a. A **collector road** capable of accommodating a bus route. to connect with a collector road running between Halswell Road and Kennedys Bush Road (South Halswell ODP) and continuing through to Sutherlands Road. This **road** is to link into a section of the **collector road** which has been **formed** between Findlay Avenue and Provincial Road as part of the Quarry View **subdivision**.
- b. A **road** connection from Provincial Road to link with the **road** network of Area 1.
- c. At least one other **road** connection from the **collector road** in a northerly direction to link with the **road** network of Area 1.
- d. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport and connections to the existing community and facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links and to the Hendersons **Future Urban Zone RNN** to the east of Sutherlands Road.
- e. Pedestrian/cyclist links from the northern reserve out to the perimeter **roads** and southwards to connect with the waterway and a pedestrian connection to Provincial Road.
- f. Where development interfaces with Cashmere Road, provision will be made to enable **local road** widening to better manage the needs of cyclists in the area.

5. STORMWATER

- a. Stormwater in Area 1 is to drain to the stormwater facility on the eastern side of Sutherlands Road.

- b. Naturalisation, enhancement and realignment where appropriate of Cashmere Stream and the stormwater drains that run through the neighbourhood, along Sparks Road and Sutherlands Road.
- c. Natural **springs** in the western part of Area 1 around the headwaters of Cashmere Stream are to be identified and safeguarded at the time of **subdivision**.

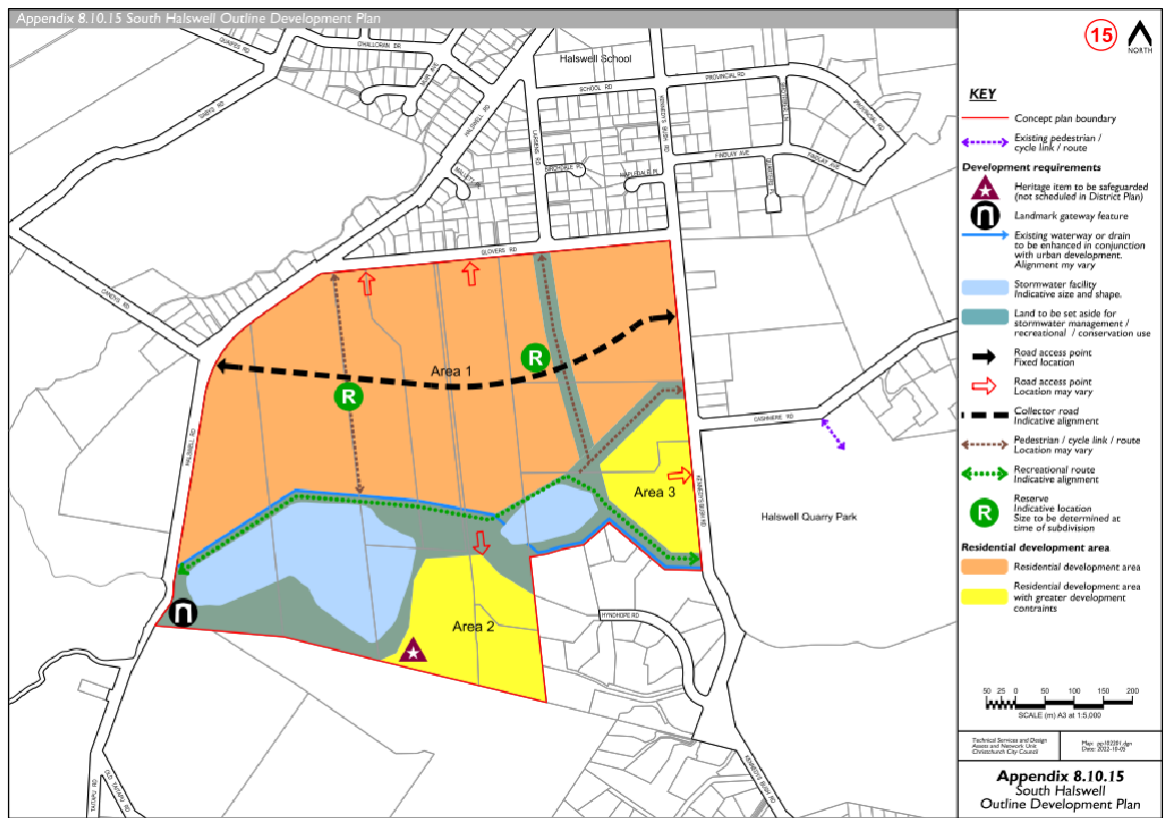
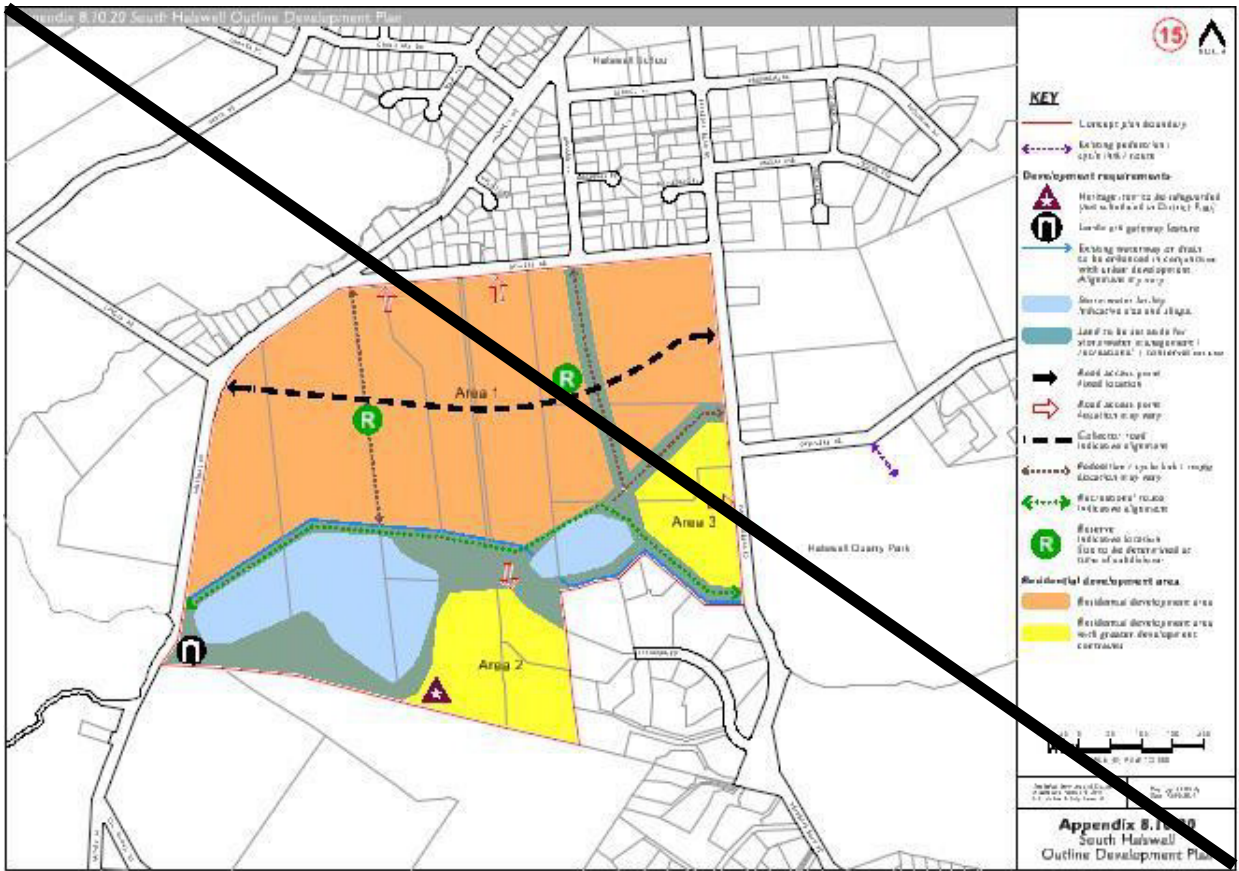
6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to pressure mains to be constructed on the **collector road** and Sutherlands Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.

APPENDIX 8.10.2015 — SOUTH HALSWELL OUTLINE DEVELOPMENT PLAN



8.10.-2015.A CONTEXT

- a. This neighbourhood extends from below the hill slopes of the Hyndhope Road residential area to the established suburb of Halswell. It is bordered on its southern side by a low ridge culminating in a rocky outcrop. Green Stream runs across the southern part of the neighbourhood from Halswell/Tai Tapu Road (SH75) to Kennedys Bush Road. Across Kennedys Bush Road is the Halswell Quarry Park. Historic associations and connections with this area, include the former tramline that linked to Halswell Quarry and its use by local hapu and rūnanga. The southern western point of this neighbourhood defines the boundary of the urban area and appears as the entrance to **Christchurch City** when travelling from the south. Views are afforded of the Port Hills and Halswell Quarry Park to the south and east.

8.10.-2015.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10.-2015.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. This **future urban area** ~~new neighbourhood~~ is to be structured around the realigned corridor of Green Stream, stormwater facilities and land for recreational and conservation use in the south of the neighbourhood. Collectively these will form a 'green edge' to Christchurch.
 2. Advantage should be taken of: views out to the south and south east by aligning **roads** and pedestrian/**cycle ways** to provide view shafts; the interface with Halswell Quarry Park and the link through the site from Larsens Road.
 3. Any new facilities within the neighbourhood should be located such that they form or strengthen a community node, this is likely to be alongside Kennedy's Bush Road and/or the **collector road**.
 4. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.
 5. There is an opportunity to recognise Maori and European heritage in the design of this area. In particular the route of the former tramline to Halswell Quarry is to be recognised and interpretation provided, to include the history of the tramline and local quarrying.
 6. There is an opportunity to create a gateway feature at or near the south western corner of the neighbourhood, adjacent to Halswell Road, to mark the entrance to the city.
 7. An **archaeological site** is noted in the South West Area Plan (Plan 5) in the vicinity of Halswell Road, it is to be further investigated and addressed as necessary.
 8. There is an opportunity to cluster housing development to the northern part of Area 3 to maximise the width of the open space corridor that extends along the southern part of the **outline development plan** area and connects to Halswell Quarry Park. Larger **building setbacks** and deeper sections should also be considered to further maximise the width of this open space corridor (green edge).

8.10.2015.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs shall demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.
- b. Houses are to front onto Glovers Road and Kennedys Bush Road.
- c. Along the Halswell Road frontage, where there is to be no direct property access, the subdivision design will demonstrate an appropriate and attractive treatment along Halswell Road.

2. DENSITY

- a. Area 2 - The area adjacent to the Hyndhope Road residential area is to be developed at a low density due to parts of this area being lower lying, to contribute to the green edge and to ensure that new development is compatible with existing properties. Rule 8.6.11(b) density exemptions apply to this constrained area.
- b. Area 3 - There may be geological and surface water management constraints in this area. Rule 8.6.11(b) density exemptions apply to this area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A green edge to the city comprising land for stormwater management, wetlands, recreational and conservation use.
- b. A recreational route to run across the southern part of the site to provide a direct connection to Halswell Quarry Park.
- c. Two community (neighbourhood) parks in the northern part of the neighbourhood.

4. ACCESS AND TRANSPORT

- a. No individual property access to Halswell Road.
- b. A collector road to run from Halswell Road from a point immediately opposite Candys Road through the neighbourhood across Kennedys Bush Road to connect up and align with the collector road through the South East Halswell Future Urban Zone RNN to the east. Other than the collector road, no additional road junctions with Halswell Road. This road to be capable of accommodating a bus route.

- c. A fully interconnected **local road** network across the neighbourhood that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport and connections to the existing facilities of Halswell, particularly Halswell School, Halswell Quarry Park, bus routes and pedestrian/cyclist links.
- d. **Road** connections from Glovers Road.
- e. A connection from the **local road** network in Area 1 to Area 2.
- f. Pedestrian/cyclist routes from Glovers Road and Kennedys Bush Road to link via reserves to the southern open space.

5. STORMWATER

- a. Extensive provision for stormwater management across the southern portion of the neighbourhood. Stormwater facilities and **wetland** habitats to be located adjacent to a realigned Green Stream.
- b. Swales to run from Glovers Road and Kennedys Bush Road to link to the eastern stormwater facility.
- c. There are known to be **springs** near the southern boundary. These are to be identified and safeguarded at the time of **subdivision**.

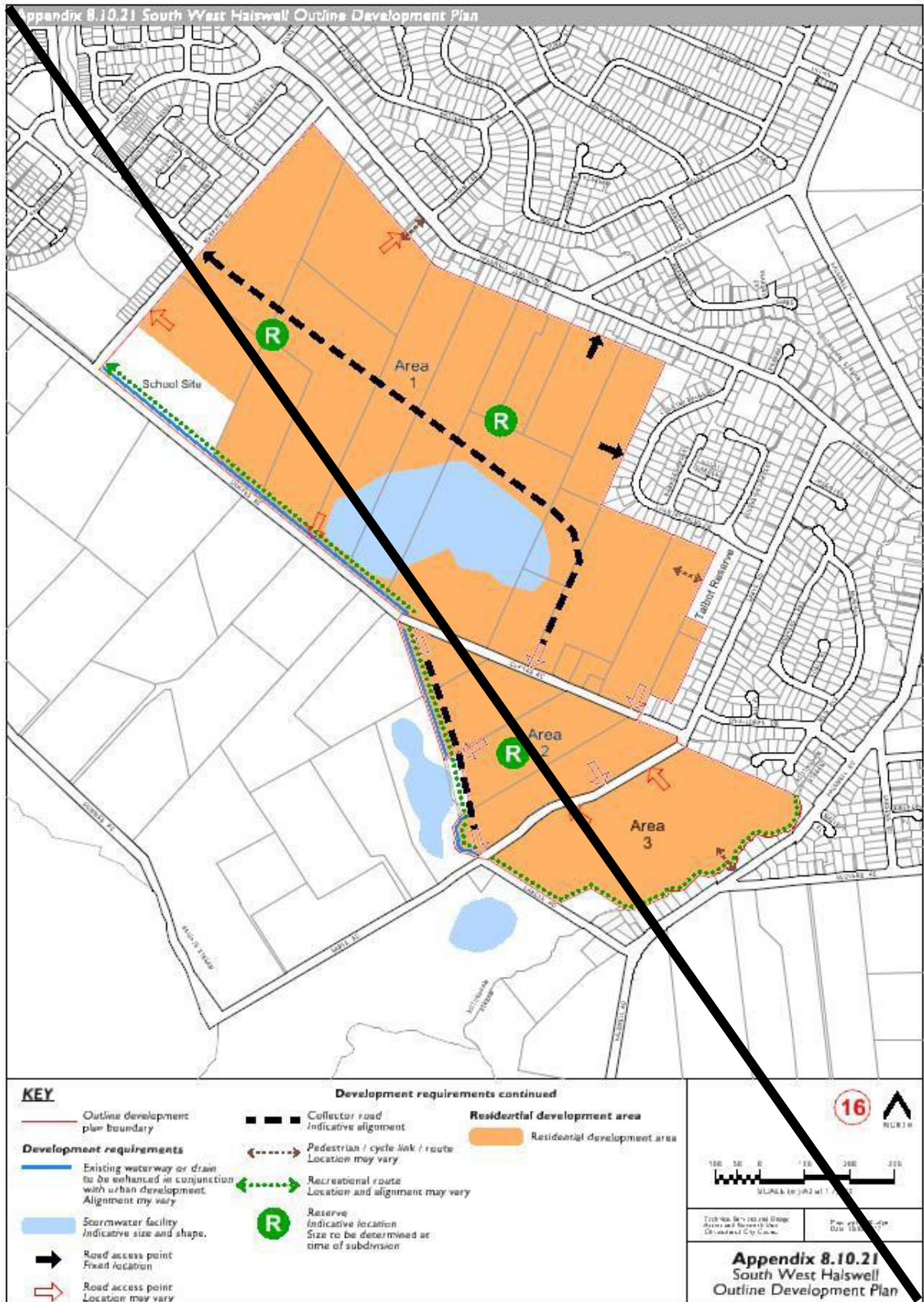
6. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell **Future Urban Zone Residential – New Neighbourhoods**.
- b. Wastewater to be reticulated with a pressure sewer network, discharging to a pressure main on the **collector road** to the east of Kennedys Bush Road.

7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.

APPENDIX 8.10.1624 SOUTH WEST HALSWELL OUTLINE DEVELOPMENT PLAN





8.10. 1621.A CONTEXT

- Halswell has a history of early Maori occupation, followed by European settlement. This area has been farmed since the mid-19th Century. Quafes Road and Candys Road were named after prominent early settlers. The Murphys, longstanding landowners, ran a dairy farm and dairy business. There is a large **reserve** to the west of Murphys Road (Longhurst Reserve) a large stormwater management area close to

Sabys Road, Nottingham Stream runs along the southern edge of the new neighbourhood and several drains traverse the site. Views are afforded of the Port Hills to the south east and rural land to the south and west.

8.10. ~~1624~~.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the [South West Area Plan, Christchurch City Council, April 2009](#).

8.10. ~~1624~~.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1- 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. This new neighbourhood is to be structured around views out to the south west and south (by aligning roads to provide view shafts); a central collector road; stormwater management facilities; and the Nottingham Stream corridor.
 2. The neighbourhood is to be connected to the communities and facilities of West Halswell to the west and Halswell to the north and east.
 3. Any new local commercial centres and/or community facilities within the neighbourhood are to be located such that they create or strengthen a community node, this is likely to be alongside the collector road and/or a reserve.
 4. A new school is to be located at the corner of Murphys and Quaifes Road providing a focal point for the neighbourhood.
 5. Appropriate boundary treatments are required along the entire length of the ODP boundary to provide a good interface with adjacent roads. The interface treatment will generally be consistent along the length of the road.
 6. The subdivision design will demonstrate how an appropriate interface treatment is to be achieved between future housing and the following: Quaifes Road and the rural area beyond; directly with rural land; Sabys Road stormwater basin; Nottingham Stream, Talbot Reserve and new reserves and stormwater facilities.
 7. Talbot Reserve is well located to serve new development in its vicinity. Additional Neighbourhood Parks are to be well distributed throughout the neighbourhood.
 8. Higher density development is expected to be closer to the collector road, reserves, stormwater facilities or any community facilities.
 9. Where existing properties are to remain or where the boundary of the **Future Urban Zone RNN** abuts properties in the **Medium Density Residential Zone**~~Residential-Suburban-Zone~~ larger section sizes and planting buffers adjacent to them may be required.

8.10. ~~1624~~.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule [8.6.11\(a\)](#) and Rule [14.12.2.16](#) are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs shall demonstrate good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.
- b. Houses are to face onto Murphys Road.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route adjacent to the rural boundary and Nottingham Stream. This is to provide a connection between Longhurst Reserve, a stormwater facility close to Quaifes Road and Nottingham Stream.

3. ACCESS AND TRANSPORT

- a. A **collector road** to run through Area 1 between Murphys Road and Quaifes Road. The western end to be located immediately opposite Caulfield Avenue. At the eastern end, the point of connection to Quaifes Road to be approximately as shown on the ODP.
- b. A **collector road** to run between Quaifes Road and Candys Road. The eastern leg of Quaifes Road can be closed to through traffic at its western end once the **collector road** between Quaifes Road and Candys Road has been established.
- c. A fully interconnected **local road** network across the neighbourhood and connected to the wider area via existing access points around the perimeter of the ODP in order to integrate the neighbourhood with the existing Halswell settlement. This network is to achieve a high level of **accessibility** for people, including opportunities for walking, cycling and public transport. An access point has been set aside in Country Palms Drive.
- d. **Road** connections in Area 1 between Quaifes Road and the **collector road**.
- e. **Road** connections in Area 2 between Quaifes Road, Sabys Road and the new **collector road**.
- f. More than one **road** access onto Sabys Road from Area 3, to enable a loop **road** through the area.
- g. At least one pedestrian/cyclist access across Nottingham Stream to connect to Halswell Road.

4. STORMWATER

- a. A large stormwater facility, to be located close to Quaifes Road.
- b. A stormwater facility to be provided to service Area 3, either within Area 3 or located to the south.
- c. Existing waterways/drains which traverse Area 1 and Area 2 are to be naturalised, enhanced and realigned as necessary, to run into the new stormwater facility in Quaifes Road and the Sabys Road stormwater facility, respectively.

- d. The waterway which runs along Quaifes Road and the south western boundary of Area 2 to be naturalised and enhanced to become a feature of the new neighbourhood in conjunction with the recreational route.
- e. There are known to be **springs** in the western part of Area 1. These are to be identified and safeguarded at the time of **subdivision**.

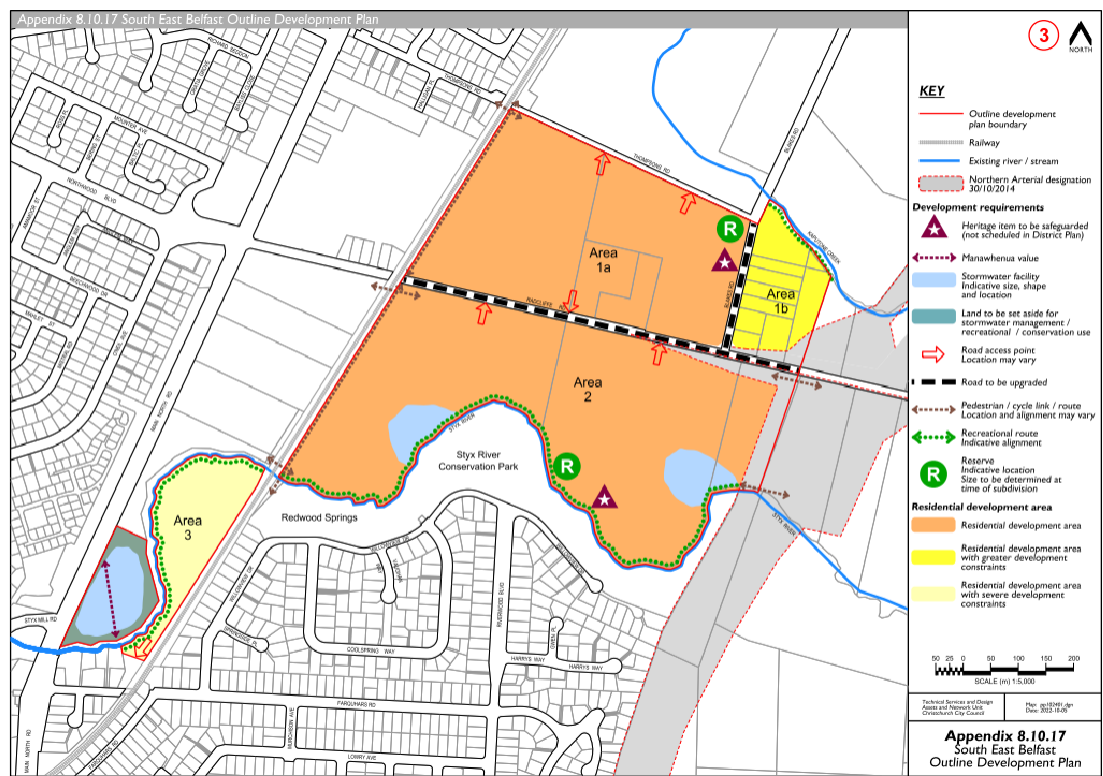
5. WATER AND WASTEWATER

- a. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Water Supply Zone.
- b. Wastewater infrastructure requirements and any upgrades needed will be determined following the development of a wastewater master plan for the South West Halswell ODP area.

6. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure. Possible alternative interim infrastructure solutions may be considered at the time of **subdivision** under Chapter 8, Rule **8.5.1.3** Restricted Discretionary Activity RD2.

APPENDIX 8.10.1722 — SOUTH EAST BELFAST OUTLINE DEVELOPMENT PLAN



8.10.1722.A CONTEXT

- a. Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. The settlement is physically distinct due to its situation at the northern edge of the city and its separation from the rest of Christchurch by the Styx River corridor to the south and extensive rural/urban boundary. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The Styx River, Kaputone Stream, railway line and proposed Northern Arterial Motorway will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place distinguished by its connection with the Styx River.

8.10.1722.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the [Belfast Area Plan, Christchurch City Council, June 2010](#).

8.10.1722.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. The edge of residential development will be visible from Main North Road and across the river from the Styx River Conservation Reserve and Redwood Springs neighbourhood. New development is to be designed to take maximum advantage of the Styx River through providing visual and physical access to the river corridor for residents and the wider community. This can be achieved through the provision of view shafts, pedestrian/cyclist links, alignment of **roads** and footpaths, location of **reserves** and orientation of **allotments**.
 2. Belfast/Northwood **Key Activity Centre** is in close proximity. The neighbourhood is to be designed to take advantage of this, with higher densities closer to the **Key Activity Centre** and good connections to it.
 3. Radcliffe Road will provide access between the motorway and Main North Road. New development will need to be designed to have a good interface with this **road**. The treatment is to be consistent along its length.

8.10.1722.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule [8.6.11\(a\)](#) and Rule [14.12.2.16](#) are described below and shown on the accompanying plan.

1. INTEGRATION

- a. **Subdivision** layouts are to be designed to align **roads** and footpaths along the edge of the river corridor in the same manner as Willowview Drive to the south.
- b. The new neighbourhood is to link with the East Belfast ODP area, adopting similar treatments for the interface with the railway line and motorway, to ensure a good outlook and acceptable noise levels for residents, and take advantage of any recreational opportunities.
- c. A short section of Kaputone Stream runs along the north eastern boundary of the ODP area. It is to be enhanced and utilised as a design feature and recreational asset in the same manner as the rest of the corridor.

2. DENSITY VARIATION

- a. Area 1. B - This area interfaces with the Kaputone Stream and motorway corridor and is an irregular shape. This may limit its development capacity. Rule 8.6.11(b) density exemptions apply to this constrained area.
- b. Area 2 - The irregular southern boundary and the need for setbacks will reduce the development capacity of this block a little, but it is otherwise unencumbered and a density of at least 15 hhs/ha is to be achieved.
- c. Area 3 - This pocket of land has severe development constraints and may be more appropriately used for stormwater management, conservation and recreational use. Should this not eventuate lower density residential development may be achievable. Rule 8.6.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A community (neighbourhood) park close to the north side of Radcliffe Road in a central location.
- b. A community (neighbourhood) park alongside the Styx River in a central location.
- c. Recreational routes along the Styx and Kaputone River esplanades.
- d. Two heritage items are to be retained, being the 17 Blakes Road stable block and 120 Radcliffe Road bay villa.
- e. The location of the historic Maori footpath that once ran through Belfast is to be identified and the route restored or marked.

4. ACCESS AND TRANSPORT

- a. Radcliffe Road to be upgraded to **collector road** status to provide for public transport, pedestrian and **cycle ways**.
- b. Blakes Road to be upgraded to urban standard, to correlate with the design for the section through East Belfast **Future Urban Zone RNN**.

- c. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport and that provides connections with Radcliffe Road, Blakes Road and across Thompsons Road to connect with the East Belfast ODP area.
- d. At least one access onto Radcliffe Road from Area 1.a. in addition to Blakes Road.
- e. More than one access onto Radcliffe Road from Area 2 to enable a loop **road** through the area.
- f. Pedestrian and cyclist links to adjacent areas (including over the railway line and under the motorway) and to the Styx River and Kaputone Stream corridors.
- g. Formation of a section of the Northern Line Cycleway, an off-road pathway from Belfast to South Hagley Park.

5. STORMWATER

- a. Two stormwater facilities adjacent to the Styx River in Area 2.
- b. Stormwater management area adjacent to Main North Road.

6. WATER AND WASTEWATER

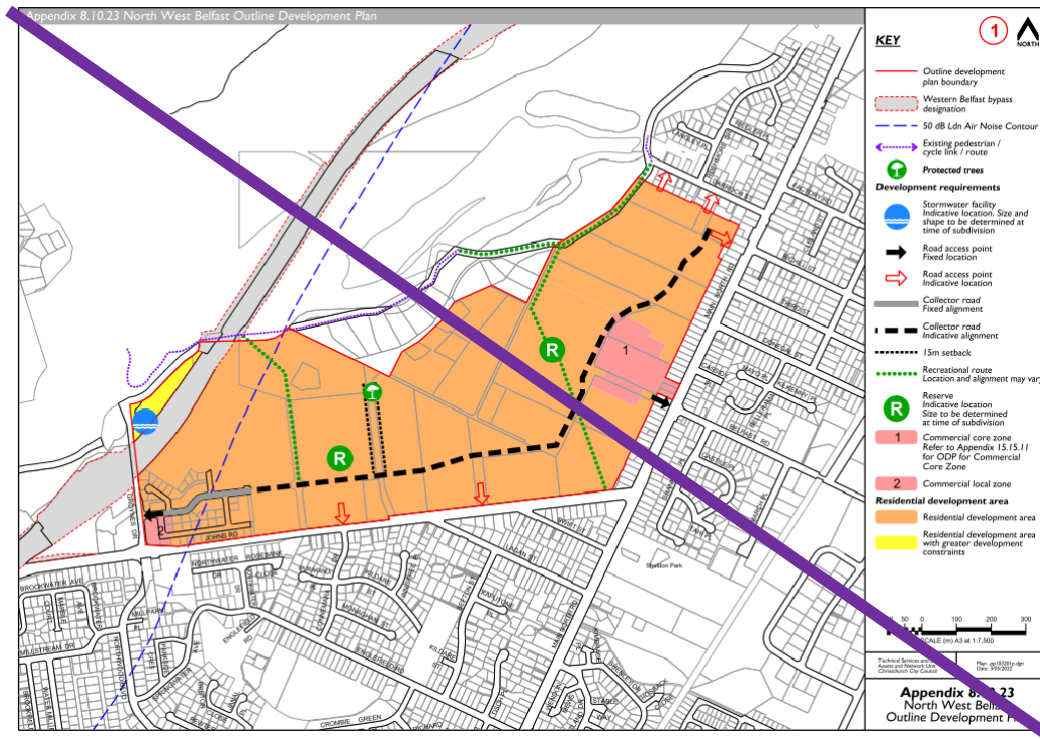
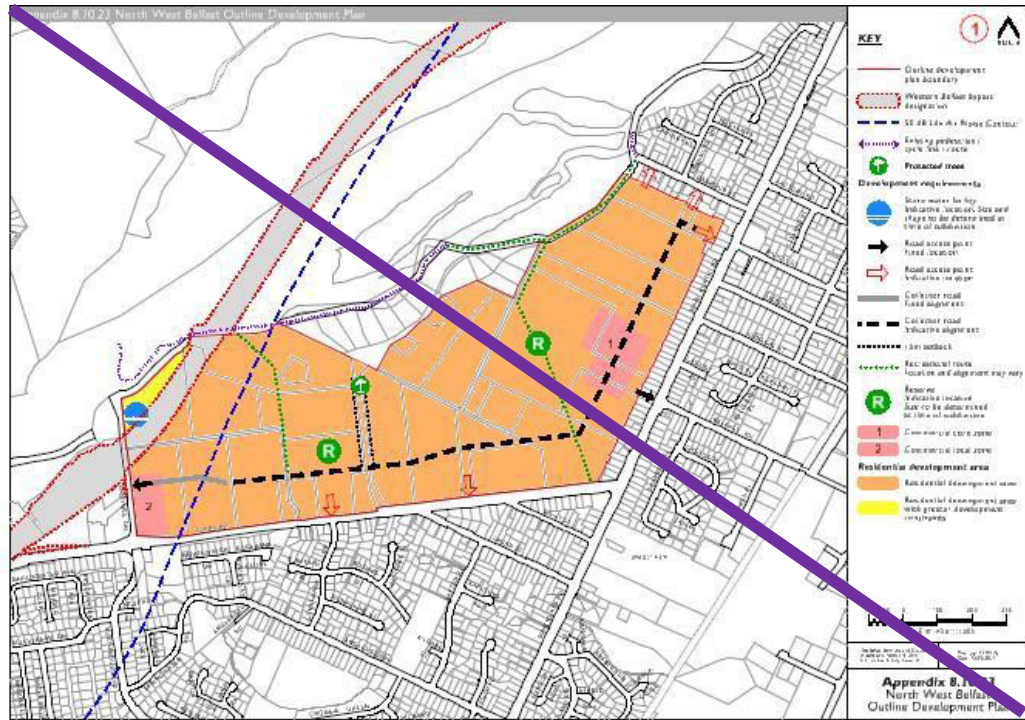
- a. A new water supply main is to be constructed from the Thompsons Water Supply Pump Station (on Thompsons Road next to the railway line) or from the water supply main on Thompsons Road, which runs south and east through the South East Belfast ODP area to connect to the Highfield ODP area.
- b. A new pressure main along Thompsons Road to the sewer on Main North Road will be required to service the new neighbourhood. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

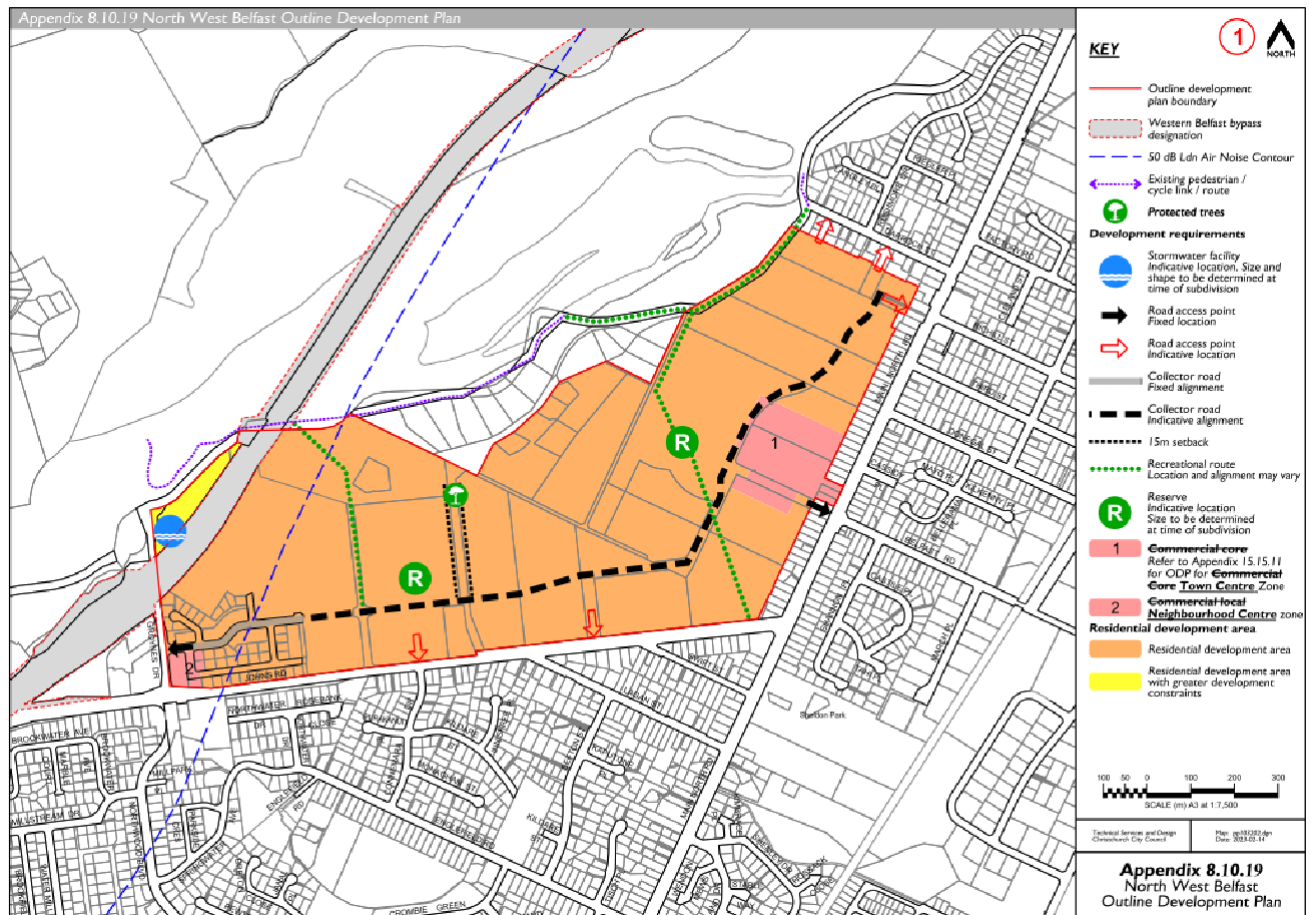
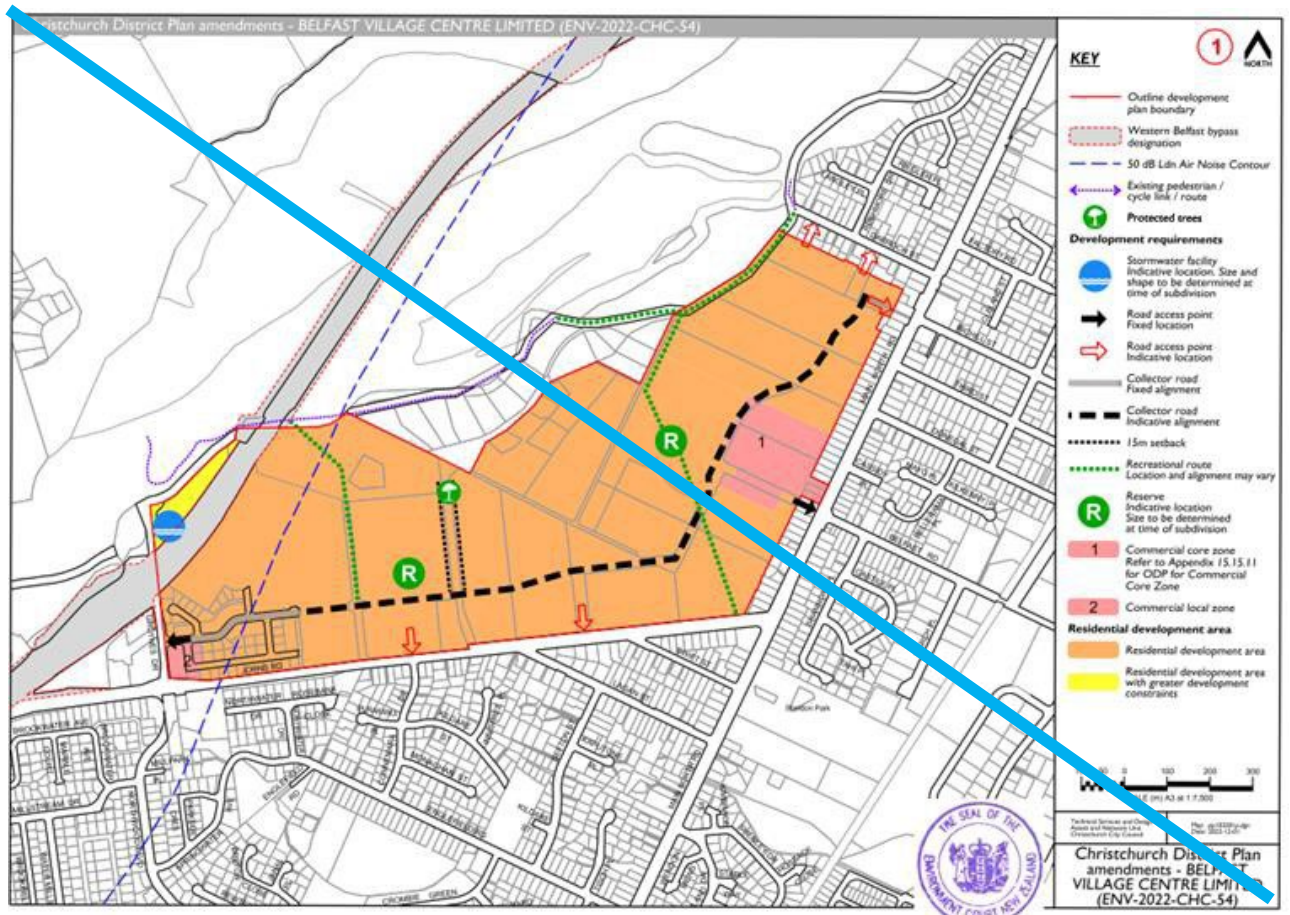
7. STAGING

- a. There are no staging requirements other than those relating to the provision of infrastructure.

APPENDIX 8.10.1823 NORTH WEST BELFAST OUTLINE DEVELOPMENT PLAN

(Plan Change 5F Council Decision subject to appeal)





8.10.1823.A CONTEXT

- a. The North West Belfast Outline Development Plan area is located on the northern edge of the city and is generally bounded by Johns Road, the Main North Road, the Groynes open space and the Waimakariri stopbank. The neighbourhood lies in close proximity to many essential facilities and amenities including the shopping centres at Belfast and Northwood as well as having easy access to major employment nodes at Belfast and the Airport. The established residential areas at Belfast and Northwood are located to the immediate east, north and south of the site. The Western Belfast bypass is located to the west of the site.

8.10.1823.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the [Belfast Area Plan, Christchurch City Council, June 2010](#).

8.10.1823.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. The main feature of this area will be the outlook to the adjacent open space to the north west of the site and the connections available to the Groynes, Clearwater and Waimairi walkway. Maximum advantage can be taken of these features through the provision of view shafts, pedestrian/cyclist links, alignment of roads and footpaths, location of reserves and orientation of allotments.
 2. This new neighbourhood offers significant opportunities in respect of integrating the new areas with on-site and nearby natural features and open space including the Groynes Reserve, Clearwater and the adjacent walkways.
 3. A new neighbourhood centre (zoned ~~Town Centre Commercial Core~~, refer to [Appendix 15.15.11 Commercial Core Zone \(North-West Belfast\) Outline Development Plan](#)) located close to the Main North Road intersection with Johns Road, will provide a focus for the area and offer a range of local retail, business and community services.
 4. Where existing properties are to remain or where the boundary of the ~~Future Urban Zone RNN~~ abuts properties in the ~~Medium Density Residential Zone Residential Suburban Zone~~, larger section sizes and/or planting buffers at the interface may be required.
 5. The subdivision design is to achieve an open and attractive interface with the adjoining open spaces.
 6. The subdivision design is to provide a good interface with adjacent roads and generally the interface treatment is to be consistent along the length of the road.
 7. Any on-site surface stormwater treatment/detention facilities provided are to be generally associated with open space locations.

[\(Plan Change 5F Council Decision\)](#)

8.10.1823.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple landowners within the ODP area and a number of well-established existing properties. **Subdivisions** shall demonstrate how new development is to be coordinated between the different land owners.

2. DENSITY VARIATIONS

- a. Whilst a density of at least 15hh/ha is required across the ODP area, the land to the west of the Western Belfast ByPass will not achieve this yield due to access constraints. Rule 8.6.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A walkway link between Belfast (intersection of Main North Road and Johns Road) to the Waimairi walkway.
- b. Two community (neighbourhood) parks generally located on the west end of the site and within the east section of the site close to the **Local Centre Zone neighbourhood centre**.
- c. A site boundary setback of 15 metres from the Devondale Driveway and the area within the setback is to include a consistent design of permeable fences and the placement of key trees and shrubs within this 15m setback.

4. ACCESS AND TRANSPORT

- a. A **collector road** running through the site from a point generally opposite Richill Street to Groynes Drive. This **road** is to be capable of accommodating a bus route.
- b. A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant **road** controlling authority.
- c. Access to Johns Road between Lagan Street and Swift Street.
- d. A fully connected **local road** network across the neighbourhood that achieves a high level of **accessibility** for people including opportunities for walking, cycling and public transport. This will provide connections to Main North Road, Johns Road, and Groynes Drive and pedestrian and cyclist connections to the Groynes and the Waimairi walkway.
- e. Residential and other activities will have no direct **vehicle access** to Johns Road other than via intersections shown on the ODP while Johns Road between Groynes Drive and Main North Road is defined as a major

arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier. This requirement can be Defer with the written approval from the relevant road controlling authority.

- f. The connection of the collector road across the Devondale Driveway will be subject to agreement being reached with the existing owners of that land or alternative legal mechanisms such as acquisition under the Public Works Act.

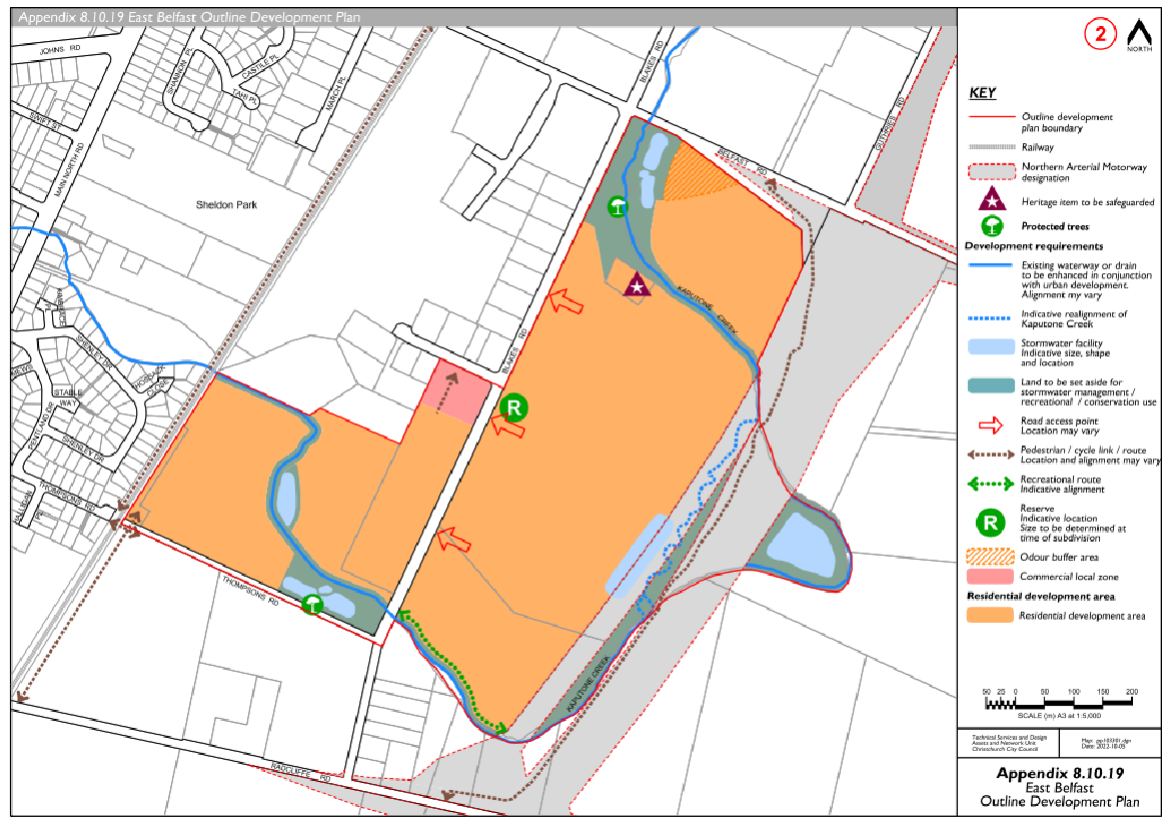
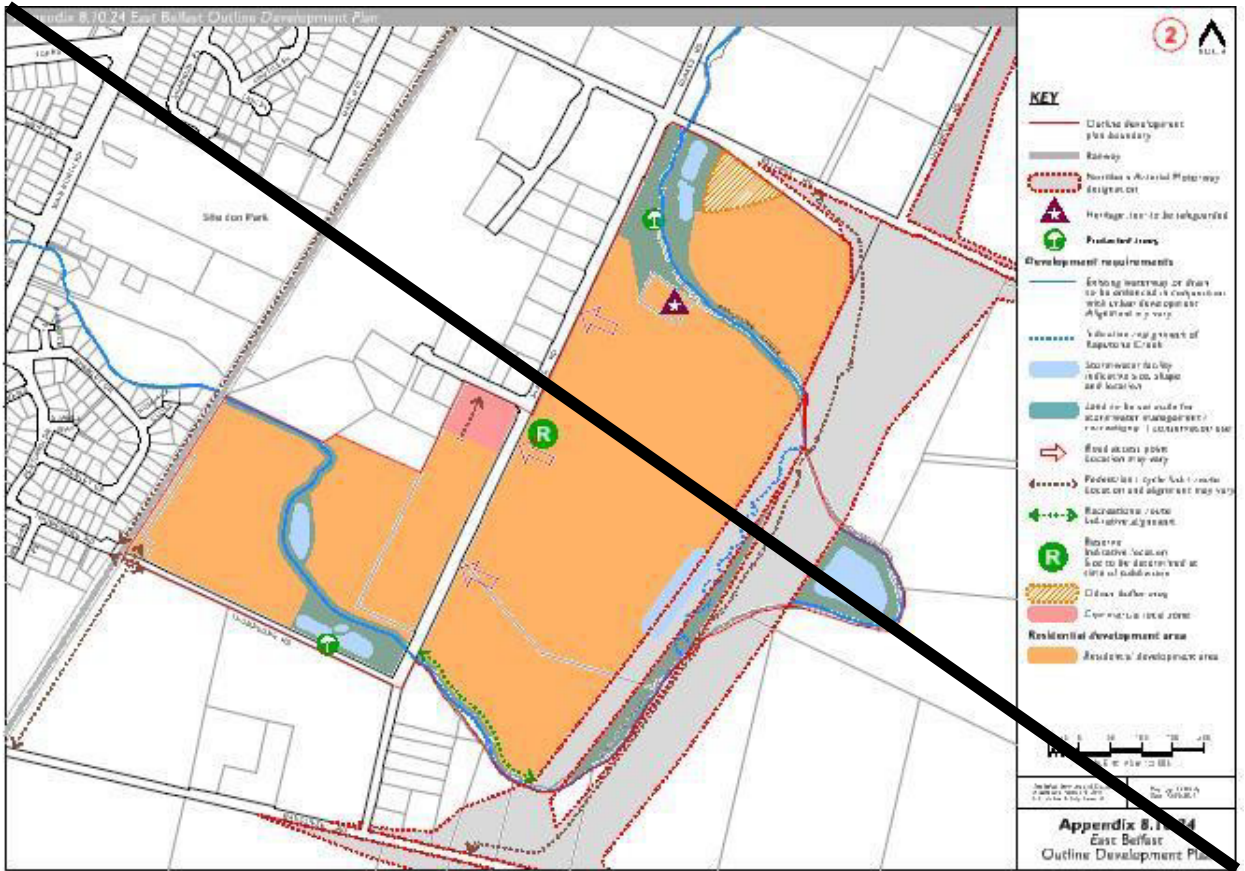
5. STORMWATER

- a. A stormwater management solution for the area which allows for the integration of stormwater with the surrounding Otukaikino catchment.
- b. Where off-site stormwater treatment/detention facilities are provided these are to be developed in conjunction with enhancement of the habitat and ecological values of the Otukaikino River and tributaries that the stormwater system is connected to.
- c. Natural Springs (if any) to be identified and safeguarded at the time of subdivision.
- d. The design, layout and plant species proposed for any stormwater areas are to be undertaken and selected having consideration to the operations of the Christchurch International Airport.

6. WATER AND WASTEWATER

- a. A new water supply main through the ODP area connecting to the Belfast water supply pump station and existing water supply mains on Groynes Drive and Johns Road.
- b. A new wastewater main through the ODP area connecting to the existing wastewater main on Main North Road. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

APPENDIX 8.10.1924 — EAST BELFAST OUTLINE DEVELOPMENT PLAN



8.10.1924.A CONTEXT

- a. Belfast, originally a raupo swamp, developed as a township following the establishment of farming runs in the 1850's and the commencement of agricultural and industrial activities a couple of decades later. Belfast is a highly significant area for local Maori. It has historically been a traditional thoroughfare for travelling between Kaiapoi and Banks Peninsula. The East Belfast ODP area extends east and west from Blakes Road which divides the new neighbourhood in two. The Main North Railway Line runs to the west and the Northern Arterial Motorway designation to the east. The Belfast Business Park (previously occupied by the Canterbury Freezing Works) is generally to the north. The Belfast/Northwood **Key Activity Centre** is to the south west. A defining feature of the site is the Kaputone Stream, which traverses the site. It is recognised as both an important natural feature of the area and as having cultural significance to local Iwi. East Belfast also contains Spring Grove, a **Heritage Item** that is recognised as being an important heritage resource for the Belfast Community. The construction of the Northern Arterial Motorway will require the realignment of the Kaputone Stream.

8.10.1924.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is also provided in the [Belfast Area Plan, Christchurch City Council, June 2010](#).

8.10.1924.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in [8.7.1 - 8.7.4](#) or the matters for discretion in [8.8](#). They are not requirements for the purposes of Rule [8.6.11\(a\)](#) or Rule [14.12.2.16](#).
 1. The Kaputone Stream will become the major feature of this neighbourhood together with Spring Grove heritage house. New development is to have an open and attractive interface with the Kaputone Stream corridor.
 2. A number of mature trees also provide a link to the past. Maximum advantage is to be taken of these features through provision of view shafts, alignment of **roads**, pedestrian/cyclist links and orientation of **allotments**.
 3. A high quality **public open space** system comprising a network of green linkages including **esplanade reserve** and community (neighbourhood) parks within a curvilinear corridor system including stormwater facilities and **public amenity** areas is anticipated.
 4. The interface with the railway line and motorway is to be designed to ensure a good outlook and acceptable noise levels for residents and take advantage of any recreational opportunities.
 5. Blakes Road will become a primary link through the neighbourhood. New development is to be designed to have a good interface with this **road**.
 6. Where practicable similar interface treatments will be achieved along the length of the railway line, the stream corridor, the motorway and Blakes Road.

7. A site is zoned ~~Neighbourhood Centre Commercial Local~~ on the west side of Blakes Road between the ~~RNN Future Urban~~ Zone and Belfast Business Park. This can provide local shopping, community and services uses and become a focal point for the community.
8. There are two protected trees which are to be retained and could become a feature of the development.

8.10.1924.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. An odour buffer area is to be provided adjacent to Belfast Road until such time as specific **reverse sensitivity** issues cease. Activities within the odour buffer area are limited to non-residential activities including educational, spiritual, day care or health facility uses until such time as the buffer area is no longer required, after which **residential activities** can locate in this area.

2. DENSITY VARIATIONS

- a. In the area identified as Spring Grove heritage house as shown on the **Outline Development Plan**, the minimum **allotment** size shall be 3,500m². Rule 8.6.11(b) density exemptions apply to this constrained area.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous open space corridor generally based on the alignment of the Kaputone Stream and integrated with stormwater devices, cycle and pedestrian facilities, including **esplanade reserve** with an average width of 20m and a minimum width of 5m.
- b. Where part of the open space areas, including the Kaputone Open Space Corridor are not required by the **Council** for **public open space**, the land shall then be treated as a continuation of the immediately adjacent residential area and the ~~Future Urban Residential New Neighbourhood~~ rules shall apply unless otherwise stated in consent notice under section 221 of the Resource Management Act (or similar mechanism) for that land.
- c. A community (neighbourhood) park in a central location.

4. ACCESS AND TRANSPORT

- a. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people including opportunities for walking, cycling and public transport and that provides connections with Thompsons Road and Blakes Road and safe and convenient pedestrian and cycle access to the South East Belfast ODP area, to facilitate access to nearby facilities such as Sheldon Park, the Belfast/Northwood **Key Activity Centre** the ~~Neighbourhood Centre Zone Commercial Local Zone~~ and Belfast School.

- b. Blakes Road is to be upgraded to collector standard to become the primary movement route ('the spine road') through the site linking Belfast Road with Thompsons Road to the south and continuing through South East Belfast ODP area to Radcliffe Road.
- c. Connections to the **cycle routes** alongside the railway line and motorway from within the neighbourhood.

5. STORMWATER

- a. A sustainable stormwater management system for the neighbourhood integrated alongside open space reserves and compatible with the natural, cultural, ecological and **amenity values** of the site.
- b. All natural watercourses in the neighbourhood are to be integral components of the open space network.

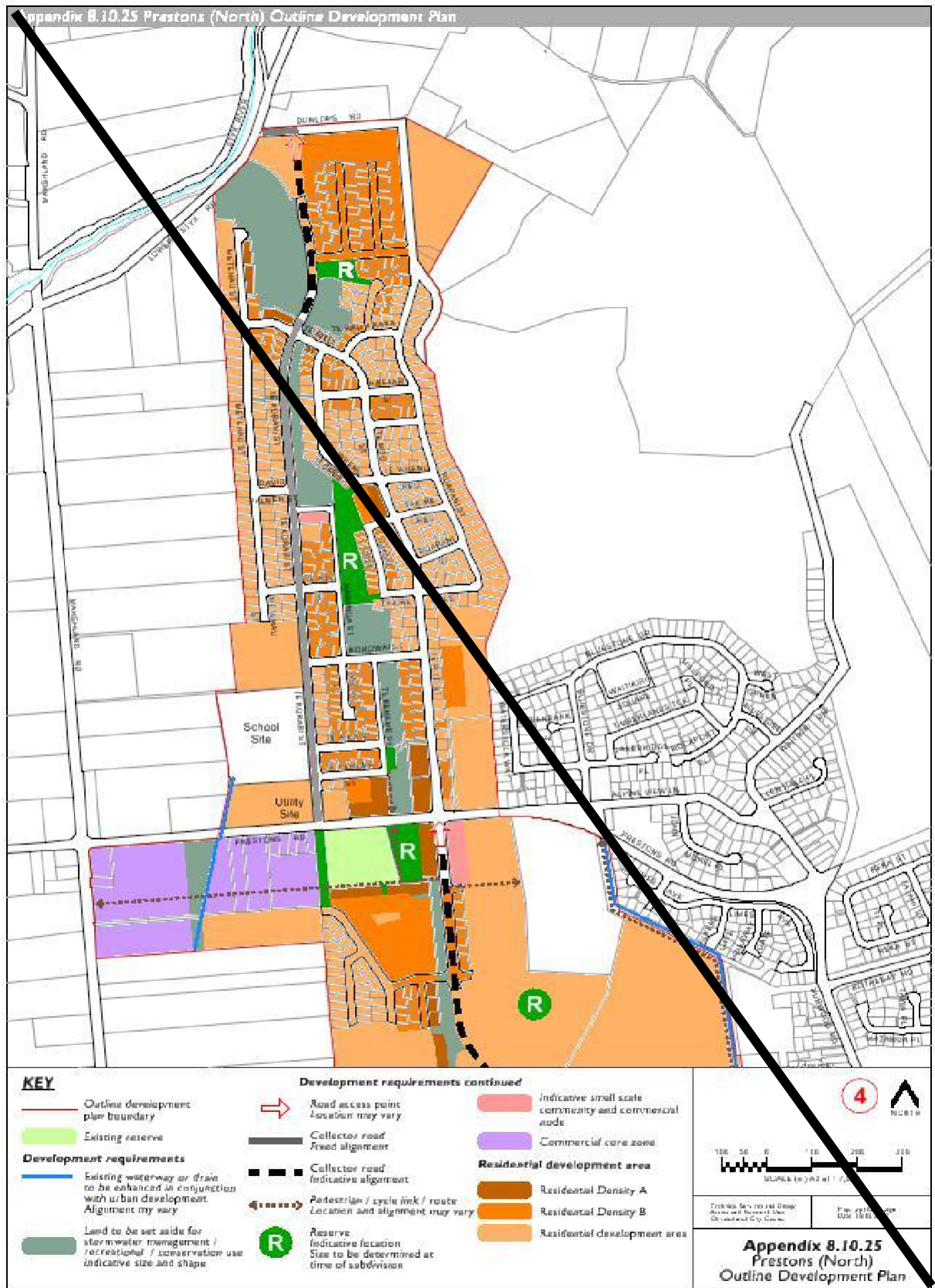
6. WATER AND WASTEWATER

- a. Water supply mains are in place. A new well will be required at the Thompsons water supply pump station to service growth in the Belfast area.
- b. Wastewater mains are in place. Wastewater Pump Station 62 will need to be upgraded to accommodate growth in the Belfast area.

7. STAGING

- a. No more than 200 residential **allotments** shall be created until such time as Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide sealed **carriageway** or until such time as financial provision has been made for these works within the **Council's** Capital Works Programme and Development Contributions Policy, whichever is the earlier.
- b. Where any part of the Northern Arterial Motorway Designation is uplifted the ~~Residential—New Neighbourhood~~ **Future Urban** Zone rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

APPENDIX 8.10.25 PRESTONS (NORTH AND SOUTH) OUTLINE DEVELOPMENT PLAN



8.10.25.A – CONTEXT

~~a. The Prestons **Outline Development Plan** area covers approximately 200ha of land on the north-east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.~~

8.10.25.B – GUIDANCE

~~a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.~~

8.10.25.C – DEVELOPMENT FORM AND DESIGN

~~a. The following design elements and features are relevant considerations in exercising control over the matters in **8.7.1 – 8.7.4** or the matters for discretion in **8.8**. They are not requirements for the purposes of Rule **8.6.11(a)** or Rule **14.12.2.16**.~~

- ~~1. New development is to integrate with established urban areas and with on-site and nearby natural features and open space and the **Neighbourhood Centre** on Prestons Road.~~
- ~~2. The key feature of the new neighbourhood will be the central stormwater and open space corridor.~~
- ~~3. There is potential for at least one small-scale community and commercial node, in a high-profile, readily **accessible** location.~~

8.6.25.D – DEVELOPMENT REQUIREMENTS

~~a. The development requirements for the purposes of Rule **8.6.11(a)** and Rule **14.12.2.16** are described below and shown on the accompanying plan.~~

1. INTEGRATION AND INTERFACES

- ~~a. **Subdivision** designs will demonstrate connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.~~
- ~~b. From and along the rural boundary, a 15m **building setback** is required and prior to or concurrently with the construction of the first **building on any allotment**, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2m, except as provided for in j. or k. below.~~

- c. ~~A 10m deep landscape strip shall be planted along the **frontage** with Lower Styx Road with native shrubs and small trees selected from the Prestons Planting List. One large native tree selected from Prestons Planting List shall be provided per 40m² of the 10m required landscape strip.~~
- d. ~~**Buildings** shall be **setback** 15m from Lower Styx Road.~~
- e. ~~Fencing along the **boundary** with Lower Styx Road, and fencing along first 10m of internal **boundaries** back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.~~
- f. ~~A 3m landscape strip shall be planted along Mairehau Road with native shrubs and small trees selected from the Prestons Planting List. One tree selected from the Prestons Planting List shall be provided per 20m² of the 3m required **landscaping strip**. A Minimum 50% of required trees shall be native.~~
- g. ~~**Buildings** shall be **setback** 10m from Mairehau Road.~~
- h. ~~Fencing on the **boundary** with Mairehau Road, and fencing along first 3m of internal **boundaries**, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.~~
- i. ~~A 10m landscape strip shall be provided adjacent to the **boundary** with the Waitikiri and Windsor Golf Courses and shall be maintained as turf. One large tree selected from the Prestons Planting List shall be provided per **site adjoining** golf courses. One additional large tree selected from the Prestons Planting List shall be planted per 100m² of the 10m required landscape strip.~~
- j. ~~A minimum 10m **building setback** from the **boundary** with the Waitikiri and Windsor Golf Courses.~~
- k. ~~Fencing on the **boundary** with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal **boundaries** back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.~~

2. DENSITY VARIATIONS

- a. ~~A density of between 13 and 15 households per hectare (hhs/ha) is to be achieved across the ODP area, with variety in density and housing types. The density types shall be defined on the **Outline Development Plan** maps below or on an approved subdivision consent plan.~~

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. ~~A continuous reserve corridor located from the Domain on Prestons Road through to Mairehau Road.~~
- b. ~~Additional community (neighbourhood) parks are required to support the higher density areas.~~

4. ACCESS AND TRANSPORT

- a. ~~A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport.~~
- b. ~~No direct **vehicle access** from any residential **allotment** shall be granted to Mairehau Road from the following unless the 80km speed limit on Mairehau Road is reduced to 60km or less, or a **subdivision** consent plan establishing residential access is approved;~~

- i. ~~any secondary road until such time as the portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic;~~
- ii. ~~any residential allotment.~~

5. STORMWATER

- a. ~~All watercourses in the neighbourhood are to be integral components of the open space network.~~

6. WATER AND WASTEWATER

- a. ~~The area is serviced by a vacuum sewer system. The Vacuum Sewer Pump Station VS5003 has capacity for the equivalent of 2,364 residential allotments.~~

7. STAGING

- a. ~~No more than 1700 residential units and 7200m² of non-residential activities within the Prestons ODP area shall occur until such time as construction of the Northern Arterial Motorway and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial Motorway extension or the Hills Road extension has commenced.~~

8. PRESTONS PLANTING LIST

Large Native Trees	
Dacrydium cupressinum	rimu
Podocarpus totara	totara
Prumnopitys taxifolia	matai

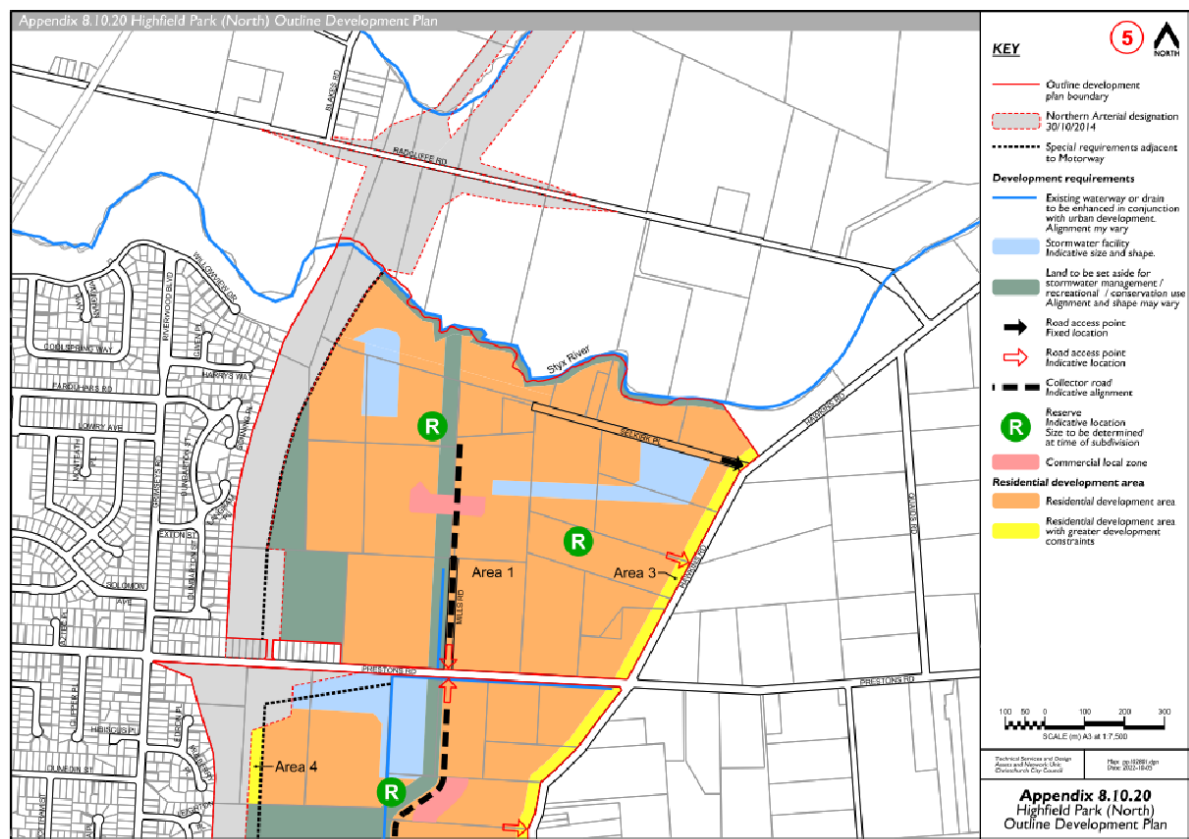
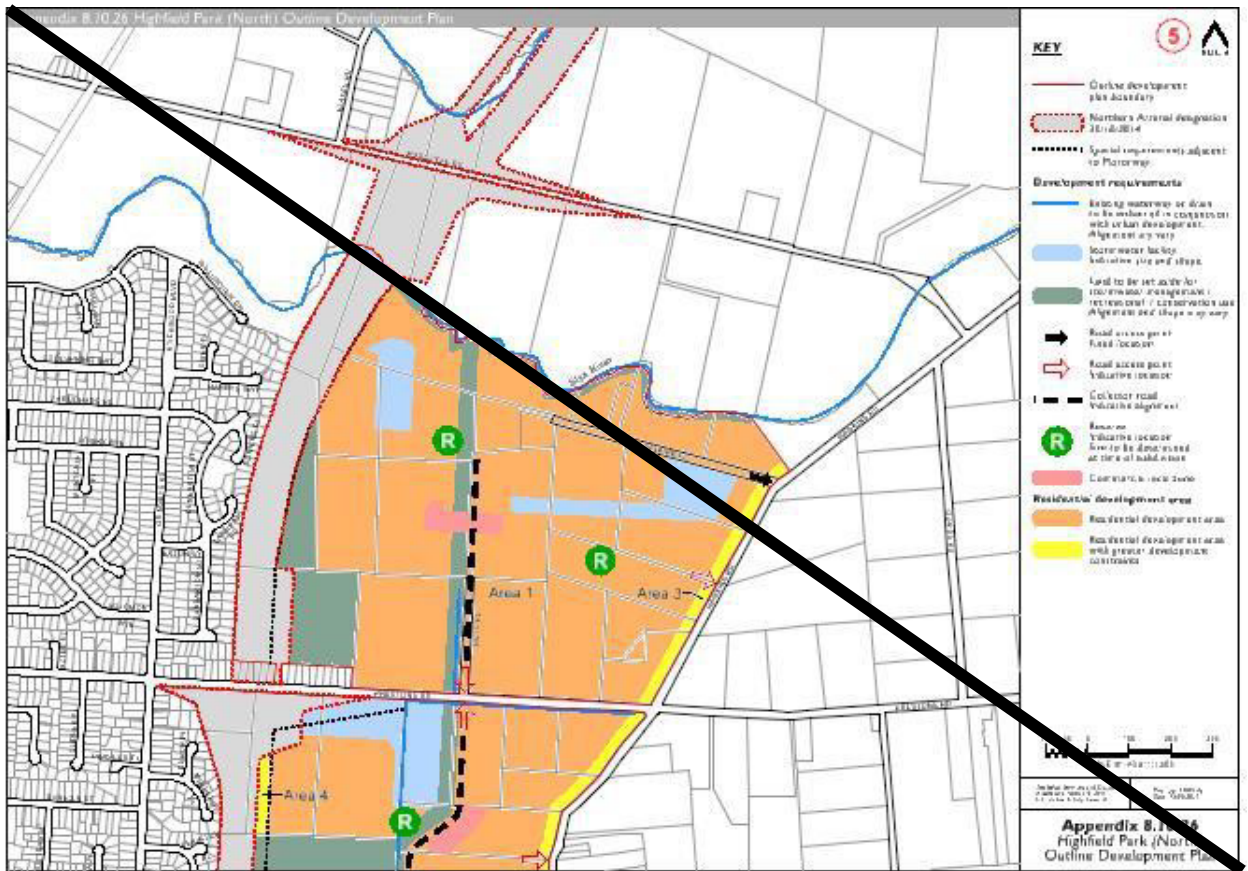
Large Exotic Trees	
Acer campestre	field maple
Alnus Glutinosa	black alder
Liquidambar styraciflua	liquidambar
Platanus orientali	'autumn glory' plane tree
Quercus coccinea	scarlet oak
Quercus palustris	pin oak
Tilia cordata	small-leaved lime

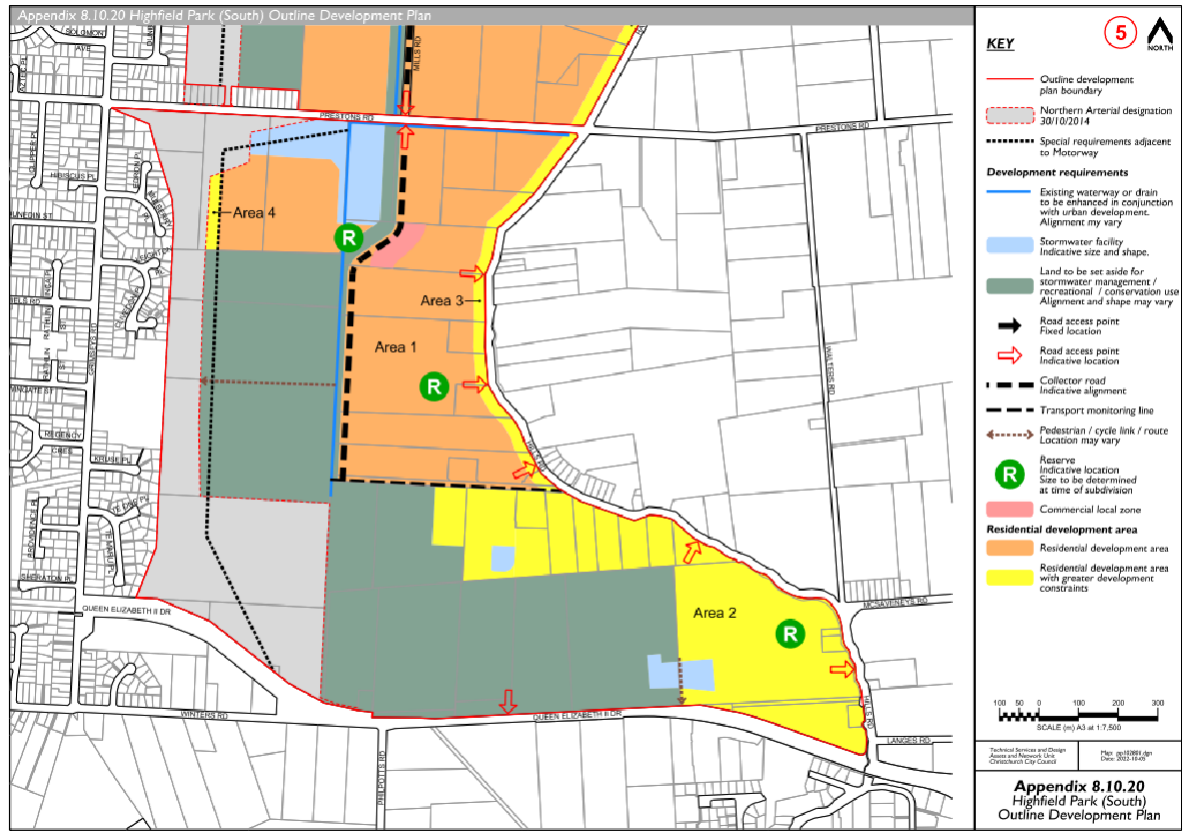
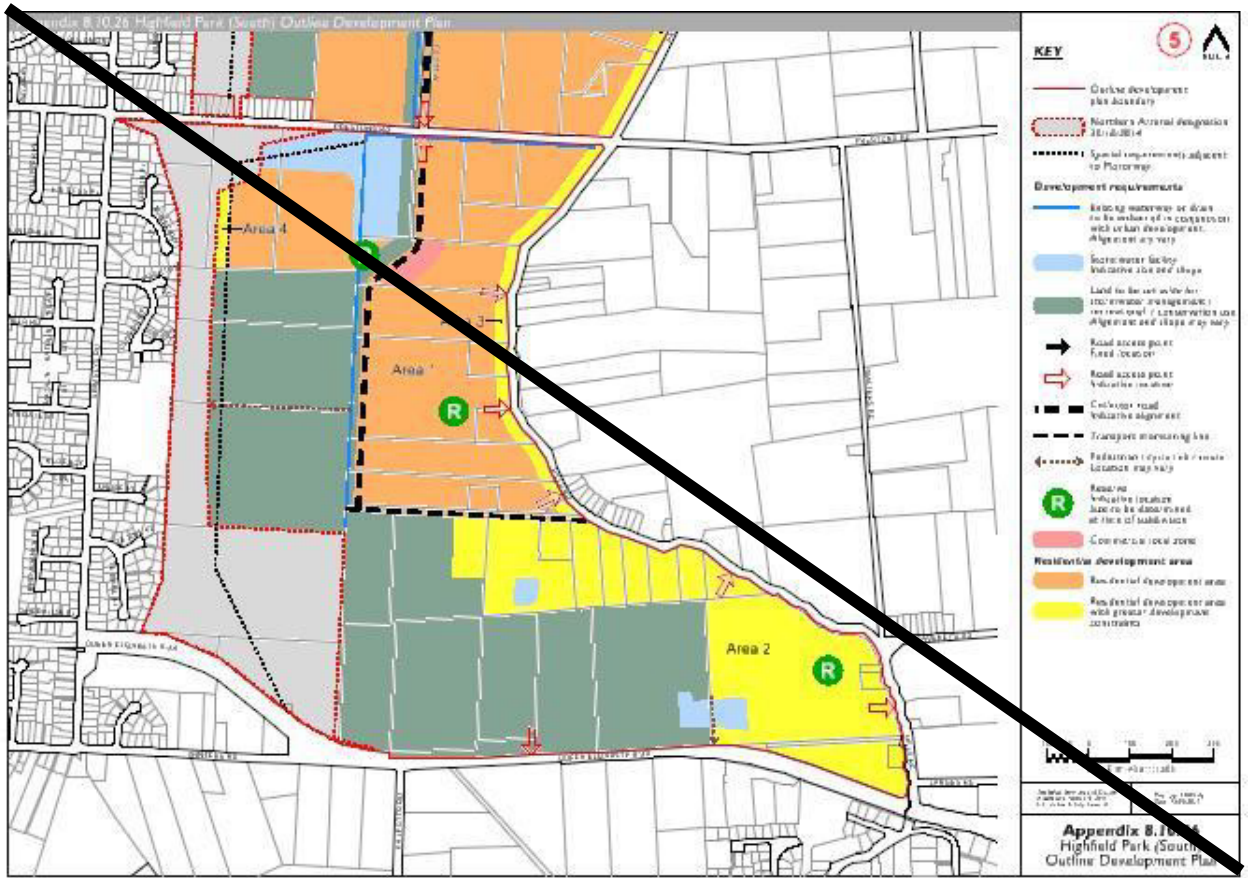
Native Shrubs and Small Trees >1.2m	
Coprosma propinqua	mikimiki
Coprosma robusta	karama
Coprosma aff.	mikimiki (shrub)
Cordyline australis ti kouka	kouka/cabbage tree
Griselinia littoralis	kapuka/broadleaf
Hebe salicifolia	koromiko (shrub)
Hoheria angustifolia	hohero/narrow-leaved lacebark
Lophomyrtus obcordata	rohutu/nz murtle
Melicope simplex	poataniwha (shrub)
Melicytus ramiflorus	mahoe
Myrsine divaricata	weeping mahout
Olearia paniculata	golden akeake/akiraho
Pennantia corymbosa	kaikomake
Phormium tenax	harakeke
Pittosporum tenuifolium	kohuhu/black matipo/tawhiro
Pseudopanax crassifolius	heroeka/lancewood

Small Native Trees	
Dodonea viscosa	akeake
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Plagianthus regius manatu	lowland ribbonwood
Sophora microphylla	south island kowhai
Native Shrubs <1.2m	

Anemathole lessoniana	hunangamoho/wind grass
Astelia fragrans	kakaha/bush lily
Carex buechananii	purei
Carex testacea speckled sedge	speckled sedge
Cyperus ustulatus	toetoe-upotangata
Dainella nigra	inkberry
Festuca novae-zelandiae	fescue tussock
Haloragis erecta	toatoa
Hypericum gramineum	new zealand st johnswort
Libertia ixioides	mikoikoi/nz iris
Poa cita	silver tussock
Poa colensoi	blue tussock
Polystichum richardii	pikopiko/black shield fern
Uncinia uncinata	hook-sedge

APPENDIX 8.10.206 HIGHFIELD PARK OUTLINE DEVELOPMENT PLAN





8.10.206.A CONTEXT

- a. The Highfield Park ~~Future Urban Zone RNN~~ is located in the Marshlands Area of Christchurch, it extends north and south from Prestons Road. The first settlers in the 1860's undertook major drainage work to turn the swampland into productive farmland. Hills Road, which forms most of the eastern boundary of the neighbourhood was formed along the hard soil which provided the only safe route through the area, hence its curvilinear alignment and country lane character. The Styx River forms the northern boundary and Horners Drain traverses the southern half of the site, mostly in a deep open box drain with steep sides. Views are afforded across rural land to the north and east and towards the Port Hills to the south. There are a few large existing residential units located towards the centre of the neighbourhood. A number of established trees of both native and exotic species are located along Hills and Hawkins Roads, Prestons Road and within the environs of residential units. Prestons Road provides access to the established neighbourhood of Redwood to the west and the Prestons ~~Future Urban Zone RNN~~ and local neighbourhood centre to the east. The Northern Arterial Motorway corridor will form the western boundary.

8.10.206.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.10.206.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 – 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
 1. The Styx River, the proposed Northern Arterial Motorway, QEII Drive and rural land to the east will contain this new neighbourhood and provide the opportunity to clearly identify it as a distinct place. The linear nature of the site lends itself to being structured around a central corridor comprising the collector road and linear reserves.
 2. North-south alignment of roads will enable views to the south as well as good solar access to properties.
 3. New development is to be designed to have an open and attractive interface with the river corridor and provide visual and physical access to the river corridor for residents and the wider community.
 4. Advantage can also be taken of Hills Road and existing trees and hedgerows to provide a connection with the past.
 5. Development immediately adjacent to Hills Road and Hawkins Road is to provide a transition between the ~~Future Urban Zone RNN~~ and rural zoned land to the east and respect the rural character and function of the road.
 6. Where existing properties are to remain larger section sizes and planting buffers adjacent to them may be required.

7. New development adjacent to the motorway and QEII Drive is to be designed such that a good outlook to and from the road and acceptable noise levels for residents is achieved. This may require longer allotments, screen planting and mounding. If acoustic fencing is used its blank appearance should be softened by planting.
8. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.10.206.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.
- b. Development is to face onto Prestons Road although there is to be no vehicle access to it, other than the collector road.
- c. Subdivision layouts are to be designed to align roads and footpaths along the edge of the river corridor.

2. DENSITY VARIATIONS

- a. Area 1 - Residential densities of at least 15 hhs/ha are anticipated, with densities generally increasing towards the collector road and towards Prestons Road and around any commercial node.
- b. Area 2 - There is a risk of flooding in this area due to a shallow aquifer and a drain that flows into it. Rule 8.6.11(b) density exemptions apply to this constrained area.
- c. Area 3 - There are special setback provisions relating to these areas alongside the motorway and Hills and Hawkins Road, which may restrict development capacity. Rule 8.6.11(b) density exemptions apply to this constrained area. Allotments immediately adjacent to Hills Road and Hawkins Road are to be a minimum net site area of 800m.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous community (linear) park corridor incorporating Horners Drain from the Styx River corridor to QEII Drive. This corridor is to include a community (neighbourhood) park in the north of the neighbourhood and a community (neighbourhood) park adjacent to the collector road in the south of the neighbourhood.
- b. Three further community (neighbourhood) parks, one in the north eastern part of the neighbourhood and two in the south eastern part of the neighbourhood.
- c. Continuation of the Styx "Source to Sea" reserve network along the river corridor. A recreational route along the Styx River esplanade from Hawkins Road to connect with the Styx River Conservation Reserve

adjacent to Redwood Springs. This to include a pedestrian/cyclist link under the Northern Arterial Motorway.

- d. Horners Drain is to be enhanced and naturalised to provide a point of difference within the neighbourhood.

4. ACCESS AND TRANSPORT

- a. Those roads identified in Diagram A are to be developed in accordance with the illustrated cross section.
- b. Improvements to the intersection of Main North Road/Prestons Road.
- c. Improvements to Prestons Road through the neighbourhood.
- d. A collector road running northwards and southwards from Prestons Road. This to include a signalised intersection at Prestons Road.
- e. Traffic signals (or an alternative intersection treatment agreed with the Council) at the intersection of Grimseys Road and Prestons Road.
- f. Upgrading of Hawkins Road between Prestons Road and Selkirk Road to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- g. Upgrading of Hills Road between Prestons Road and QEII Drive to include a minimum carriageway width of 7m and a shared path on the Highfield ODP side to accommodate walking and cycling.
- h. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport. This is to provide connections with Prestons Road, Hills Road and Hawkins Road and access for pedestrians and cyclists to the Styx River corridor, Owen Mitchell Park (if possible under the motorway) and QEII Drive.

5. STORMWATER

- a. A stormwater management solution for the neighbourhood which allows for the integration of stormwater from upstream catchments such as Kruses Drain, Horners Stream and the Cranford Basin, but does not preclude the ability of stormwater from the Northern Arterial Motorway being effectively managed and discharged.
- b. A stormwater management facility incorporating a wetland area adjacent to QEII Drive
- c. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River Stormwater Management Plan.
- d. Reconfiguration and enhancement of Horners Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- e. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

6. WATER AND WASTEWATER

- a. New water supply trunk mains will be required through the Highfield ODP area, with connections to the East Belfast ODP area, Prestons Road and QEII Drive. A new Highfield well and water supply pump station will be required when development is approximately 80% complete.
- b. A wastewater master plan needs to be developed to determine the type of wastewater service that will be constructed in the Highfield ODP area. New wastewater main(s) will be required from the Highfield ODP area to the Northcote Collector on Main North Road, along Prestons Road and/or QEII Drive.

7. STAGING

- a. Prior to the approval of any **subdivision** north of the Transport Monitoring Line (TML) shown on the ODP construction of the following must commence:
 - i. Upgrading Prestons Road between the existing urban/rural boundary and the Hawkins/Hills Road intersection
 - ii. Formation of the **collector road**/Prestons Road intersection (including the provision of traffic signal infrastructure) and
 - iii. Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.
- b. Prior to the approval of any **subdivision** that creates the 400th residential **allotment** north of the TML construction on the installation of traffic signals at the Marshland Road/Prestons Road intersection must commence.
- c. Prior to the approval of any **subdivision** that creates the 750th residential **allotment** north of the TML construction on the installation of traffic signals at the Grimseys Road/Prestons Road intersection (or an alternative intersection treatment agreed with the **Council**) must commence.
- d. Hawkins Road is to be upgraded in conjunction with the establishment of any new **road** connections to Selkirk Place or Hawkins Road.
- e. Hills Road is to be upgraded in conjunction with the establishment of any new **road** connections to Hills Road. Upgrading to occur between QEII Drive and the new **road** connection until the establishment of the fifth connection, at which time the upgrading is to be completed between QEII Drive and Prestons Road.
- f. Once 1400 residential **allotments** have been granted consent in this **development area RNN** all subsequent **subdivision** applications for residential **allotments** must demonstrate that Level of Service E or better shall be achieved for the turn movements of the intersections identified in the table below. If construction of the Northern Arterial Motorway has commenced then these requirements shall not apply.

Intersection	Approach and Movement
Main North/Prestons	Main North Road - right turn. Prestons Road - left turn and right turn
Grimseys/Prestons	All movements

Collector road/Prestons	All movements (unless the traffic signals are already operational)
Hawkins/Hills/Prestons	All movements
Lower Styx/Hawkins/Marshland	Hawkins Road - all permitted movements. Marshlands Road - right turn into Hawkins Road
Hills/QEII	Hills Road: left turn
QEII/Innes	QEII Drive: westbound through movement

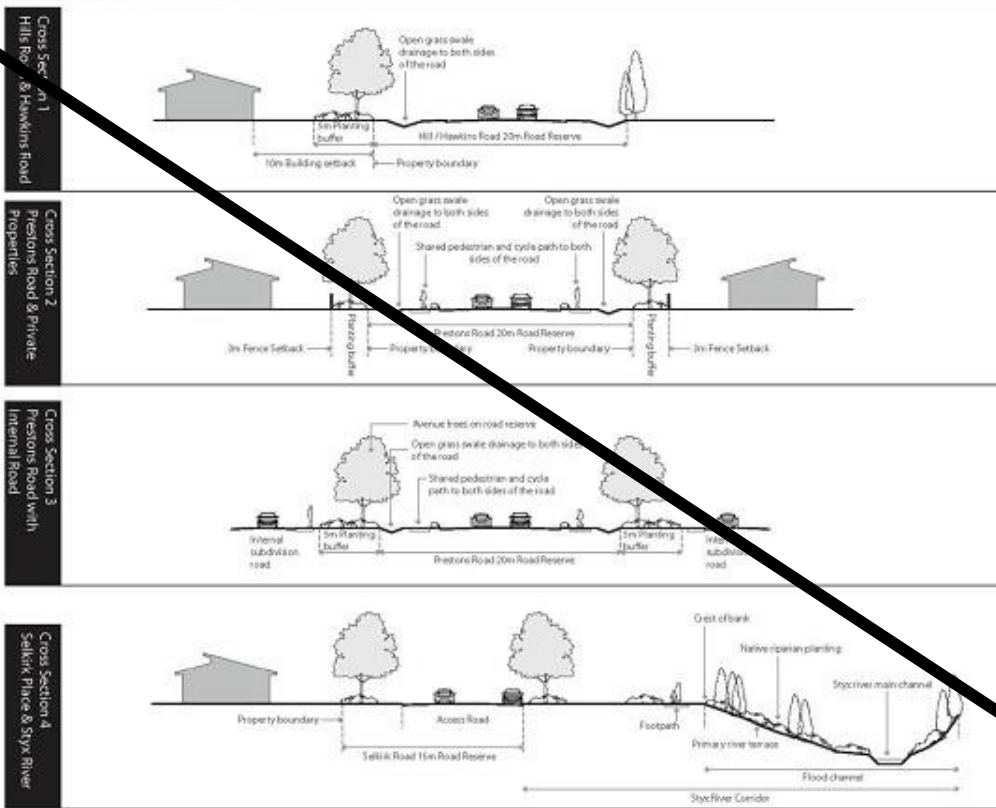
- g. Concurrently or prior to the approval of any **subdivision** that includes part of Horners Stream, an engineering design concept for the realignment of Horners Stream (from its connection with Kruses Drain through to the Styx River) and an ecological assessment of the design at a conceptual level shall be provided to the **Council** for consideration for certification. Detailed engineering, landscape and ecological design for each section of the Stream is required at the time of subdivision consent.

8. ADDITIONAL SETBACK REQUIREMENTS

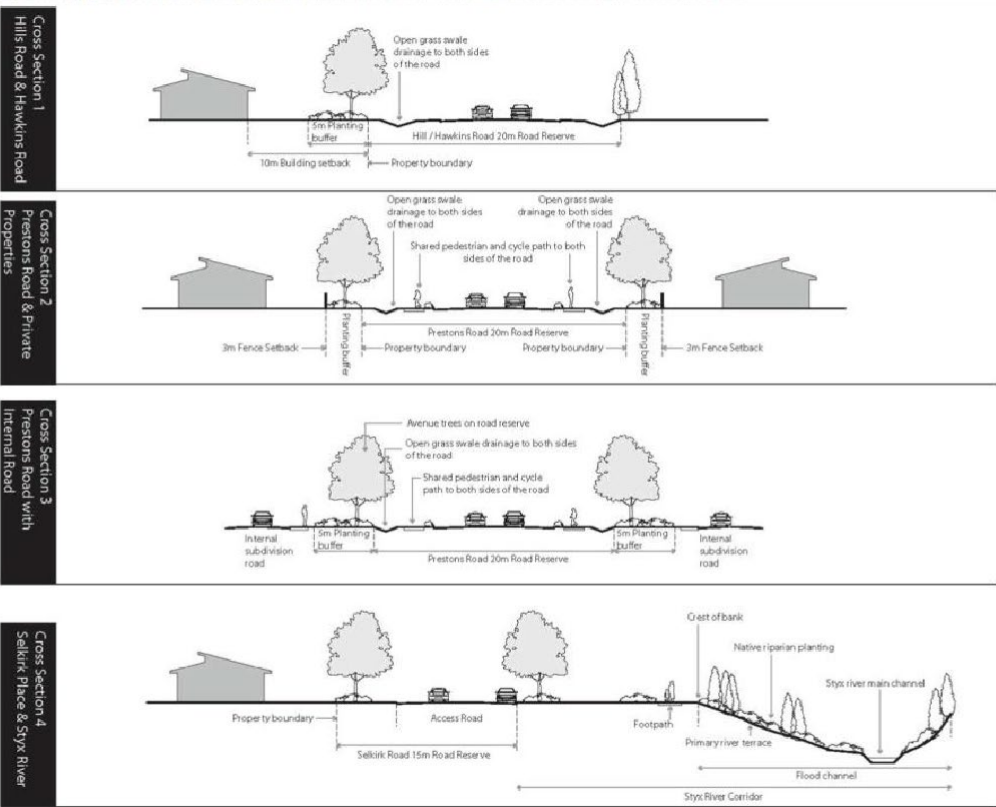
- a. Minimum **building setback** from Hills and Hawkins Road shall be 10m. The full length of the **frontage** of Hills Road and Hawkins Road shall be planted to a depth of 5m from the **road**.
- b. Where a rear **boundary** or side **boundary** of any land within a **subdivision** abuts a property not owned by the applicant (other than land owned by the **Council** or NZTA) prior to any **earthworks** or land improvement being undertaken associated with the **subdivision**, the entire **boundary** length shall be planted to a depth of 5m and shall only include plants as listed below. Ongoing maintenance of the planted strip shall be required through Consent Notices imposed by condition of subdivision consent to be registered on the Certificate of Title of all new **allotments** to be created by the **subdivision** which abut such **boundaries**.

Diagram A: Road Cross sections for Styx River/Selkirk Place, Hawkins Road, Hills Road and Prestons Road.

Appendix 8.10.26 - Highfield Park Outline Development Plan - Cross Sections for Roads



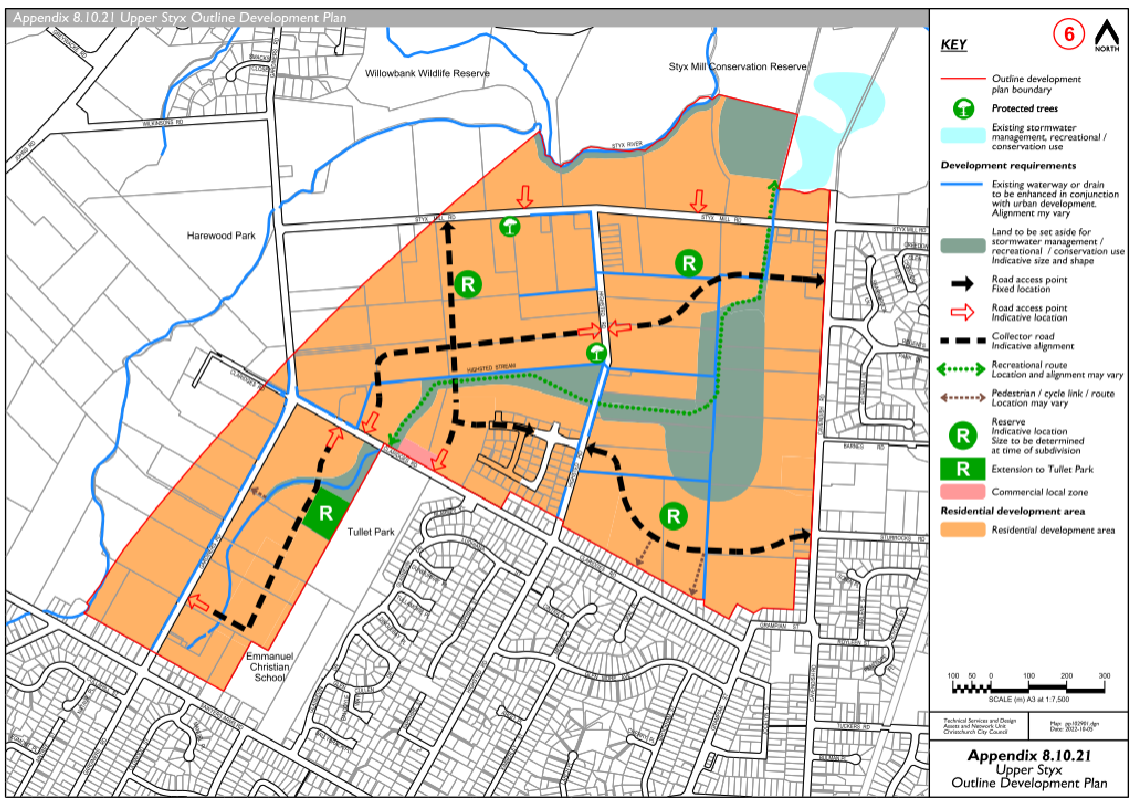
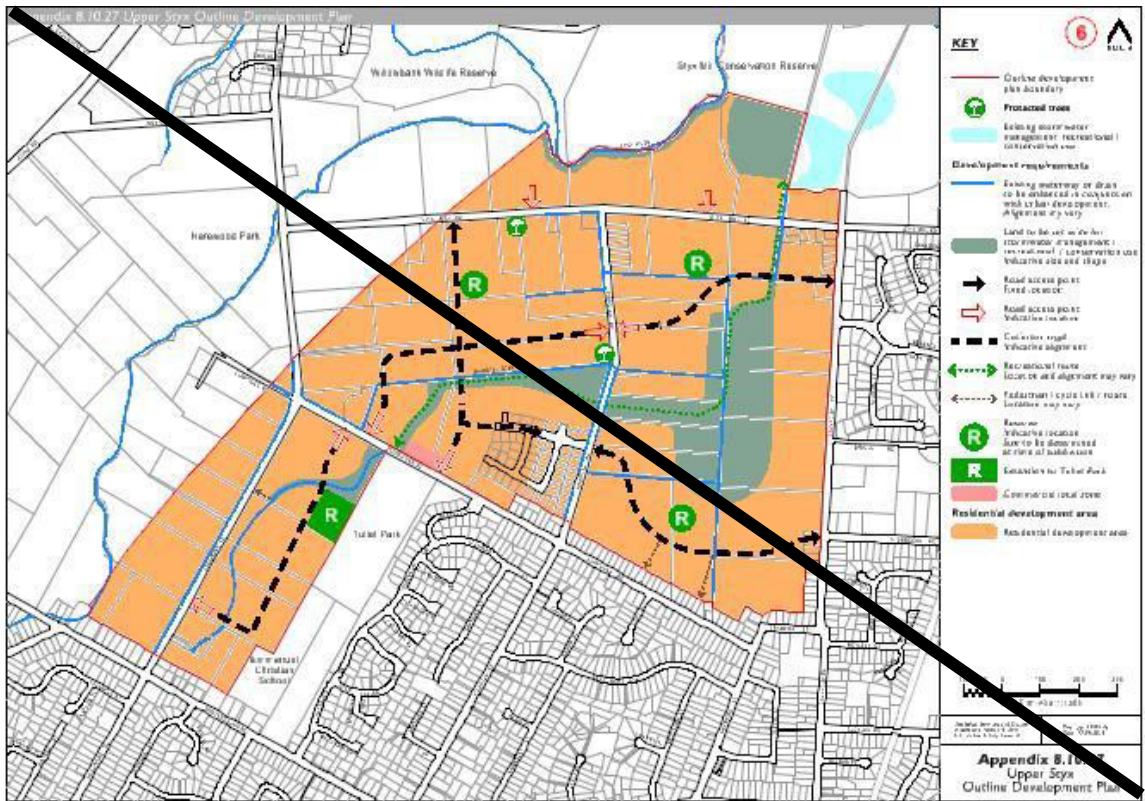
Appendix 8.10.20 - Highfield Park Outline Development Plan - Cross Sections for Roads



A: Native Plants	
(i) Trees	(ii) Small tree and shrubs
<i>Alectryon excelsus</i> - ki	<i>Aristotelia serratus</i> - wineberry
<i>Cordyline australis</i> - cabbage tree	<i>Carpodetus serratus</i> - marbleleaf
<i>Dacrycarpus dacrydioides</i> - kaihikatea	<i>Coprosma areolata</i>
<i>Elaeocarpus dentatus</i> - hinau	<i>Coprosma linarifolia</i> - yellow-wood
<i>Elaeocarpus hookerianus</i> - pokaka	<i>Coprosma lucida</i> - shining karamu
<i>Pi oспорum eugenioides</i> - lemonwood	<i>Coprosma robusta</i> - karamu
<i>Plagianthus regus</i> - lowland ribbonwood	<i>Coprosma rotundifolia</i> - round leaved coprosma
<i>Podocarpus totora</i> - totora	<i>Fuchsia excor cate</i> - fuchsia
<i>Prumnopitys ferruginea</i> - miro	<i>Griselinia li oralis</i> - broadleaf
<i>Prumnopitys taxifolia</i> - matai	<i>Hedycarpa arborea</i> - pigeonwood
<i>Pseudopanax crassifolius</i> - lancewood	<i>Hoheria angus folia</i> - lacebark
<i>Sophora microphylla</i> - kowhai	<i>Lophomyrtus abcordata</i> - NZ myrtle
	<i>Melicytus ramiflorus</i> - mahoe
	<i>Melicytus micranthus</i> - shrubby mahoe
	<i>Myrsine australis</i> - red mapau
	<i>Neomyrtus pedunculata</i>
	<i>Pennan a corymbosa</i> - kaikomako
	<i>Pi oспорum tenuifolium</i> - kohuhu
	<i>Pseudopanax arboreus</i> - fivefinger
	<i>Pseudowintera colorata</i> - pepper tree
	<i>Strebius heterophyllus</i> - turepo
B: Exotic trees	
<i>Acer campestre</i> - field maple	<i>Platanus orientalis</i> - plane

Acer negundo	Quercus coccinea - scarlet oak
Alnus glu nosa - black alder	Quercus palustris - pin oak
Alnus rubra - red alder	Quercus robur fas gata
Carpinus betulinus fas gata - upright hornbeam	Tilia cordata - lime
Liquidambar styraciflua - liquidamber	Prunus species - flowering cherries

APPENDIX 8.10.21~~7~~ UPPER STYX OUTLINE DEVELOPMENT PLAN



8.10.217.A CONTEXT

- a. This area to the north west of Christchurch lies to the south of the Styx River, one of the primary natural features of Christchurch. Prior to European settlement, the extensive **wetlands** and easy access to the sea made the Styx an important area for mahinga kai (food gathering) and for the cultivation and harvesting of flax. There are numerous large trees and boundary and garden planting. The Styx River forms part of the northern boundary of the neighbourhood and Highsted Stream and a number of drains run through it. Tullet Park is near the centre of the neighbourhood, Harewood Park, Willowbank Wildlife Reserve and the extensive Styx Mill Conservation Reserve are located to the west and north. The existing residential areas of Casebrook, Redwood and Regents Park lie to the south and east. Cavendish Business Park is located immediately to the east of the **development area RNN** with a frontage to Cavendish Road. The western boundary of the ODP area is formed by the airport noise contour.

8.10.217.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.10.217.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 – 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
1. The main features of this area will be the waterways (Styx River and Highsted Stream), Tullet Park and its proximity to Styx Mill Conservation Reserve. Advantage can also be taken of existing trees and hedgerows to provide a sense of maturity and a connection with the past.
 2. Where existing properties are to remain and where the **Future Urban Zone RNN** abuts properties in the **Medium Density Residential Zone Residential-Suburban Zone** larger section sizes and/or planting buffers adjacent to them may be required.
 3. New development is to have an open and attractive interface with the Styx River corridor.
 4. New development adjacent to the north western boundary should is to establish an appropriate interface with **adjoining** rural land.
 5. Housing densities are to generally increase towards Tullet Park.
 6. Higher density development may be appropriate opposite Cavendish Business Park and around the stormwater facilities.
 7. There is a protected tree which is to be retained and its setting could be enhanced to provide a focal point for the local area.
 8. There is potential for a **Neighbourhood Centre Zone commercial local-centre** on Claridges Road, opposite Tullet Park, to provide a focus for the development and support higher density areas.

8.6.217.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs are to demonstrate good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.
- b. Development is to face onto Styx Mill Road, Cavendish Road, Claridges Road, Gardiners Road and Highsted Road.
- c. This edge of the neighbourhood will be visible across the river from the Styx Mill Conservation Reserve. As the **reserve** is intended to provide a wilderness experience, the **subdivision** design is to demonstrate how views of urban development from within the **reserve** can be minimised and where possible avoided.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A recreational route between the Styx River corridor and Tullet Park, incorporating an enhanced and realigned Highsted Stream and new stormwater facilities.
- b. Three further community (neighbourhood) parks, two in the north and one in the south eastern part of the neighbourhood.
- c. An extension to Tullet Park.
- d. Continuation of the Styx "Source to Sea" **reserve** network along the river corridor.

3. ACCESS AND TRANSPORT

- a. A **collector road** running across the western side of the neighbourhood connecting Styx Mill Road and Claridges Road.
- b. A **collector road** running from Cavendish Road through the neighbourhood to Gardiners Road, forming crossroads with Highsted Road, a new north-south **collector road** (as in 3.a above) and Claridges Road. This **road** is to be capable of accommodating a bus route.
- c. A **collector road** running between Cavendish Road and a new north-south **collector road** (as in 3.a above).
- d. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport. This is to provide connections with Styx Mill Conservation Reserve, Tullet Park and existing **roads**.

4. STORMWATER

- a. A sustainable stormwater management solution for the neighbourhood integrated alongside open space reserves
- b. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves and to give effect to the Styx River/Purakaunui Area Stormwater Management Plan.
- c. Reconfiguration and enhancement of Highsted Stream to improve its capacity and functioning for stormwater management while ensuring habitat and ecological values are enhanced and developed
- d. Natural springs (if any) to be identified and safeguarded at the time of subdivision.

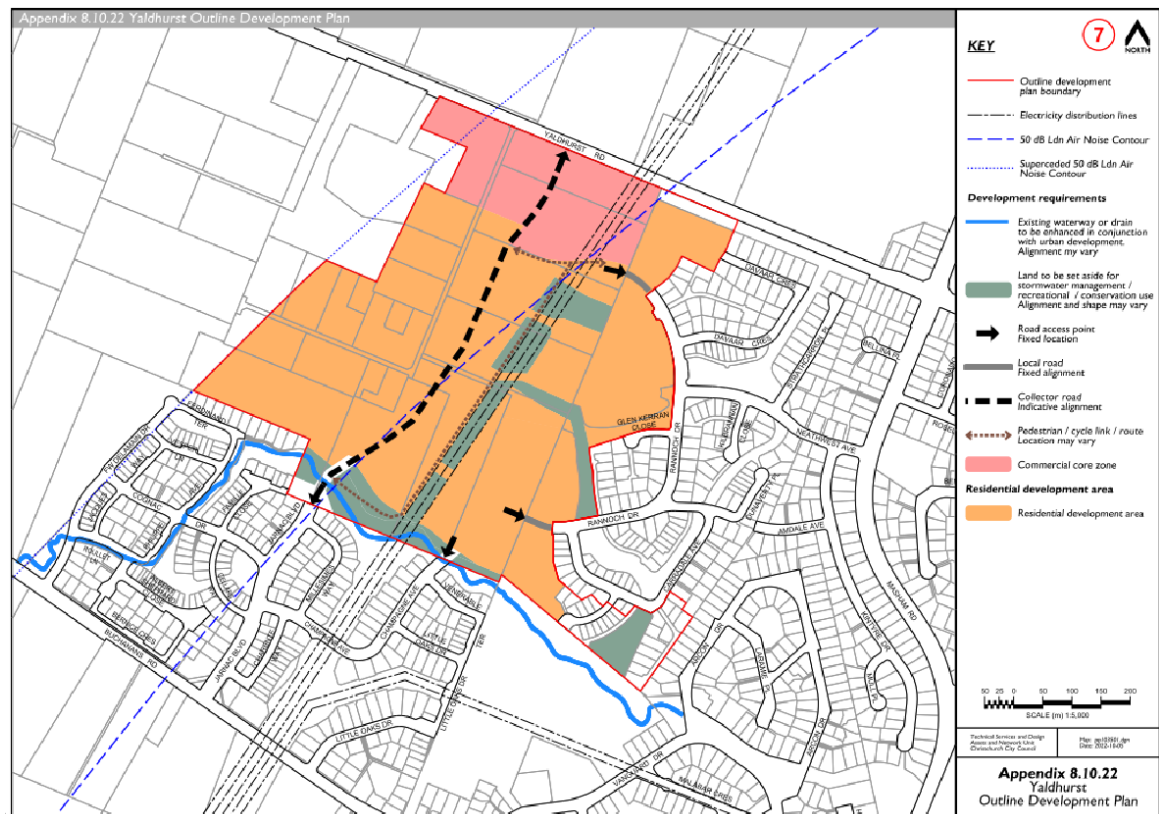
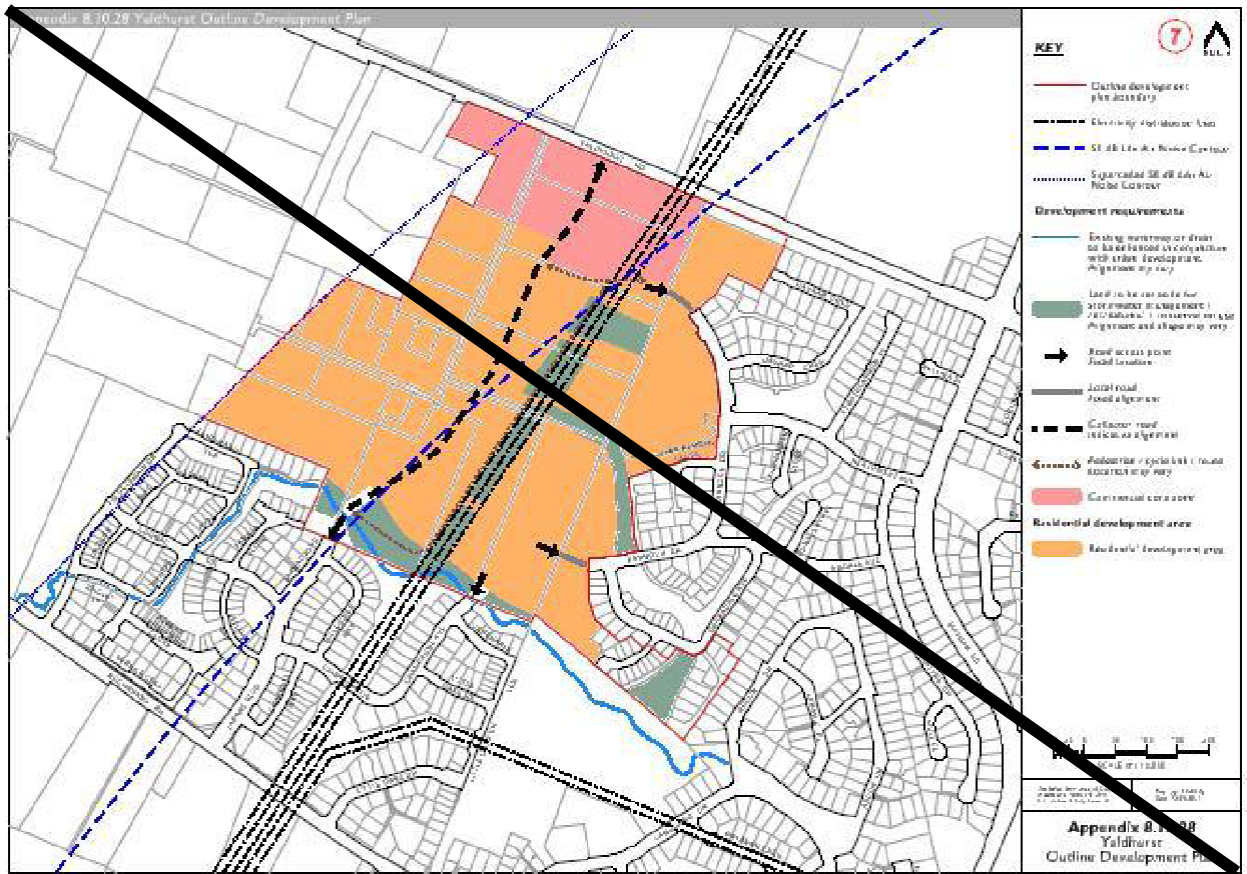
5. WATER AND WASTEWATER

- a. A water supply network, including the water supply main along the collector road.
- b. A pressure sewer network. Most of the area will discharge to the gravity main on Highsted Road. The properties on Cavendish Road will be serviced by a pressure sewer network, discharging to the gravity main on Cavendish Road.

6. STAGING

- a. There are no staging requirements beyond those relating to the provision of infrastructure.

APPENDIX 8.10.228 YALDHURST OUTLINE DEVELOPMENT PLAN



8.10.228.A CONTEXT

- a. Located on the north western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Delamain to the south and Kintyre Estate and Broomfield to the east. Land is zoned for a **Neighbourhood Centre** adjacent to Yaldhurst Road. A creek runs along the southern boundary of the neighbourhood. High voltage distribution lines run through the neighbourhood. To the north is Christchurch International Airport and the 50 dB Ldn Air Noise Contour affects the western part of the neighbourhood.

8.10.228.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide.

8.10.228.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
 1. This new neighbourhood is to be established around the **Neighbourhood Centre** which will form a focus for the community. As with Delamain the **collector Road** (Jarnac Boulevard) will be the spine of the new neighbourhood and a **key structuring element**.
 2. Two other distinguishing features of this neighbourhood will be the green corridor associated with the distribution lines and the creek.
 3. **Subdivision** layouts will take advantage of recreational and **amenity values**, while at the same time limiting the impact of the distribution lines and pylons. This will require careful consideration of **road** alignments, pedestrian/cyclist access points, orientation of **allotments** and **boundary** treatments.
 4. **Subdivision** layouts are to be designed to take advantage of views to rural land to the west.
 5. The development is to retain an open and attractive interface with the **adjoining** open spaces.
 6. All development is to provide a good interface with adjacent **roads**. This interface treatment should generally be consistent along the length of the **road**.
 7. To help mitigate the impact of distribution lines, special interface treatments such as deeper **allotments** and **boundary** planting within **allotments**, is to be provided for adjacent **allotments**.

8.6.228.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs are to provide for good connectivity between different land ownership areas through **road**, open space and pedestrian and **cycle way** linkages.
- b. Jarnac Boulevard will extend north through the site and connect the neighbourhood with Yaldhurst Road.
- c. Integration with the surrounding existing green network is required. This includes integration with Broomfield Common to the south, the distribution line corridor and a possible future District Park to the west.

2. DENSITY VARIATIONS

- a. Residential density types are defined on the **Outline Development Plan** map or on an approved subdivision consent plan.

3 OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Provision of a high quality **public open space** corridor along the existing 'creek' and surface water channel alignments.
- b. A 20m wide landscape strip along SH73 to accommodate a range of functions including the following:
 - i. East/West cycle and pedestrian movements along SH73.
 - ii. On-site local **vehicle access**.
 - iii. Screen planting in order to ensure a high quality visual interface between the development and SH73.
 - iv. Ground/surface mounding, fencing and associated screen planting in order to reduce traffic noise from SH73.

4. ACCESS AND TRANSPORT

- a. A primary north-south **collector road**. This route should provide access off SH73 via a signalised intersection (located at no less than 600m from the Masham Rd / Yaldhurst SH73 intersection) and run south through the site (west of the existing distribution lines) to join with Jarnac Boulevard. This route to be capable of accommodating a bus route as well as access to adjacent properties.
- b. A fully interconnected **local road** network across the site that achieves a high level of **accessibility** for people, including opportunities for walking, cycling and public transport. Including two **roads** through the eastern part of the neighbourhood connecting with the **collector road** and linking in to both ends of Rannoch Drive to form a loop **road**.

- c. There shall be no road access or direct property access to Yaldhurst Road other than via the collector road.

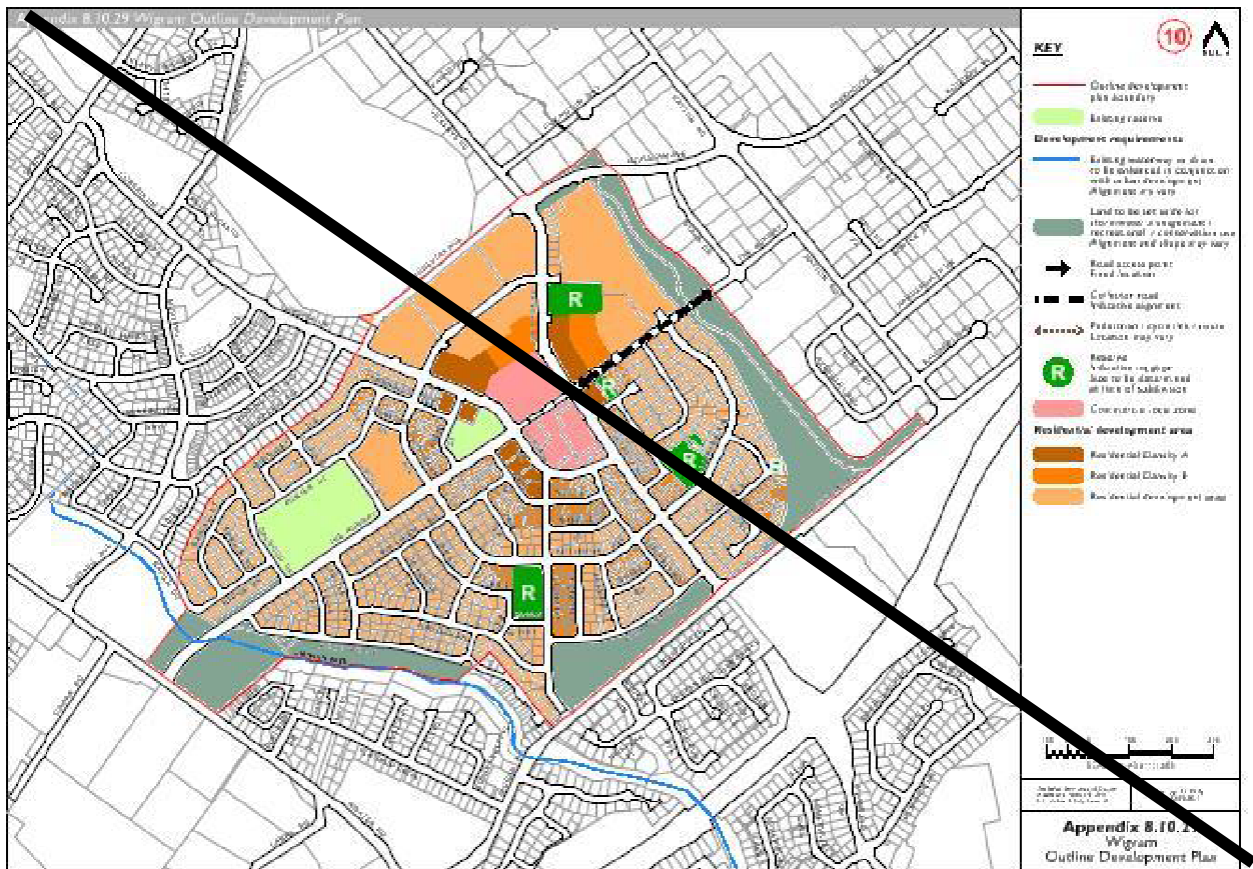
5. STORMWATER

- a. An integrated stormwater management solution for the neighbourhood which combines both engineered techniques and low impact stormwater attenuation, in general accordance with the (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan.
- b. All watercourses in the neighbourhood are to be integral components of the open space network.
- c. Existing creek alignments are to be retained and in some places widened, in order to help facilitate total stormwater detention across the site. The conveyance drainage network will feed to and utilise these alignments.
- d. Design and operation of the stormwater management system so as to reduce the potential for birdstrike issues associated with the operation of Christchurch International Airport.

6. WATER AND WASTEWATER

- a. Existing water and wastewater mains will need to be extended to service the ODP area. It will be the developer's responsibility to construct the new water supply and wastewater mains.

APPENDIX 8.10.29 WIGRAM OUTLINE DEVELOPMENT PLAN



8.10.29.A CONTEXT

a. The Wigram Outline Development Plan area is located on part of the former Wigram Aerodrome in the south west of the city. It is part of a larger neighbourhood developed under a former Living G zoning, known as Wigram Skies. This wider neighbourhood is characterised by substantial areas of conservation and open space and a commercial local centre, known as The Landing.

8.10.29.B GUIDANCE

a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009.

8.10.29.C DEVELOPMENT FORM AND DESIGN

~~a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1–8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.~~

- ~~1. A sense of place is to be continued from the adjoining Wigram Skies development which is centred around the former runway and a new town centre (The Landing) and acknowledges airforce associations, Tangata whenua values and enhancement of the Heathcote River and Haytons Drain.~~
- ~~2. The town centre provides a focal point for the wider community.~~
- ~~3. The town centre and its surrounds is to have a more prominent built form associated with higher density development. Buildings with elements of additional height have been encouraged in the town centre to reinforce its role as a visual and activity focal point for the community.~~

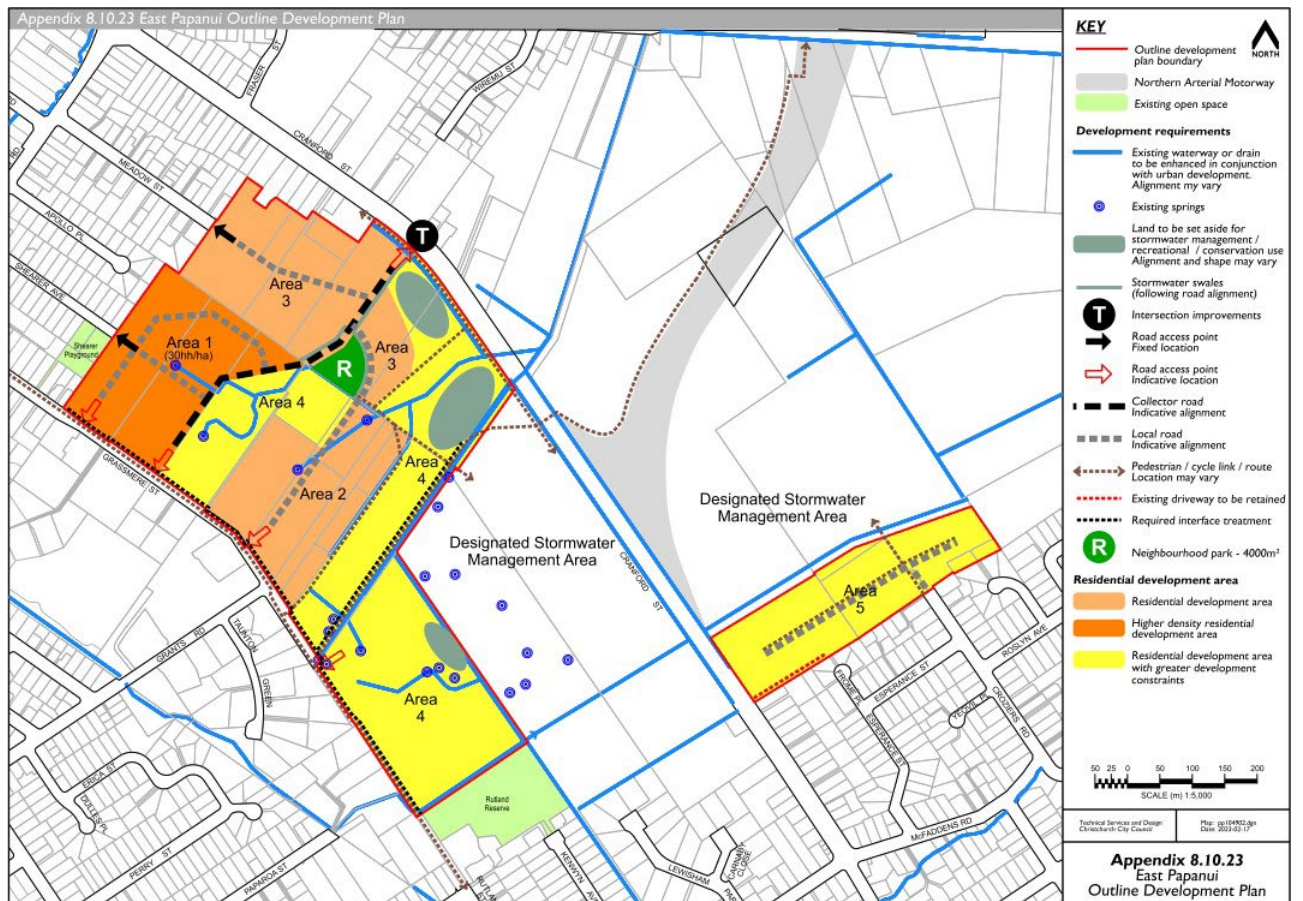
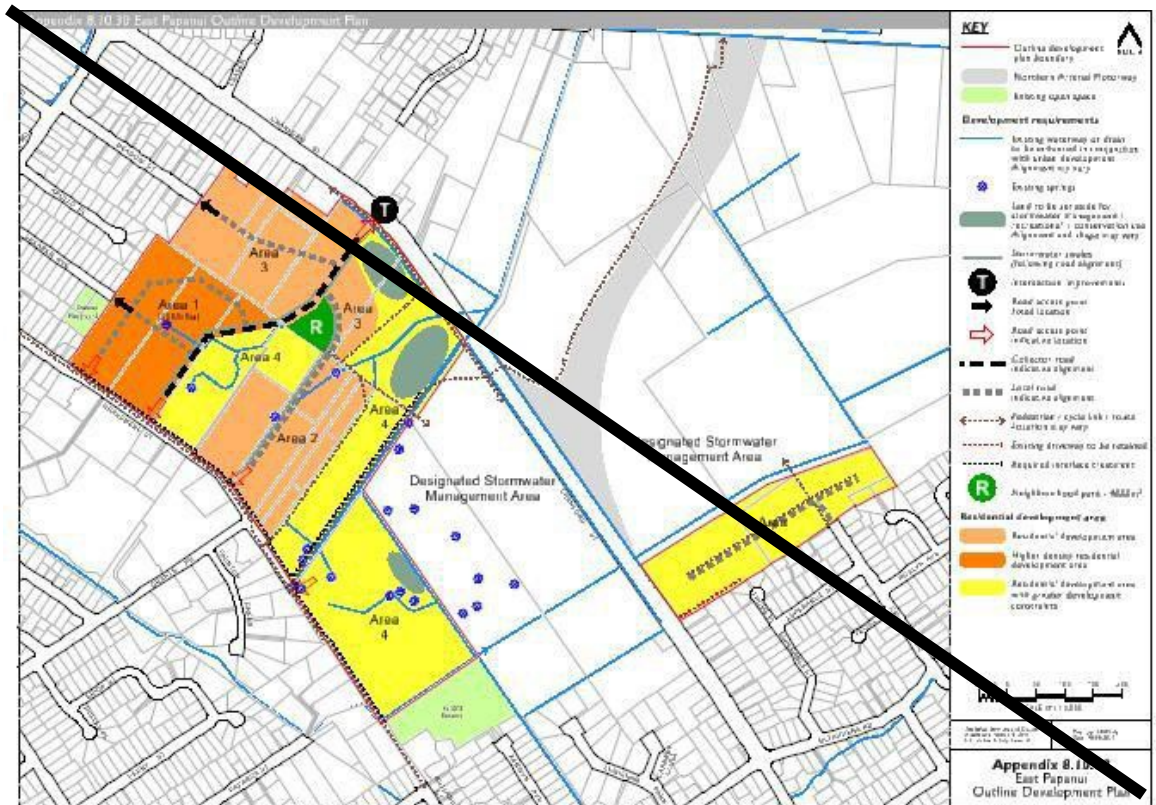
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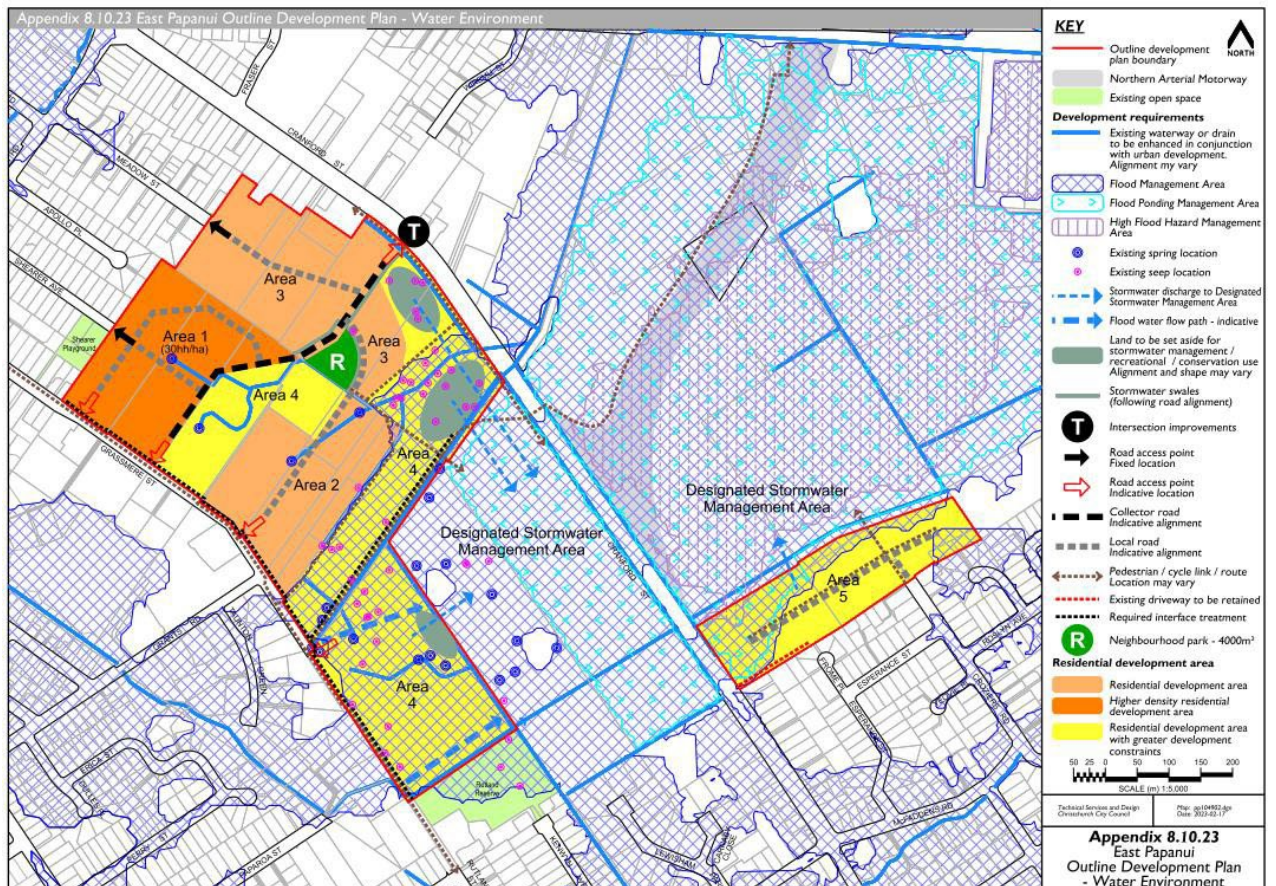
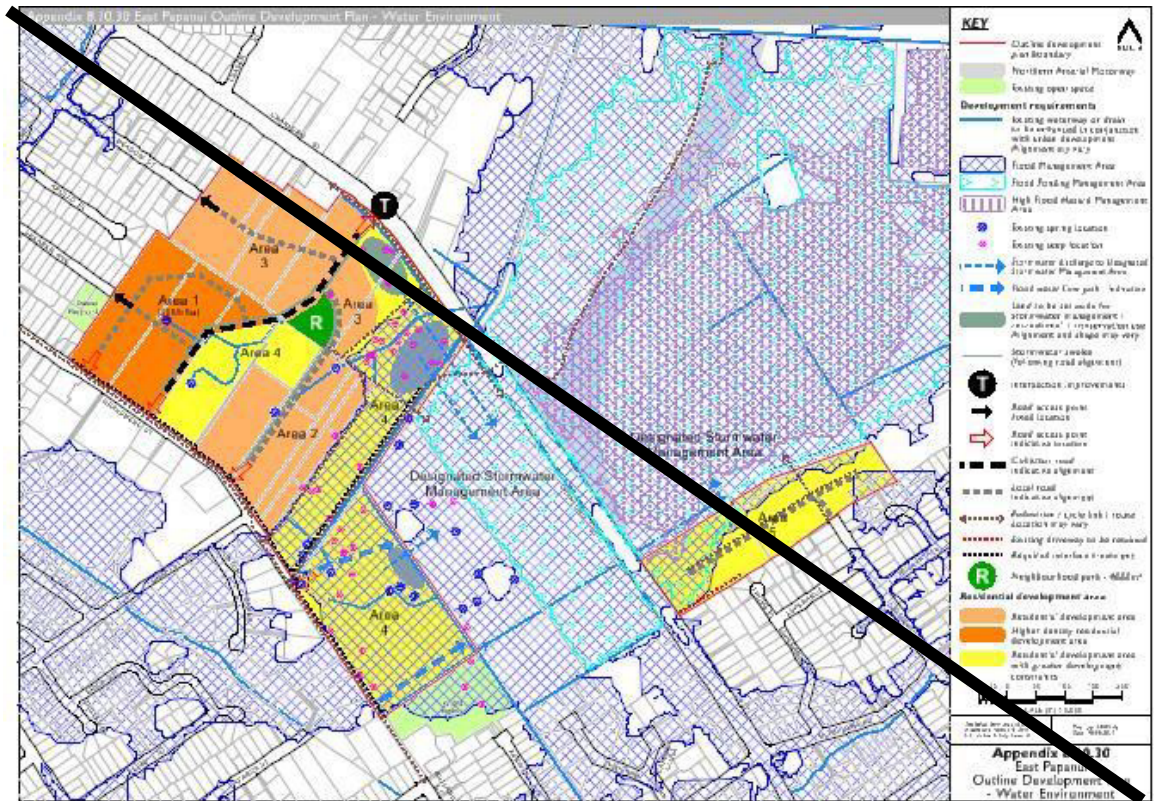
8.10.29.D DEVELOPMENT REQUIREMENTS

~~a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.~~

- ~~1. A linear community park along the north-eastern edge of the neighbourhood following Haytons drain. The open space will accommodate stormwater infrastructure and help form a buffer between the residential area and the industrial area. The provision of open space to accommodate Haytons drain will provide an opportunity to protect and enhance ecological and tangata whenua values and restore wildlife habitat.~~
- ~~2. Community (neighbourhood) parks well distributed throughout the neighbourhood.~~
- ~~3. A collector road along the route of the runway, completing The Runway road between Awatea Road and Haytons Road.~~
- ~~4. A stormwater management system to include swales and flow paths as well as detention/soakage facilities within the public open spaces linking and containing the Heathcote River and realigned Haytons Drain. All stormwater systems are to be designed in a manner which recognises the values important to tangata whenua particularly in regards to enhancing ecological values and water quality associated with the Heathcote River and Hayton Drain.~~
- ~~5. Residential density types are defined on the Outline Development Plan map or on an approved subdivision consent plan.~~

APPENDIX 8.10.3023 EAST PAPANUI OUTLINE DEVELOPMENT PLAN





8.10.3023.A CONTEXT

The area comprises approximately 38 hectares of land bounded by Cranford Street, the Cranford Basin and Grassmere Street, and existing suburban residential and lifestyle properties. The latter incorporate significant tree planting, which contributes to the landscape quality of the area. It also includes 4.7 ha of land bounded by the stormwater basin in the vicinity of Croziers Road and Cranford Street. It is located close to the Papanui **Key Activity Centre** (KAC), other business areas and **community infrastructure**. There are several established transport links between the Cranford Basin and the Central City, including Cranford Street, the Northern Arterial, and the strategic cycleway network. The area is well serviced by public passenger transport, with the majority of the land being within 500 metres of a bus route. There are several schools and **recreation facilities** located nearby and the area is well served by parks and playgrounds.

The rural area adjoining the proposed development area was historically a major wetland/raupo swamp, but over the last 100 years has been drained and farmed, particularly for horticultural activities suited to the peat soil conditions. The area is characterised by both peaty and liquefiable soils and a number of artesian springs. The City Council has acquired this land and plans to develop it over the long term for stormwater management and public open space purposes.

8.10.3023.B GUIDANCE

Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's Creating New Neighbourhood Design Guide.

8.10.3023.C DEVELOPMENT FORM AND DESIGN

The following design elements and features are relevant considerations in exercising control over the matters in Rules - Rule **8.5.1.2** Controlled activity C5; Rule **14.12.1.2** C1, C2, C4, C7; in exercising discretion over the matters set out under Rule **8.5.1.3** Restricted discretionary activities RD2, RD17 and all restricted discretionary activities in Rule **14.12.1.3**; and for assessment under Rule **8.5.1.4** Discretionary activity D7.

1. New development will form an extension of the existing suburban residential areas. **Subdivision** designs will be required to demonstrate how the new development area achieves direct physical connections with the established residential areas.
2. New **subdivision** and development will avoid adverse effects on, and enhance, a naturalised waterway network and **springs**, and the strategic cycleway network.
3. **Subdivision** and development of some areas will be constrained due to the geotechnical and geo-hydrological conditions of the land (presence of springs and seeps), and limitations on the filling of flood prone areas. Further investigations will be required to refine the extent of areas subject to constraints (including the identification of TC2 and TC3 land). **Subdivision** designs and development will need to respond to these constraints with appropriate design and remediation. It is expected that as a consequence of these and the required density, that the **subdivision** pattern will result in comprehensively designed residential clusters, at different densities.

4. **Subdivision** and development of land within Area 5 is to maintain the flood storage capacity of the Cranford Basin as a natural floodplain, as defined by the Flood Ponding Management Area.
5. The **subdivision** design and development is to give consideration to the creation of view shafts and linkages to the Council's planned Cranford Basin facility. This could be achieved through the positioning of **reserves**, alignment of **roads**, footpaths and **cycleway** connections, and consideration to where future high density development may be located.
6. An open and attractive interface should be created between the edge of new residential areas and Cranford Basin. Where private property **boundaries** back onto a publicly accessible open area, appropriate **boundary** planting or fencing and generous **building setbacks** are required.
7. Consideration should be given in the **subdivision** design and development as to how the interface between Areas 1 and 5 and the existing suburban residential development will be managed to offset potential adverse effects in respect to privacy, and outlook. Consideration must also be given to ways of managing potential **reverse sensitivity** effects between development of Area 1 and the Top 10 Holiday Park.
8. Consideration should be given to recognising and enhancing the ecological, historical and tangata whenua values of the area, in association with the naturalised waterway network (being the upper tributaries of the Styx River).
9. Consideration should be given to how **archaeological sites** are to be managed and works undertaken in a manner that reduces the risk of damage to sites;
10. The **subdivision** design and development should ensure the retention of existing specimen trees and groupings of these, which contribute to the landscape quality, amenity and identity of the area.
11. Any foundation or ground improvement works, including preloading of land, shall be designed so that any adverse effects will be appropriately managed. Adverse effects include depressurisation or contamination of aquifers, establishment of pathways for groundwater to migrate to the surface, and changes to established seeps and **springs** as they relate to works on the **sites** and adjoining **sites**. The effect of ground improvement works on hydrogeology shall be assessed. These effects should also be considered under the design seismic events.
12. The presence of waterways, including a naturalised waterway network, and the effects of lateral spread shall be taken into account in any **subdivision** and development and appropriate mitigation undertaken.
13. The design, construction and maintenance of **subdivision** and development (including foundations and pre-loading) shall take into account the effects of settlement, including the effects on adjoining properties. Settlement due to the following shall be considered;
 - i. immediate soil compression, soil consolidation and long term secondary or creep effects;
 - ii. any imposed loads from foundations or **filling**;
 - iii. reduced loads from extraction, if any, causing rebound; and
 - iv. seismic or post seismic events including foundation ratcheting, ground liquefaction and potential ground settlement due to volumetric reductions of soil caused by the ejection of liquefied soil to the ground surface.

8.10.3023.D DEVELOPMENT REQUIREMENTS

The development requirements for the purposes of Rule 8.5.12 Controlled activities C5 and Rule 8.5.1.3 Restricted discretionary activities RD17, are described below and shown on the accompanying plan.

1. INTEGRATION

- a. There are multiple land owners within this ODP area and a number of existing properties. **Subdivision** designs are to provide for good connectivity between different land ownership areas through the inclusion of **road**, open space and pedestrian and **cycle way** and visual linkages in accordance with the ODP.

2. DENSITY VARIATIONS AND HOUSEHOLD YIELDS

- a. Area 1– A minimum net density of 30 lots or households per hectare shall be achieved within this area given its close proximity to the Papanui/Northlands **Key Activity Centre**. Where an existing **residential unit** (as at 1 August 2017) is to be retained, a maximum site area of 2000m², that includes the **residential unit**, can be excluded from the 30 lots or households per hectare required density. Area 2 is required to meet normal **Future Urban Zone RAN** densities.
- b. Part of Area 3 is time constrained because of the existence of the holiday park (as at 1 August 2017) but there is an opportunity for this area to be developed for residential purposes in the medium to long term at ~~residential-suburban~~ **medium residential** densities to minimise traffic effects on Meadow Street. That part of Area 3 occupied by a holiday park is to be developed at densities anticipated for a **Medium Density Residential Zone** ~~Residential-Suburban-Zone~~ in the event that the land is proposed for residential development. Rule **8.6.11.b** density exceptions shall apply to this part of Area 3.
- c. Rule **8.6.11.b** density exemptions shall apply to Area 4 due to geotechnical constraints, limitations on the filling of land, and the need to protect existing springs and waterways.
- d. Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 **residential units** within Area 5. Rule **8.6.11.b** density exemptions shall apply to Area 5.
- e. There shall be no more than 320 **residential units** within Areas 1 – 4 of the East Papanui ODP boundary as defined on the ODP, excluding that part of Area 3 occupied by a holiday park (as at 1 August 2017).
- f. There shall be no more than 105 **residential units** within that part of Area 3 occupied by a holiday park (as at 1 August 2017).

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Land for recreational (additional local parks and linkages) and conservation use shall be provided as a part of the naturalised waterway network and stormwater management facilities. Opportunities for linear parks will be considered at the subdivision stage, particularly where in Area 4 there are existing waterways and other water features.
- b. To provide for new residents within the ODP area, provision shall be made for a Neighbourhood Park of between 3,000 – 4,000 m² in the location defined on the ODP as “Local Park”, which is **accessible** and has playground equipment, seating and **landscaping**.
- c. There shall be **landscaping** and/or fencing on lots **adjoining** the proposed extension of the cycleway from the Northern Arterial Extension to Grassmere Street, as identified on the Outline Development Plan in **Appendix 8.10.230D** as “Required Interface Treatment”. Any fencing shall be to a maximum height of 1.2 metres, or shall be at least 80% open if exceeding 1.2 metres.

4. ACCESS AND TRANSPORT

- a. There shall be a fully interconnected **local road** network that achieves a high level of **accessibility** for walking, cycling and public transport that utilises the transport and open space network as defined on the ODP.
- b. There shall be a collector road from Cranford Street to Grassmere Street in accordance with the District Plan and Infrastructure Design Standards as part of any **subdivision** within the area identified for the **collector road**. There shall be no more than 99 **residential units** in Areas 1 – 4 prior to completion of a **Collector road** from Cranford Street to Grassmere Street.
- c. There shall be no access to Cranford Street until the Christchurch Northern Corridor is operational except for Area 5.
- d. The intersection of Cranford Street/and the **collector road** is to be designed to provide a Level of Service D (as defined in Highway Capacity Manual 2010) or better for right turning vehicles from the **collector road** onto Cranford Street during the peak hour 'Peak hour' is defined as those hours between 07:00hrs and 09:00hrs and 15:00hrs and 19:00hrs on a weekday.
- e. Shearer Avenue shall be extended to connect to the Cranford Street to Grassmere Street **collector road** in conjunction with **subdivision** of Area 1.
- f. An extension of the Northern Arterial strategic cycleway along the eastern boundary of the ODP area shall be provided through to Grassmere Street in conjunction with **subdivision** of the **adjoining** land.
- g. There shall be no more than four **road access** points onto Grassmere Street, to protect the functioning, safety and amenity of the Papanui Parallel major cycle route.
- h. Grassmere Street to be widened on the north-east side to enable the construction of the Papanui Parallel cycleway.
- i. Within Area 5 there shall be no more than six **residential units** with direct **vehicle access** from Cranford Street. **Vehicle access** shall be limited to one **access** from Cranford Street in the location of the existing **access**.
- j. There shall be no more than two **residential units** with direct **vehicle access** to Area 5 from Frome Place.
- k. Other than those provided for in i. and j above, all **residential units** within Area 5 shall be accessed and egressed from Croziers Road.

5. GROUND CONDITIONS

- a. Any ground settlement, and any consequent effects on adjacent **properties**, shall be within accepted MBIE Earthquake geotechnical engineering practice guidelines.
- b. In the design, construction and maintenance of development, it shall be demonstrated that the following standards are complied with as are relevant to each area.
 - i. A. Area 5 shall meet all of the requirements in clauses (A) to (E) below.
 - ii. B. Areas 1 – 4 shall meet clauses (D) and (F) below.

- A. The minimum requirements for site investigation density of the MBIE Guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury Region are complied with;
 - B. A Liquefaction assessment of the site has been completed in accordance with MBIE guidelines;
 - C. A preliminary estimate has been completed of the 'non-development' ground subsidence due to seismic effects and/or secondary (creep) settlement, which could be expected over the design life of the sub-division, including an assessment of differential settlement;
 - D. The area has been classified according to the liquefaction and secondary settlement assessment, either as a whole or as micro-zones if variable subsidence is predicted;
 - E. A preliminary estimate has been completed of the induced settlements both on the site of the proposed **subdivision** and **adjoining properties** over the design life of the **subdivision**, where ground levels need to be raised by **filling**. This is to include an assessment of differential settlement;
 - F. An assessment of effects has been undertaken of the cumulative settlements determined in (C) and (E) on the development infrastructure for the areas determined under clause (D) and any downstream effects.
- c. Any **subdivision** and use of land that is deemed to be potentially contaminated is subject to rules under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. Further investigations will be required to determine whether soils are potentially contaminated.

6. STORMWATER, GROUNDWATER AND FLOODING

- a. No **earthworks**, **building** and **subdivision** development, fencing or paving shall occur within 30m of any existing **spring** (excluding seeps) nor within 10m of a waterway except for the purpose of naturalising a waterway in accordance with clause 6(d). The East Papanui Outline Development Plan and Water Environment Plan in [Appendix 8.10.230](#) provides guidance on the location of **springs** and seeps as identified and mapped in September 2016. The ODP Water Environment Plan should be used as a baseline for identifying these features, however any additional **springs** that may be identified subsequently shall comply with the rule above.
- b. The outflow from **springs** indicated on the ODP Water Environment plan shall be conveyed to the Tysons Stream (which is a tributary of the Styx River) at Cranford Street via a re-formed non-linear network of channels of natural appearance.
- c. No investigation, dewatering, drainage or construction may reduce the outflow from **springs** or the quality of **spring** water.
- d. Naturalisation of waterways is to be completed as part of any **subdivision** and development and waterways shall act as a flow conduit for **springs** and groundwater seepage. Naturalisation of the waterways shall include the following:
 - i. Planting of riparian areas with indigenous species to provide shading;
 - ii. Enabling fish passage including the removal or modification of structures as required; and

- iii. Integration of waterways with the [adjoining](#) Cranford stormwater management area.
- e. Any [subdivision](#) or development shall not result in an overall lowering or raising of the groundwater level.
- f. A Geo-hydrological Management Plan shall be prepared and submitted as part of the first application for [subdivision](#) and land use activity within Areas 1 – 4 and shall relate to all of Areas 1 – 4 at least. A Geo-hydrological Plan shall be prepared and submitted as part of the first application for [subdivision](#) or land use activity (whichever is the earlier) within Area 5 for all of Area 5, unless Area 5 has already been included within a Geo-hydrological Management Plan prepared and submitted for the whole of the ODP area.
The Geo-hydrological Management Plan is required to demonstrate how [subdivision](#) and development will:
 - i. maintain [spring](#) and seepage flows, and not result in the lowering or raising of groundwater levels;
 - ii. protect, and where possible enhance ecological and cultural value;
 - iii. achieve an integrated approach in managing effects on flooding and groundwater with the wider Cranford Basin proposed stormwater facility;
 - iv. address effects on artesian conditions of the Springston Formation Lower Alluvium or the lower Confined Aquifer One associated with the Riccarton Formation.
In addressing the points above, the Geo-hydrological Management Plan shall describe its purpose, the principles of the plan, mitigation and control measures, as well as including an investigation and monitoring plan, and reporting and review procedures. For further requirements, refer to [appendix 8.10.230E](#).
Any Geo-hydrological Management Plan shall be independently reviewed and endorsed by a suitably qualified expert in geo-hydrology prior to submission to the Council.
- g. Any required [filling](#) of land shall include the installation of subsurface groundwater drainage treatment, including permeable aggregate drainage blankets and subsoil drains, to divert groundwater to an identified waterway.
- h. Provision shall be made for flood attenuation and treatment of the stormwater first flush (25mm) on-site to meet the mitigation standards of the operative Stormwater Management Plan for the catchment and the operative stormwater discharge consent.
- i. Any stormwater discharge from Areas 1-5 shall be to the Council's Stormwater Management Area as identified on the ODP Water Environment Plan in [Appendix 8.10.230](#).
- j. There shall be no mixing of stormwater with [spring](#) water, such that there will be separation of stormwater from [spring](#) heads and [spring](#) fed waterways.
- k. Stormwater may not be discharged from the site at a rate in excess of pre-development runoff in events up to the 50 year average recurrence interval.
- l. [Subdivision](#) and development must allow for, and may not unduly impede, the eastward passage of overland flood water from Papanui toward the Cranford Basin defined on the Water Environment Plan in [Appendix 8.10.230](#) as "Flood Water Flow Path – Indicative".
- m. Any [subdivision](#) or development within that part of Area 5 identified as a Flood Ponding Management Area or High Flood Hazard Management Area shall maintain the existing capacity of that area as a

ponding area unless compensatory storage is provided elsewhere on the same [site](#) (Also refer to rules in [Chapter 5](#) Natural Hazards).

7. WATER AND WASTEWATER

- a. Any [subdivision](#) and development shall be serviced by a pressure sewer system with control panels on each pump which allow the [Council](#) to monitor and control the pumps.

8. STAGING

- a. Area 1 shall be the priority development area for medium density residential development given its proximity to the KAC. Development in Areas 2, 3 and 4 shall not be of a scale and intensity that will preclude the ability to develop Area 1 to the minimum 30hh/ha required within the limit prescribed by clauses 2(e) and (f) of 425 [residential units](#) for Areas 1 - 4 of the ODP area.

8.10.230.E REQUIREMENTS FOR A GEO-HYDROLOGICAL PLAN

This section provides a framework for development of a Geo-hydrological Management Plan for the ~~Residential New Neighbourhood~~ [Future Urban](#) Zone (East Papanui). This framework shall be used as the basis for a detailed geo-hydrological management plan submitted as part of the first consent applications for [subdivision](#) or land use activity in this area, in accordance with [Appendix 8.10.230.D.6.f](#).

Prior to submitting the Geo-hydrological Management Plan to the Council in accordance with [Appendix 8.10.230.D 6\(f\)](#), a draft of the plan shall be provided to Environment Canterbury and Christchurch City [Council](#) for their review and comment.

Purpose of the Plan

The primary purpose of the Geo-hydrological Management Plan is to:

- ensure that groundwater levels and [spring](#) and stream flow volumes and quality are not adversely effected by land development;
- maximise the resilience of the development to changes in the location of [springs](#) and seepages that could occur as a result of future earthquake activity; and
- avoid, remedy or mitigate the potential effects associated with development over compressible ground (e.g. peat deposits)

Principals of Geo-hydrological Management in the East Papanui Outline Development Plan area ([Appendix 8.10.230](#))

The founding principles of the management plan shall include, but not be limited to the following:

- Flow rates in **springs** and streams, which drain from the Cranford Basin area shall be monitored for a sufficiently long period to establish natural seasonal variability under a range of climatic conditions. Depending on the availability of existing monitoring data and climatic conditions at the time of monitoring, this may mean that more than one year of monitoring is required.
- The depth to and seasonal water level range of artesian groundwater shall be established through site investigation and monitoring prior to any development work.
- There shall be no of drawdown of the water table associated with any temporary or permanent excavations at the **site**, other than within sheet-piled enclosures to any depth below the average seasonal low groundwater level unless it can be demonstrated that this will not cause land subsidence or affect **spring** fed stream flows.
- Special control measures will be required for excavation or piling at locations and depths where artesian groundwater is likely to be encountered so that the risk of artesian water leakage or contamination is avoided.
- The **site** development design shall consider and accommodate, as far as practically possible, the potential for **spring** and seepage locations to change as a result of future earthquake activity.
- The design of drainage infrastructure at the site shall account for the potential for ground settlement and subsidence.

Mitigation and control measures

The Geo-hydrological Management Plan shall define a set of mitigation and control measures that will be employed to minimise the potential for adverse effects during and post-development of the site. These measures shall include, but not be limited to the following:

1. Set-back distances from **springs** and streams;
2. Site drainage design mitigation and control measures;
3. Foundation design mitigation and control measures;
4. Underground service design mitigation and control measures, including provision to avoid creation of preferential flow pathways for groundwater;
5. Mechanisms to manage the effects of development over or in the vicinity of peat deposits, including the following provisions:
 - a. Ensure that consideration is given to how the possible changing water content of the peat in the area of the site over time (e.g. with climate change) will affect ground levels, as the peat shrinks and swells with drying out/soakage;
 - b. Consider how increasing the non-permeable surface area will affect water content of peat and consequent shrinkage;
 - c. Where **buildings** are proposed to sit directly on the peat, ensure that sufficient time is allowed for preloading of peat to pre-compact the ground;
 - d. Ensure that the effects of loading by **buildings** on both peaty ground and the groundwater are considered in an integrated fashion. For example, if there is subsidence of the ground, consider where groundwater will sit with respect to the new ground surface;
 - e. If **buildings** on peat are piled, they must be designed appropriately to account for possible subsidence under the building due to dewatering of the peat;
 - f. In-ground infrastructure is designed to be resilient to differential subsidence, and account must be taken of groundwater levels and the possibility of, for example, floating manholes;
 - g. If peat is removed, account must be taken of the different soakage properties of the peat versus the replacement ground with regard to stormwater management.

- h. Consideration of whether compaction of the ground due to development could reduce groundwater flow rates to local springs and streams.

Investigation and monitoring plan

The Geo-hydrological Management Plan shall include a detailed site investigation and monitoring plan. The investigation and monitoring plan shall set out:

- The purpose and principles of the monitoring and investigation programme;
- The proposed site investigation method and details; and
- The location and frequency of groundwater level and **spring** and stream flow and water quality monitoring.

The Council anticipates that the site investigation will include:

- A detailed investigation of the variability in depth to artesian groundwater at the site (e.g. using CPT coupled with pore water pressure logging, undertaken using best practice techniques to ensure that reliable data is obtained); and
- Installation of piezometers coupled with a sufficient period of water level monitoring to encapsulate a representative range of climatic conditions.

Reporting and review procedure

The plan shall set out a schedule for reporting and provision of information to Environment Canterbury and Christchurch City **Council** for review and comment. Details of reporting on and management of unforeseen issues (e.g. interception of significant groundwater inflows) during the **site** development shall also be defined.

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~. Changes recommended through the section 42A follow the same convention but are shaded **yellow**.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~bold strikethrough in green~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in ~~bold light blue strikethrough shaded in grey with a purple underline~~ is part of a Proposed Plan Change proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

14.12 Rules – ~~Residential New Neighbourhood~~ Future Urban Zone

Advice note:

1. The rules relevant to the Meadowlands Exemplar Overlay in the ~~Residential New Neighbourhood~~ Future Urban (North Halswell) Zone shown on Planning Map 45 are contained in Chapter 8, see Rules 8.5.1.3 RD15, 8.5.1.4 D5 and 8.5.1.5 NC8.

14.12.1 Activity status tables

14.12.1.1 Permitted activities

- a. The activities listed below are permitted activities in the ~~Residential New Neighbourhood~~ Future Urban Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.12.2
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.12.1.2, 14.12.1.3, 14.12.1.4, 14.12.1.5 and 14.12.2.6.

Activity	Activity specific standards
P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses	<ol style="list-style-type: none">a. No more than one heavy vehicle shall be stored on the site of the residential activity.b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.

P2	Minor residential unit where the minor unit is a detached building and the existing site it is to	<p>a. The existing site containing both units shall have a minimum net site area of 450m².</p> <p>b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².</p>
Activity		Activity specific standards
	be built on contains only one residential unit	<p>c. The parking areas of both units shall be accessed from the same access.</p> <p>d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 6 metres. This total space can be provided as:</p> <ul style="list-style-type: none"> i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area. iii. This requirement replaces the general outdoor living space requirements set out in Rule 14.12.2.3
P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil
P4	Older person's housing unit	a. A maximum gross floor area of 120m ² .

P5	Home occupation (Plan Change 5D Council Decision)	<p>a. The gross-total floor area of the building or part of the building (measured internally), plus the area used for any outdoor storage area, occupied by the home occupation shall be less-no more than 40m².</p> <p>b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.</p> <p>c. Any retailing-retail activity shall be limited to:</p> <ul style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or iii. or internet-based sales where no customer visits occur; and iv. retail activity shall exclude food and beverage outlets. <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p>
Activity		Activity specific standards
		<p>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. <p>f. Visitor, courier vehicles and or staff parking areas shall be within the net site area of the property and outside the road boundary setback.</p> <p>g. Vehicle movements associated with the home occupation shall not exceed:</p> <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. <p>h. Outdoor advertising Signage shall be limited to a maximum area of 20.5m². (Plan Change 5D Council Decision)</p>
P6	Care of non-resident children within a residential unit in return for monetary payment to the carer	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.

P7	Bed and breakfast	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days. <p>(Plan Change 4 Council Decision subject to appeal)</p>
P8	Education activity	<p>a. The activity shall:</p>
P9	Preschools , other than as provided for in Rule 14.12.1.1 P6.	<ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;
P10	Health care facility	<ul style="list-style-type: none"> ii. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²;
P11	Veterinary care facility	
P12	Places of assembly	<ul style="list-style-type: none"> iii. limit outdoor advertising to a maximum area of 2m²;
Activity	Activity specific standards	

		<p>iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:</p> <table border="1" data-bbox="632 389 1315 1133"> <tr> <td data-bbox="632 389 858 602">A. Education activity</td> <td data-bbox="858 389 1315 602"> <p>I. 07:00–21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="632 602 858 853">B. Preschool</td> <td data-bbox="858 602 1315 853"> <p>I. 07:00–21:00 Monday to Friday, and</p> <p>II. 07:00–13:00 Saturday, Sunday and public holidays.</p> </td> </tr> <tr> <td data-bbox="632 853 858 949">C. Health care facility</td> <td data-bbox="858 853 1315 949">I. 07:00–21:00</td> </tr> <tr> <td data-bbox="632 949 858 1046">D. Veterinary care facility</td> <td data-bbox="858 949 1315 1046"></td> </tr> <tr> <td data-bbox="632 1046 858 1133">E. Places of assembly</td> <td data-bbox="858 1046 1315 1133"></td> </tr> </table> <p>v. in relation to a preschool, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City;</p> <p>vi. in relation to a preschool, veterinary care facilities and places of assembly (See Figure 1):</p> <p>A. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and</p> <p>B. only locate on residential blocks where there are no more than two non-residential activities already within that block;</p> <p>vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four;</p>	A. Education activity	<p>I. 07:00–21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p>	B. Preschool	<p>I. 07:00–21:00 Monday to Friday, and</p> <p>II. 07:00–13:00 Saturday, Sunday and public holidays.</p>	C. Health care facility	I. 07:00–21:00	D. Veterinary care facility		E. Places of assembly	
A. Education activity	<p>I. 07:00–21:00 Monday to Saturday; and</p> <p>II. Closed Sunday and public holidays.</p>											
B. Preschool	<p>I. 07:00–21:00 Monday to Friday, and</p> <p>II. 07:00–13:00 Saturday, Sunday and public holidays.</p>											
C. Health care facility	I. 07:00–21:00											
D. Veterinary care facility												
E. Places of assembly												
Activity	Activity specific standards											

		<ul style="list-style-type: none"> viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; ix. in relation to noise sensitive activities, not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps; and x. not include the storage of more than one heavy vehicle on the site of the activity.
P13	Spiritual activities	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one heavy vehicle on the site of the activity.
P14	Community corrections facilities	<ul style="list-style-type: none"> a. The facility shall: <ul style="list-style-type: none"> i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00–19:00; and ii. limit signage to a maximum area of 2m².
P15	Community welfare facilities	
P16	Emergency services facilities	Nil
P17	<p>Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:</p> <ul style="list-style-type: none"> a. Rule 14.12.2.1 – Building height; b. Rule 14.12.2.2 – Site coverage; c. Rule 14.12.2.3 – Outdoor living space; d. Rule 14.12.2.4 – Daylight recession planes; or e. Rule 14.12.2.5 – Minimum building setbacks from internal boundaries and railway lines. 	<ul style="list-style-type: none"> a. Buildings shall not be: <ul style="list-style-type: none"> i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngai Tahu Cultural Significance (in Sub-chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control. b. The building must be moved or lowered back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the moving or lifting works having first commenced. c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the move or lift of the building occurring. The information provided shall include
Activity		Activity specific standards

		<p>details of a contact person, details of the move or lift, and the duration of the move or lift.</p> <p>d. The Council's Resource Consents Manager shall be notified of the moving or lifting of the building at least seven days prior to the move or lift of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.</p>
P18	Relocation of a building	Nil
P19	Market gardens, community gardens, and garden allotments	
P20	<p>All permitted activities in the Commercial Local Zone – Rule 15.5.1.1, within an area identified for this purpose on an approved subdivision consent plan.</p> <p>(Plan Change 5B Council Decision)</p>	<p>a. The area identified for commercial activities shall not exceed 2,000m² in gross floor area.</p> <p>b. Activities shall meet the following standards of the Commercial Local Zone:</p> <p>i. Rule 15.5.2.1 Maximum building height</p> <p>ii. Rule 15.5.2.2 Building setback from road boundaries</p> <p>iii. Rule 15.5.2.3 Minimum building setback from residential zones</p> <p>iv. Rule 15.5.2.4 Sunlight and outlook with a residential zone</p> <p>v. Rule 15.5.2.5 Outdoor storage areas</p> <p>vi. Rule 15.5.2.6 Landscaping and trees</p> <p>vii. Rule 15.5.2.7 Water supply for fire fighting</p> <p>viii. Rule 15.5.2.8 Minimum building setback from railway corridor</p> <p>The built form standards in Rule 14.12.2 do not apply</p> <p>(Plan Change 5D Council Decision)</p>
P21	All permitted activities in the Rural Urban Fringe Zone - Rule 17.5.1.1 Permitted activities	<p>a. Activities shall meet the following standards of the Rural Urban Fringe Zone:</p> <p>i. Rule 17.5.2.2 Maximum building height</p> <p>ii. Rule 17.5.2.3 Minimum building setback from road boundaries</p> <p>iii. Rule 17.5.2.4 Minimum building setback from internal boundaries</p> <p>iv. Rule 17.5.2.6 Maximum site coverage</p> <p>The built form standards in Rule 14.12.2 do not apply.</p>
Activity		Activity specific standards

P22	Show homes	<p>a. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays.
P23	Reserves	Nil.
P24	<p>Hosted visitor accommodation</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request. <p>(Plan Change 4 Council Decision subject to appeal)</p>
P25	<p>Visitor Accommodation in a Heritage Item</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request. <p>(Plan Change 4 Council Decision subject to appeal)</p>

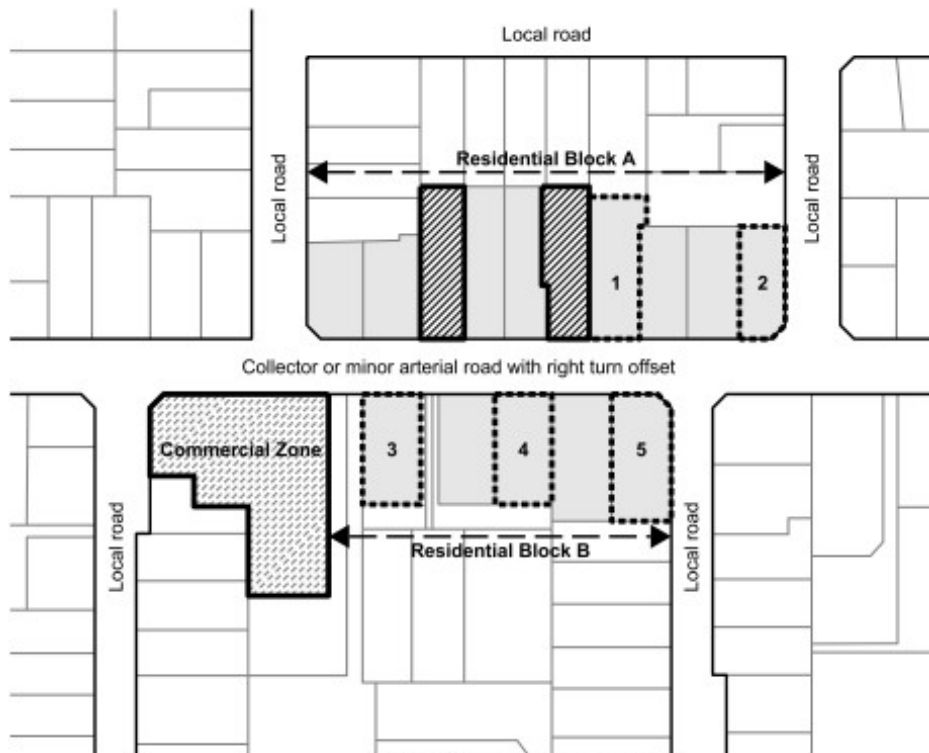


Figure 1: Residential Coherence






-  Complying residential activities
-  Existing non- residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

14.12.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters of control set out in [Rule 14.15](#), as set out in the following table.

Activity	The matters over which Council reserves its control:
<p>C1 Retirement villages that meet all applicable built form standards in Rule 14.12.2</p>	<p>a. Retirement villages - Rule 14.15.910</p> <p>b. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Retirement villages shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p>
<p>C2 Comprehensive residential development that meet all applicable built form standards in Rule 14.12.2</p>	<p>a. Comprehensive residential development in the Residential New Neighbourhood Future Urban Zone - Rule 14.15.368</p> <p>b. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p>
<p>C3 a. Development of the sites marked as controlled within the Awatea Outline Development Plan area in Appendix 8.10.142 – Tangata whenua layer where:</p> <ul style="list-style-type: none"> i. a cultural assessment has been supplied with a resource consent application; and ii. the development meets all built form standards in Rule 14.12.2. 	<p>a. Matters arising from consultation undertaken with tangata whenua representatives in the design phase of the works and preparation of the cultural assessment</p> <p>b. The means of incorporating the findings of the cultural assessment in the design and implementation of the works</p> <p>c. The development requirements set out in the Awatea Outline Development Plan in Appendix 8.10.142.</p>
<p>C4 Residential units (including any sleep-outs) containing more than six bedrooms in total.</p>	<p>a. Scale and nature of activity – Rule 14.15.56</p> <p>b. Traffic generation and access safety – Rule 14.15.67</p> <p>c. Within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, Comprehensive residential development shall also be subject to matters of control b. and c. specified under Rule 14.12.1.2 C7.</p> <p>(Plan Change 5D Council Decision)</p>

Activity	The matters over which Council reserves its control:
<p>C5 a. Activities and buildings that do not meet any one or more of the following Rules in 14.12.2:</p> <ul style="list-style-type: none"> i. Rule 14.12.2.7 - Landscaping and tree canopy cover ii. Rule 14.12.2.8 – Fencing in the road boundary setback iii. Rule 14.12.2.12 - Ground floor habitable space and overlooking of street 	<p>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.15.178</p>
<p>C6 Activities and buildings that do not meet Rule 14.12.2.13 – Service, storage and waste management space.</p>	<p>a. Service, storage and waste management spaces – Rule 14.15.1920</p>
<p>C7 a. Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.230 East Papanui Outline Development Plan, other than the following activities:</p> <ul style="list-style-type: none"> i. P5 (Home occupation); ii. P6 (Care of non-resident children); iii. P7 (Bed and breakfast); iv. P17 (Temporary lifting or moving of earthquake damaged buildings); v. P19 (Market gardens, community gardens and garden allotments); and vi. P21 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1). <p>(Plan Change 4 Council Decision subject to appeal)</p>	<p>a. As they relate to the activity and associated development:</p> <ul style="list-style-type: none"> i. Residential Design Principles – Rule 14.15.1; ii. The matters set out in Appendix 8.10.230.C; iii. Whether the development is exemplary including whether it: <ul style="list-style-type: none"> A. provides for neighbourhood design that supports the principles of universal access; and B. results in Lifemark 3© as a minimum standard for residential buildings or is of a proven equivalent; and C. results in Homestar 6© as a minimum standard for residential buildings or is of a proven equivalent; and D. demonstrates diversity in building and unit typology as well as providing for affordable housing and E. demonstrates innovation in the neighbourhood layout, building design and technologies utilised.

Activity	The matters over which Council reserves its control:
<p>C8 Unhosted visitor accommodation:</p> <ul style="list-style-type: none"> a. for a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time. <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>C9 Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.12.1.1 P25.</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.12.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in [14.15](#), or as otherwise specified, as set out in the following table.
- c. Within Area 5 in [Appendix 8.10.230](#) East Papanui Outline Development Plan, any restricted discretionary activity shall also be subject to the matters of discretion specified under [Rule 14.12.1.2 C7](#) (matters of control to be treated as matters of discretion).

Activity		The Council's discretion shall be limited to the following matters:
RD1	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms.	a. Scale and nature of activity – Rule 14.15.56 (Plan Change 5D Council Decision)
RD2	Activities and buildings that do not meet Rule 14.12.2.16 - Outline development plan	a. Outline development plan - Rule 14.15.357
RD3	Retirement villages that do not meet any one or more of the built form standards in Rule 14.12.2	a. Retirement villages - Rule 14.15.910
RD4	a. Convenience activities where: <ol style="list-style-type: none"> i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. signage is limited to no more than 2m² and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00–22:00 Monday to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes. 	a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity – Rule 14.15.56 c. Non-residential hours of operation – Rule 14.15.215 d. Traffic generation and access safety – Rule 14.15.67 (Plan Change 5D Council Decision)

Activity	The Council's discretion shall be limited to the following matters:
<p>RD5</p> <p>a. Comprehensive residential development that does not meet any one or more of the built form standards in Rule 14.12.2.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Comprehensive residential development in the Residential New Neighbourhood Future Urban Zone – Rule 14.15.368</p>
<p>RD6</p> <p>Buildings that do not meet Rule 14.12.2.1 – Building height (except for Rule 14.15.1.4. (iv) (within the Industrial Interface Qualifying Matter Area) refer to Rule 14.4.1.4 D9).</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
<p>RD7</p> <p>Buildings that do not meet Rule 14.12.2.4 – Daylight recession plane.</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3</p>
<p>RD8</p> <p>a. Activities and buildings that do not meet Rule 14.12.2.2 - Site coverage.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Site density and coverage – Rule 14.15.2</p>
<p>RD9</p> <p>a. Residential units that do not meet Rule 14.12.2.3 - Outdoor living space.</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Outdoor living space – Rule 14.15.201</p>
<p>RD10</p> <p>a. Activities and buildings that do not meet any one or more of the following Rules in 14.12.2:</p> <p>i. Rule 14.12.2.9 - Parking areas</p> <p>ii. Rule 14.12.2.10 - Garages</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.15.178</p>
<p>RD11</p> <p>a. Activities and buildings that do not meet Rule 14.12.2.14 - minimum unit size</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Minimum unit size – Rule 14.15.45</p>
<p>RD12</p> <p>Buildings that do not meet Rule 14.12.2.5 - Setback from internal boundaries and railway lines (other than Rule 14.12.2.5(vi) – refer to Rule 14.12.1.3 RD13)</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p> <p>b. Minimum building window and balcony setbacks – Rule 14.15.189</p>
<p>RD13</p> <p>Buildings that do not meet Rule 14.12.2.5(vi) relating to rail corridor boundary setbacks.</p>	<p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over or on the rail corridor.</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>RD14</p> <p>a. Buildings that do not meet Rule 14.12.2.11 - Road boundary building setback.</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. Street scene – road boundary, building setback, fencing and planting – Rule 14.15.178</p>
<p>RD15</p> <p>a. Residential units that do not meet Rule 14.12.2.15 – Water supply for firefighting.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent written approval).</p>	<p>a. Water supply for fire fighting – Rule 14.15.78</p>
<p>RD16</p> <p>a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for:</p> <p>i. P5 Home occupations:</p> <p style="padding-left: 40px;">A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings;</p> <p style="padding-left: 40px;">B. that do not meet one or more of standards b. to h.</p> <p>ii. P8 Education activity</p> <p>iii. P9 Preschool, other than as provided for in Rule 14.12.1.1 P6 and Rule 14.12.1.4 D2;</p> <p>iv. P10 Health care facility;</p> <p>v. P11 Veterinary care facility.</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <p>i. Scale and nature of activity – Rule 14.15.56</p> <p>ii. Traffic generation and access safety – Rule 14.15.67</p> <p>iii. Non-residential hours of operation – Rule 14.15.245</p> <p>(Plan Change 5D Council Decision)</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>(Plan Change 5D Council Decision)</p> <p>RD17</p> <p>a. Integrated family health centres where:</p> <ul style="list-style-type: none"> i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available; ii. the centre is located on sites adjoining a Neighbourhood Local centre, District Town centre or Key activity centre; iii. the centre occupies a gross floor area of building of between 301m² and 700m²; iv. signage is limited to a maximum area of 2m²; and v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00–21:00. 	<p>a. Scale and nature of activity - Rule 14.15.56</p> <p>b. Traffic generation and access safety - Rule 14.15.67</p> <p>c. Non-residential hours of operation - Rule 14.15.245</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD18</p> <p>a. Community corrections facility and community welfare facilities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 P14 or P15.</p> <p>b. Any application arising from this rule shall not be publicly or limited notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale and nature of activity – Rule 14.15.56 ii. Traffic generation and access safety – Rule 14.15.67 iii. Non-residential hours of operation – Rule 14.15.245 <p>(Plan Change 5D Council Decision)</p>
<p>RD19 Boarding house</p>	<p>a. Scale and nature of activity - Rule 14.15.56</p> <p>b. Traffic generation and access safety - Rule 14.15.67</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD20</p> <p>a. Spiritual activities that do not meet the hours of operation in Rule 14.12.1.1 P13.</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent written approval).</p>	<p>a. Non-residential hours of operation – Rule 14.15.245</p>

Activity	The Council's discretion shall be limited to the following matters:
<p>RD21 Development of the sites marked as controlled within the Awatea Outline Development Plan - Tangata Whenua layer diagram, where no cultural assessment has been supplied with resource consent application.</p>	<p>a. Matters arising from consultation undertaken with tangata whenua representatives and any written approval obtained in the design phase of the works.</p> <p>b. Whether appropriate recognition has been given to the development requirements set out in the Awatea Outline Development Plan.</p>
<p>RD22 In locations to which Rule 14.12.1.1 P20 applies, activities and buildings that are permitted activities in the Local Commercial Zone but do not meet any one or more of the activity specific standards specified in Rule 14.12.1.1 P20.</p> <p>(Plan Change 5D Council Decision)</p>	<p>a. Impacts on neighbouring property – Rule 14.15.3</p> <p>b. Scale and nature of activity – Rule 14.15.5</p> <p>c. Traffic generation and access safety – Rule 14.15.6</p> <p>d. Non-residential hours of operation – Rule 14.15.21</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD23 Activities and buildings that are permitted activities in the Rural Urban Fringe Zone but do not meet any one or more of the activity specific standards specified in Rule 14.12.1.1 P21</p>	<p>a. Whether appropriate recognition has been given to the development requirements set out in the relevant Outline development plan and adverse effect of the rural activity on achieving the development requirements in the future.</p>
<p>RD24 Show homes that do not meet Rule 14.12.1.1 P22</p>	<p>a. Non-residential hours of operation – Rule 14.15.215</p>
<p>RD25 Older person's housing units that do not meet the activity specific standard in Rule 14.12.1.1 P4</p>	<p>a. Scale and nature of activity - Rule 14.15.56</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD26 a. The following activities located within the 50 dB L_{dn} Air Noise Contour as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity;</p> <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschool (Rule 14.12.2.1 P9); or</p>	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p>

Activity		The Council's discretion shall be limited to the following matters:
	<ul style="list-style-type: none"> iv. Health care facilities (Rule 14.12.2.1 P10); v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25). <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	
RD27	Buildings that do not meet Rule 14.12.2.6 – Minimum setback and distance to living area windows and balconies.	a. Impacts on neighbouring property – Rule 14.15.3.
RD28	Buildings that do not meet Rule 14.12.2.18 – Roof form – Area 1 Appendix 8.10.4 North Halswell ODP;	a. Impact on cohesiveness of built form within the area, and between this area and the Exemplar Overlay area to the northwest, particularly in respect of residential units fronting the green corridor. b. Any application arising from this rule shall not be limited or publicly notified

14.12.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P6 Care of non-resident children in a residential unit; iii. P7 Bed and breakfast; iv. P12 Places of assembly; or v. Storage of more than one heavy vehicle for P8-P11 and P13. <p>(Plan Change 4 Council Decision subject to appeal)</p>

Activity	
D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing more than 10 bedrooms
D4	Integrated family health centres which do not meet any one of more of the requirements specified in Rule 14.12.1.3 RD17.
D5	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.12.1.1 P24 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D6	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.12.1.2 C8 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D7	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.12.1.1 P25 and that does not exceed twenty guests per site at any one time</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D8	<p>Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.</p> <p>(Plan Change 5D Council Decision)</p>
D9	Any building for a residential activity that does not meet Rule 14.12.2.1 (iv) Building height within the Industrial Interface Qualifying Matter Area.

14.12.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity	
NC1	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <p>i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or</p>

Activity

- ii. within 10 metres of the centre line of a 66kV **National Grid transmission line** or within 10 metres of a foundation of an associated **support structure**; or
- b. Fences within 5 metres of a **National Grid transmission line support structure** foundation.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent written approval).

Advice note:

1. The **National Grid transmission lines** are shown on the planning maps.
2. Vegetation to be planted around the **National Grid** should be selected and/or managed to ensure that it will not result in that vegetation breaching the **Electricity (Hazards from Trees) Regulations 2003**.
3. **The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)** contains restrictions on the location of structures and activities in relation to **National Grid transmission lines**. **Buildings** and activity in the vicinity of **National Grid transmission lines** must comply with **NZECP 34:2001**.

NC2

- a. **Sensitive activities** and **buildings** (excluding **accessory buildings** associated with an existing activity):
 - i. within 10 metres of the centre line of a 66kV **electricity distribution line** or within 10 metres of a foundation of an associated **support structure**;
 - ii. within 5 metres of the centre line of a 33kV **electricity distribution line** or within 5 metres of a foundation of an associated **support structure**; or
 - iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton **electricity distribution line** (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated **support structure**.
- b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton **electricity distribution line support structure** foundation.
- c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other **electricity distribution** network operator (absent written approval).

Advice note:

1. The **electricity distribution lines** are shown on the planning maps.
2. Vegetation to be planted around **electricity distribution lines** should be selected and/or managed to ensure that it will not result in that vegetation breaching the **Electricity (Hazards from Trees) Regulations 2003**.
3. **The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)** contains restrictions on the location of structures and activities in relation to **electricity distribution lines**. **Buildings** and activity in the vicinity of **electricity distribution lines** must comply with **NZECP 34:2001**.

Activity	
NC3	Within the Awatea Outline Development Plan Area 2, residential activity and residential units whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline Development Plan.
NC4	Quarrying activity
NC5	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.12.1.4 D5; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.12.1.4 D6; or iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.12.1.4 D7. <p>c. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.12.1.6 Prohibited activities

There are no prohibited activities.

14.12.2 Built form standards

14.12.2.1 Building height

a. The maximum height of any building shall be:

	Applicable to	Standard
i.	All buildings except as specified below.	8 metres
ii.	Comprehensive residential development on any site that meets Rule 14.12.2.17, except where a different maximum height is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.230).	11 metres
iii.	Retirement villages, except where a different maximum height is specified in the areas in (4) or (5) below and within Area 5 in the East Papanui Outline Development Plan area (Appendix 8.10.230).	11 metres
iv.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016. A. Density A	11 metres

	Applicable to	Standard
	B. — Density B	10 metres
v.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016. A. — Density A B. — Density B	13 metres 9 metres
vi.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) on an approved subdivision consent granted before 15 July 2016.	11 metres
iv	<u>Any building for a residential activity within the Industrial Interface Qualifying Matter Area</u>	<u>7 metres or 2 storeys, whichever is the lesser</u>

14.12.2.2 Site coverage

a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Applicable to	Standard
i.	Sites with a net site area of 300m ² and over, except as specified below.	40%
ii.	Sites with a net site area of under 300m ² , except as specified below.	45%
iii.	Comprehensive residential development on any site that does not meet Rule 14.12.2.17 Comprehensive residential development – development site area.	45%
iv.	Comprehensive residential development on any site that meets Rule 14.12.2.17 Comprehensive residential development – development site area. The percentage coverage by buildings is to be calculated over the net site area of the entire development, rather than over the net area of any part of the development.	50%
v.	Retirement villages The percentage coverage by buildings is to be calculated over the net site area of the entire development, rather than over the net area of any part of the development.	50%
vi.	Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan: A. — Density A B. — Density B	80% 60%
vii.	Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the outline development plan: A. — Density A B. — Density B	80% 60%

	Applicable to	Standard
viii.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in Density A and B areas as shown on an approved subdivision consent plan granted before 15 July 2016.	60%
ix.	Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28), in medium density areas as shown on an approved subdivision consent plan granted before 15 July 2016.	45%

- b. For the purpose of this rule this excludes:
- i. Fences walls and retaining walls;
 - ii. Eaves and roof overhangs up to 600 millimetres in width and guttering up to 200mm in width from the wall of a building;
 - iii. Uncovered swimming pools up to 800 millimetres in height above ground level; and/or
 - iv. Decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800 millimetres above ground level and are uncovered or unroofed; or
 - B. where greater than 800 millimetres above ground level and are covered or roofed, are in total no more than 6m² in area for any one site;

14.12.2.3 Outdoor living space

- a. Accessible outdoor living space shall be provided on site for each residential unit, and can be a mix of private and communal areas, at ground level or provided by way of above ground balconies, and shall meet the following areas and dimensions:

	Activity/Area	Standard		
		A. Minimum total area	B. Minimum private area	C. Minimum dimension
i.	Residential units (two bedrooms or more).	30m ²	16m ²	4 metres for a private ground floor space or communal space
ii.	One bedroom or studio units on the ground floor	16m ²	16m ²	4 metres for a private ground floor space or communal space
iii.	One bedroom or studio units on the first floor or above	16m ²	6m ²	1.5 metres for balconies 4 metres for a private ground floor space or communal space

- b. Outdoor living space shall not be encumbered by parking areas or access arrangements.
- c. At least one private outdoor living space shall be accessible from a living area of the residential unit.
- d. This rule does not apply to a retirement village or a comprehensive residential development.

14.12.2.4 Daylight recession plane

- a. Buildings shall not project beyond a building envelope constructed by recession planes (as shown in Appendix 14.16.2 Diagram C), from points 2.3 metres above:
 - i. internal boundaries; or
 - ii. where an internal boundary of a site abuts an access allotment or access strip the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access allotment or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes will not apply along that part of the boundary covered by such a wall.
 - iv. ~~Except; buildings on sites in the Density A and B area shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28 is to calculate recession planes as shown in Appendix 14.16.2 Diagram D.~~
- b. Where the building is located in an overlay that has a permitted height of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical.
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities in P1-P4 in Table 5.4.1.1b).

Advice note:

- 1. Refer to Appendix 14.16.2 for permitted intrusions

14.12.2.5 Minimum building setbacks from internal boundaries and railway lines

- a. The minimum building setback from internal boundaries shall be as follows:

	Activity / area	Standard
i.	All buildings not listed below	1 metre
ii.	Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1.8 metres of the common internal boundary.	1.8 metre from neighbouring window for a minimum length of 2 metres either side of the window.

	Activity / area	Standard
	Except for Density A and B sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28.	This rule also applies to accessory buildings.
iii.	All other accessory buildings where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
vi.	Buildings, balconies and decks on sites adjacent or abutting a designated rail corridor,	4 metres from the rail corridor boundary
vii. —	Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.	Refer to Prestons Outline Development Plan

- b. ~~The above setbacks do not apply to the sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28, unless a residential unit constructed on these sites is demolished and rebuilt.~~
- c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.
- d. For the purposes of this rule, this excludes guttering up to 200mm in width from the wall of a building.

14.12.2.6 Minimum setback and distance to living area windows and balconies

- a. The minimum setback from an internal boundary for a living area window, including studio units, shall be 3 metres (and 4 metres for living area windows and balconies on floors above ground level).
- b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

14.12.2.7 Landscaping and tree canopy cover

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2 metres measured from the road frontage.
- b. Landscaping shall be provided in specified areas within the:
- i. ~~Prestons Outline Development Plan area in accordance with Appendix 8.10.25 narrative section 1; and~~

- ii. Highfield Outline Development Plan area in accordance with [Appendix 8.10.260](#) narrative section 8.
- c. This rule does not apply to a **comprehensive residential development**.
- d. **For single and/or multi residential unit developments, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.**
- e. **An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.**
- f. **Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.**

14.12.2.8 Fencing in the road boundary setback

- a. The maximum **height** of any fence in the required **building setback** from a **road boundary** shall be 1.2 metres.
- b. This rule does not apply to fences or other screening structures located on an internal **boundary** between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a **building** or **accessory building**.
- d. ~~Within the Prestons Outline Development Plan area ([Appendix 8.10.25](#)), clause (a) shall apply except that the maximum **height** of any fence shall not exceed 2 metres where the fence is at least 50% transparent.~~
- e. ~~Additional fencing requirements in the Prestons Outline Development Plan area are specified in [Appendix 8.10.25](#) narrative section 1.~~
- fd. This rule does not apply to a **comprehensive residential development**.

14.12.2.9 Parking areas

- a. **Parking areas** shall be separated from **adjoining roads** by either planting, fences, or a combination thereof. The standards in Rules [14.12.2.7](#) (**Landscaping and tree canopy cover**) and [14.12.2.8](#) (Fencing in the **road boundary setback**) apply.
- b. This rule does not apply to a **retirement village** or a **comprehensive residential development**.

14.12.2.10 Garages

- a. **Garages** shall not comprise more than 50% of the ground floor elevation viewed from any one **road boundary** on any one **site** and shall not be more than 6.5 metres wide (excluding eaves up to 600mm in width). For **garages** with the vehicle door generally facing a shared **access** or **road boundary** the minimum **garage setback** shall be 5.5 metres from the shared **access** (not including **access allotments**) or **road boundary**.
- ~~b. This rule does not apply to **sites** shown on **subdivision approval plans RMA92029514** in the **Yaldhurst Outline Development Plan Appendix 8.10.28**, unless a **residential unit** constructed on these **sites** is demolished and rebuilt.~~
- eb. This rule does not apply to a **retirement village** or a **comprehensive residential development**.

14.12.2.11 Road boundary building setback

- a. The minimum **building setback** from **road boundaries** shall be 4 metres except where b or c applies.
- ~~b. The minimum **building setback** from **road boundaries** shall be 3 metres on any **site** within the **Prestons Outline Development Plan area (Appendix 8.10.25)** or **Yaldhurst Outline Development Plan (Appendix 8.10.28)**.~~
- ~~c. The minimum **building setback** from **road boundaries** shall be 2 metres on any **site** in **Density A areas within the Wigram Outline Development Plan area (Appendix 8.10.29)**.~~
- db. This rule does not apply to a **comprehensive residential development**.

14.12.2.12 Ground floor habitable space and overlooking of street

- a. The ground floor of a **residential unit** shall have a **habitable space** with a **window** area of at least 2m² facing the **road boundary**.
- b. This rule does not apply to a **retirement village** or a **comprehensive residential development**.

14.12.2.13 Service, storage and waste management spaces

- a. For multi-unit residential complexes and social housing complexes only:
 - i. each **residential unit** shall be provided with at least 2.25 m², with a minimum dimension of 1.5 metres, of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each **residential unit** shall be provided with at least 3 m², with a minimum dimension of 1.5 metres, of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in i. and/or ii. for each **residential unit** shall be provided either individually, or within a dedicated shared communal space.
- b. This rule does not apply to a **retirement village**, a **comprehensive residential development** or to a **residential unit** constructed as at 15 July 2016.

14.12.2.14 Minimum unit size

- a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit shall be as follows:

	Number of bedrooms	Standard
i.	Studio	35m ²
ii.	1 bedroom	45m ²
iii.	2 bedrooms	60m ²
iv.	3 or more bedrooms	90m ²

- b. This rule does not apply to residential units in a retirement village or a comprehensive residential development.

14.12.2.15 Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.12.2.16 Outline development plan

- a. Any activity shall be in accordance with the development requirements in a relevant Outline development plan.

14.12.2.17 Comprehensive residential developments – development site area

- a. The minimum area of any comprehensive residential development site shall be 6000m².

~~14.12.2.18 Roof form – Area 1 – Appendix 8.10.4 North Halswell ODP~~

- ~~a. Within Area 1 in Appendix 8.10.4 North Halswell ODP, if gable roofs are used:~~

~~i. The minimum pitch shall be 28°; and~~

~~ii. The maximum permitted height is 13m.~~

~~iii. If gable roofs are used for residential units on lots directly adjoining the green corridor, roofs shall have an open gable end facing the green corridor~~

~~(Plan Change 10 Council Decision)~~