

**Before the Hearings Panel
At Waimakariri District Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council reply on Urban Subdivision – Rachel McClung on behalf of
Waimakariri District Council**

Date: 6 May 2024

INTRODUCTION:

1. My full name is Rachel McClung. I am employed as a Principal Planner for Waimakariri District Council. I am the Reporting Officer for the Urban Subdivision topic and prepared the s42A Report.
2. I have read the evidence and tabled statements provided by submitters relevant to the Section 42A Report – Urban Subdivision.
3. I have prepared this Council reply on behalf of the Waimakariri District Council (**Council**) in respect of matters raised through Hearing Stream 8.
4. Specifically, this statement of evidence relates to the matters in the Section 42A Report – Urban Subdivision.
5. I am authorised to provide this evidence on behalf of the District Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

6. Appendix C of my section 42A report sets out my qualifications and experience.
7. I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

SCOPE OF REPLY

8. This reply follows Hearing Stream 8 held on 15 April 2024. Minute 2 of the Hearing Procedures allows for s42A report authors to submit a written reply within 10 working days of the adjournment of the hearing.
9. The main topics addressed in this reply include:
 - Answers to questions posed by the Panel (contained in Minute 23) on matters arising during the hearing
 - Changes to recommendations in s42A report
10. Appendix 1 has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Council website.

11. Appendix 2 has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report. For ease of reference, Appendix 2 includes the combined recommendations of both Mr Buckley for Rural Subdivision and my recommendations for Urban Subdivision.
12. Appendix 3 has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

Answers to questions posed by the Panel

Question 1. Please respond to Ms Watt for Environment Canterbury's evidence in respect to the appropriateness of the inclusion of the term "environmental values" in SUB-O1. In doing so, please also respond to the Panel's questions about whether there is a need and scope for the inclusion of definitions for natural values and conservation values.

13. I do not support the inclusion of 'environmental values' as this is a further undefined term. My preference is to include 'indigenous biodiversity values' which is defined within the Proposed Plan, and this is within scope of Forest and Bird [192.70].
14. While both natural values and conservation values are terms used within the Proposed Plan, I consider it would be useful to plan users to include definitions of conservation values, but not necessarily natural values.
15. Conservation values in the context of the proposed plan is used in relation to subdivision and has a specific meaning as per s229. Whereas, natural values is a term used across the Proposed Plan. As natural values is a term used across a number of chapters¹ in the Proposed Plan, I am reluctant to recommend a definition in case this creates unintended consequences. I consider that the standard dictionary meaning would be a sufficient reference for natural values.

¹ CL - Contaminated land, NFL – Natural features and landscapes, EW – Earthworks, LIGHT – Light, NOISE – Noise, SIGNS – Signs, TEMP – Temporary activities, OSRZ – Open Space and Recreation Zones, and PR – Pegasus Resort.

16. I note that natural values is a term used in both the partly Operative Selwyn District Plan and the Canterbury Regional Policy Statement, but it is not defined in either of these documents. It is not defined in the National Planning Standards or RMA either.

17. I recommend the following definition:

Conservation values: has the same meaning as section 229(2) of the RMA

18. I consider that there would be scope within Forest and Bird [192.79] to include a definition Conservation Values, as they raised concerns regarding the terminology used. And if the panel are minded to include a definition of natural values, then there would also be scope within Forest and Bird [192.79] to do so.

Question 2. Please respond to Ms Dale for Kāinga Ora’s evidence and the Panel’s questions in respect to SUB-P1(5), as to whether it would be appropriate to insert “anticipated” between “values” and “form”.

19. For clarity, I am of the opinion that ‘character and amenity values should remain in SUB-P1(5) and my reasons were set out in my response to the question Para 137 within my preliminary written responses.

20. I have no concerns with the addition of ‘anticipated’ between “values” and “form”. This addition allows consideration of the anticipated form for the relevant zone, which could include, for example, the permitted building height.

21. I therefore recommend the following changes to SUB-P1(5):

SUB-P1	Design and amenity Enable subdivision that: ... 5. supports the character, amenity values, <u>anticipated</u> form and function for the relevant zone.
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22. I consider that there is scope within Kāinga Ora [325.154] for this change.

Question 3. Please respond to Transpower 's tabled evidence and Ms Dale's evidence for Kāinga Ora in respect to SUB-P1(3) in respect to the National Grid.

23. Ms Dale seeks 'manage', rather than 'avoid' in SUB P1(3), as well as 'has the potential too' to reflect the subdivision itself may not have actual effects on the National Grid, rather that it is sensitive activities built on the sites created that have the potential to have effects.
24. Ms Eng tabled evidence seeking changes to SUB P1(3) to avoid reverse sensitivity effects on the National Grid, as well as not compromising the operation, maintenance, upgrading and development of the National Grid.
25. Having now considered the re-drafting offered by both Kāinga Ora and Transpower, I change my recommendation for the drafting of SUB-P1 (3) as follows:

SUB-P1	<p>Design and amenity Enable subdivision that:</p> <p>...</p> <p>3. <u>is managed in a way to</u> avoids subdivision that restricts potential reverse sensitivity effects on the National Grid restrictions on or compromising <u>and does not compromise</u> the operation, maintenance, upgrading and development of the National Grid;</p> <p>...</p>
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26. I consider this most closely aligns with Policy 10 of the NPS-ET, while still retaining the drafting style of the Proposed Plan and SUB-P1. I consider that these recommended changes are within the scope of Kāinga Ora [325.154], Concept Services [230.7] and Transpower [195.94].

Question 4. Please revisit your response to SUB-P5 in respect to the Panel's questions as to whether this policy provides the flexibility for assessing applications that are under the minimum lot size. Please liaise with Mr Buckley in doing so, and consider Ms Dale for Kāinga Ora's evidence.

27. A variety of site sizes is provided through the type of residential zones, including:
- a. LLRZ (2500m², with an average of 5000m²) – non-complying if not met.

- b. GRZ (500m²) – non-complying if not met.
- c. MDRZ (200m², except no minimum for multiunit residential development) – Discretionary if not met.

28. The size restrictions for these zones are a reflection of the character, amenity, form and function anticipated for these zones. Any subdivision below these minimums could result in unanticipated impacts on services such as, stormwater, wastewater and the roading network which would be considered through either a non-complying (LLRZ and GRZ) or discretionary activity (MDRZ) subdivision consent.

29. I have discussed this with Mr Buckley. We have considered the Kāinga Ora evidence of Ms Dale. We are of the view that the following change to SUB-P5 will provide the appropriate direction to achieve the intended outcome sought by Kāinga Ora [325.159], while maintain residential zone integrity.

SUB-P5	<p>Density in Residential Zones Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified <u>consistent with the character, amenity, form and function anticipated</u> for the zone.</p>
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30. I recommend the above change to SUB-P5 and consider there is scope within Kāinga Ora [325.159] to make this change.

Question 5. Please respond to Mr Thomson’s evidence, in respect to the consideration of constraints in determining density, activity status, and matters of discretion or control, and in doing so, please set out how SUB-S3 would work and sufficiently certain to be included as a standard.

31. SUB-S3 requires residential subdivisions (except LLRZ) to achieve a minimum net density of 15 households per hectare, unless there are demonstrated constraints, then no less than 12 households per hectare is acceptable. If this is not achieved, then the subdivision becomes a non-complying activity. The relevant matters of discretion or control are listed within the SUB-rule. None of the SUB-MCD specifically allow for consideration of constraints to development that may result in a reduced net density, and there is no definition of ‘demonstrated constraints’ which brings into question what they could be.

32. I note that the 'New Development Area' chapter appendices also specify the households per hectare for the ODP to which it relates. I have summarised these in the below table. Mr Wilson recommended no changes to this text in his s42A for Future Development Areas. However, Mr Wilson advised me that it is possible that this text could change through Variation 1. For clarity, the 'Existing Development Areas' chapter does not specify the households per hectare to be achieved for each ODP.

New Development Area	Specified density
DEV-WR-APP1 - West Rangiora Outline Development Plan	Land Use Plan The Medium Density Residential Zone enables a minimum lot size of 200m ² while the General Residential Zone enables a minimum lot size of 500m ² . Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.
DEV-NER-APP1 - North East Rangiora Outline Development Plan	Land Use Plan The Medium Density Residential Zone enables a minimum lot size of 200m ² while the General Residential Zone enables a minimum lot size of 500m ² . Overall, the North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.
DEV-SER-APP1 - South East Rangiora Outline Development Plan	Land Use Plan The Medium Density Residential Zone enables a minimum lot size of 200m ² while the General Residential Zone enables a minimum lot size of 500m ² . Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.
DEV-K-APP1 - Kaiapoi Outline Development Plan	Land Use Plan The Medium Density Residential Zone enables a minimum lot size of 200m ² while the General Residential Zone enables a minimum lot size of 500m ² . Overall, the Kaiapoi Development Area shall achieve a minimum residential density of 12 households per ha.

33. The key issue I see with the workability of SUB-S3 is how to be certain if the standard is met or not, due to the uncertainty of what a 'demonstrated constraint' is that would then allow the lower 12 households per hectare. This issue also brings into question the activity status of the subdivision if there is a disagreement over what is, or is not, a 'demonstrated constraint'.
34. I also consider the conflict between the minimum residential density specified in the South East Rangiora and Kaiapoi OPD Appendices (being 12 households per hectare) creates a greater tension for these two New Development Areas when trying to achieve SUB-P6(2)(c) and comply with SUB-S3 (that requires a minimum of 15 households per hectare unless there are demonstrated constraints).
35. The proposed plan includes a definition of Net Density 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 and cycle ways, but excluding State Highways and major arterial roads;²*
- 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 services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.*

36. As can be seen, there are a number of exclusions within the definition including State Highways and arterial roads, and matters (d) to (h). At the hearing, Mr Thomson pointed out that these matters are all 'development

² The Proposed Plan has a definition of arterial roads, but not major arterial roads. 'Major arterial roads' only appears within the definition of Net Density in the Proposed Plan. Minor errors and submissions on the definition of Net Density are being considered within the Residential s42A report.

constraints', and he questioned what other constraints could possibly be considered over and above these in order to reduce the net site density to 12 households per hectare. He also conceded that he has moved away from his concerns regarding the 15 households per hectare.

37. I agree with Mr Thomson that it is unclear what the development constraints beyond those already provided for in the Net Density definition would be. However, these may not be known at the time of developing the Development Areas ODP, for example, identification of springs within the development site that are only apparent during winter months. As proposed, the SUB matters of control and discretion do not address this.
38. I also consider that the 15 households per hectare within the standard could be difficult to achieve in the future for all residential zones (for example – within the General Residential Zone at Oxford). I do not consider this needs to be achieved across all residential zones. The 15 households per hectare is potentially required to be achieved within the Greater Christchurch residential areas, but not beyond. I therefore consider this standard should be limited to the Medium Density Residential Zone which is only provided within the Greater Christchurch area of the district.
39. I acknowledge that it is Mr Thomsons preference is to remove reference to households per hectare entirely and instead reword SUB-P3 to provide for the minimum net density specified in the relevant ODP and reword SUB-P6(2)(c) to manage subdivision to ensure that the outcomes intended by the ODP are met. My reservation with this approach is that the specified minimum density would then be removed from the SUB-Policy and plan implementation would be reliant on the text within the appendices for direction (if this is to survive through variation 1 recommendations), which does not hold the weight of a policy direction.
40. At the hearing I recommended limited SUB-P6 to 15 households per hectare, however given the tension with the New Development Area Appendices for South East Rangiora and Kaiapoi outlined above, and given the point we at in the hearings, I have offered two options below.

41. Option 1 provides for 15 households per hectare, unless there are demonstrated constraints, then no less than 12 households per hectare. This option aligns SUB-P6, SUB-S3 and SUB-MCD2 with the New Development Areas appendices as they are recommended at this point in the hearing.
42. Option 2 provides for 15 households per hectare only. This option does not align SUB-P6, SUB-S3 and SUB-MCD2 with the New Development Areas appendices as they are recommended at this point in the hearing, but may align if the wording in the appendices are changed through the course of Variation 1.
43. I have included Option 1 within Appendix 2 as this option best aligns provisions across the plan at this point in the hearing.

Option 1

44. This option recommends no change to SUB-P6(2)(c), changes to SUB-S3 and SUB-MCD2, and a new advisory note below SUB-MCD2 as follows:

SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, <u>new General Residential Zones</u>, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:</p> <ol style="list-style-type: none"> 1. be prepared as a single plan; and 2. be prepared in accordance with the following: <ul style="list-style-type: none"> ... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; ...
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SUB-S3 Residential yield	
<p>1. Residential subdivision of any area subject to an ODP <u>within the Medium Density Residential Zone</u>, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha <u>a lower minimum net density is specified for the ODP in the relevant Development Area Appendix.</u></p>	<p>Activity status when compliance not achieved: NC</p>

SUB-MCD2	<p>Subdivision design</p> <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways will provide legal and physical access that is safe and efficient. 2. The extent to which the proposal complies with any relevant ODP or concept plan. Where a proposal does not comply with an ODP or concept plan, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP or concept plan. 3. The extent to which allotments provide for solar orientation of buildings to achieve passive solar gain. 4. Design of the subdivision and any mitigation of reverse sensitivity effects on infrastructure. 5. The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network. 6. The provision and use of open stormwater channels, wetlands and waterbodies, excluding aquifers and pipes and how they are proposed to be maintained. 7. The provision, location, design, protection, management and intended use of reserves and open space. 8. The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained. 9. The extent to which subdivision subject to an ODP: <ol style="list-style-type: none"> a. provides for the protection of routes for future roads, and other public features of the subdivision, from being built on; and b. will not undermine or inhibit the future development of identified new development areas. 10. <u>The extent to which subdivision within the Medium Density Residential Zone subject to an ODP:</u>
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	<ul style="list-style-type: none"> a. <u>Has demonstrated constraints that affect the ability to achieve the anticipated minimum net density as set out in SUB-P6; and</u> b. <u>Contributes to providing residential housing capacity.</u>
<p><u>Advisory note:</u> <u>State Highways, Arterial Roads and exclusions d. - h. in the definition of Net Density are not demonstrated constraints for the purposes of SUB-MCD2(10).</u></p>	

Option 2

45. This option recommends changes to SUB-P6(2)(c), SUB-S3 and SUB-MCD2, and a new advisory note below SUB-MCD2 as follows:

SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, <u>new General Residential Zones</u>, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:</p> <ul style="list-style-type: none"> 1. be prepared as a single plan; and 2. be prepared in accordance with the following: <ul style="list-style-type: none"> ... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; ...
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SUB-S3 Residential yield	
<ul style="list-style-type: none"> 1. Residential subdivision of any area subject to an ODP <u>within the Medium Density Residential Zone, except in the Large Lot Residential Zone,</u> shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha, 	<p>Activity status when compliance not achieved: NC</p>

<p>SUB-MCD2</p>	<p>Subdivision design</p> <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways will provide legal and physical access that is safe and efficient. 2. The extent to which the proposal complies with any relevant ODP or concept plan. Where a proposal does not comply with an ODP or concept plan, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP or concept plan. 3. The extent to which allotments provide for solar orientation of buildings to achieve passive solar gain. 4. Design of the subdivision and any mitigation of reverse sensitivity effects on infrastructure. 5. The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network. 6. The provision and use of open stormwater channels, wetlands and waterbodies, excluding aquifers and pipes and how they are proposed to be maintained. 7. The provision, location, design, protection, management and intended use of reserves and open space. 8. The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained. 9. The extent to which subdivision subject to an ODP: <ol style="list-style-type: none"> a. provides for the protection of routes for future roads, and other public features of the subdivision, from being built on; and b. will not undermine or inhibit the future development of identified new development areas. 10. <u>The extent to which subdivision within the Medium Density Residential Zone subject to an ODP:</u> <ol style="list-style-type: none"> a. <u>Has demonstrated constraints that affect the ability to achieve the anticipated minimum net density as set out in SUB-P6; and</u> b. <u>Contributes to providing residential housing capacity.</u>
	<p><u>Advisory note:</u> <u>State Highways, Arterial Roads and exclusions d. - h. in the definition of Net Density are not demonstrated constraints for the purposes of SUB-MCD2(10).</u></p>

46. I consider the changes within Option 1 will improve SUB-S3 so that it now works with certainty as a standard. The changes within Option 2 also provide certainty for the workability of SUB-S3, but do not align with the recommendations for the New Development Area appendices within the Future Development Areas s42A report. This may change through the course of the hearing on Variation 1.

47. I consider there is scope within R and G Spark [183.9] and R and G Spark [FS 37] for the changes within both Option 1 and Option 2.

Question 6. Please respond to the evidence of and questions to Ms Dale of Kāinga Ora and the proposed amendments to Rule SUB-R2, having also heard the questions from the Panel.

48. I understand that Kāinga Ora seek amendment to SUB-R2 to provide an exemption from SUB-S1 for subdivision in accordance with an approved land use consent or permitted residential use approval via a building consent for all residential development.

49. The evidence of Ms Dale includes proposed amendments to SUB-R2 to provide the relief sought by Kāinga Ora. The Kāinga Ora amendment is to rename SUB-R2 as 'Vacant Site subdivision'.

50. I have considered the submission and the amendments to SUB-R2 as recommended by Ms Dale. I do not support this amendment as an indicative subdivision plan at land use consent does not provide the certainty required. For example, easements for services and access are created through subdivision, which need to be accurately located.

51. My recommendation to reject Kāinga Ora [325.166] has not changed.

Question 7. Please advise whether there is scope to delete SUB-R1 – boundary adjustments.

52. I could not find scope within any submission or further submission to delete SUB-R1.

Question 8. Please confirm whether the amendments recommended to amend SUB-R3a are within scope of the submission.

53. I consider there is scope within Elliot Sinclair [233.1] for the changes proposed by both me and Ms Harris, as the original submission states that the submitter would be happy with any variation of the wording if they had the opportunity to review the wording.

54. I corresponded with Ms Claire McKeever who is the listed contact for Eliot Sinclair [233.1]. Ms McKeever agrees with the recommended amendments.

Date: 6 May 2024

Rachel Neill

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Appendix 1 – List of materials provided by submitters

Kiwirail [373 and FS99] materials and evidence

- Statement of evidence of Ms Michelle Grinlinton-Handcock – 28 March 2024

Mainpower [249] materials and evidence

- Legal statement of J Appleyard and A Lee – 8 April 2024
- Statement of Ms Melanie Foot – 28 March 2024

R and G Spark [183] materials and evidence

- Statement of evidence of Mr Ivan Thompson – 4 March 2024

ECan [316] materials and evidence

- Statement of evidence of Ms Victoria Watt – 28 March 2024
- Summary statement of Ms Victoria Watt – 15 April 2024

Kāinga Ora [325 and FS105]

- Statement of evidence of Ms Clare Dale – 27 March 2024
- Summary statement of Ms Clare Dale – 15 April 2024
- Further statement of evidence of Ms Clare Dale – 18 April 2024

Christchurch International Airport Limited (CIAL) [274]

- Legal statement of J Appleyard and A Lee – 8 April 2024
- Statement of Evidence of Mr Kyle that was submitted for Stream 10A – 21 February 2024

Transpower [195 and FS 78]

- Statement of Evidence of Rebecca Eng – 12 April 2024

Appendix 2 – Recommended amendments to PDP provisions

In order to distinguish between the recommendations made in the s42A report and the recommendations that arise from this report:

- s42A recommendations are shown in black text (with underline and ~~strike-out~~ as appropriate); and
- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

THIS SECTION HAS RULES THAT HAVE LEGAL EFFECT. PLEASE CHECK THE EPLAN TO SEE WHAT THE LEGAL EFFECT IS OR SUBJECT TO APPEAL.

SUB - Wāwāhia whenua - Subdivision

Introduction

Subdivision provides a framework for land ownership so that development and activities can take place. Subdivision can take place at a variety of scales, from a boundary adjustment or two-lot subdivision through to larger scale land development incorporating provision of cost effective and sustainable infrastructure and land for other uses such as open space.

Subdivision plays an important role in determining the location and density of development and its effect on the character and sustainability of rural and urban environments. It also implements national direction for urban development and enables land use anticipated by the various zone provisions.

The subdivision process can also include the provision of services for development and activities, including open space, infrastructure and community facilities. The adverse effects of activities are addressed by district wide or zone provisions, however some activities and their effects are managed at the time of subdivision, such as earthworks and the forming of roads.

Subdivision also provides an opportunity to consider matters such as natural hazards, protection and enhancement of riparian margins, rural character, reverse sensitivity, urban design, and the recognition and protection of cultural values.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Subdivision include:

- Energy and Infrastructure.
- Transport.
- [Natural Hazards](#).¹
- Special Purpose Zone (Kāinga Nohoanga): how the Subdivision provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site or sites.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

¹ ECan [316.129] (Urban Subdivision right of reply)

SUB-O1	<p>Subdivision design</p> <p>Subdivision design achieves an integrated pattern of land use, development, and urban form, that:</p> <ol style="list-style-type: none"> 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; 3. supports protection of cultural and heritage values, conservation values, indigenous biodiversity values²; and 4. supports community resilience to climate change and risk from natural hazards.
SUB-O2	<p>Infrastructure and transport</p> <p><u>Subdivision is designed and located in a way that supports the</u>³ <u>Efficient</u> and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, <u>safe</u>,⁴ well connected transport system for all transport modes.</p>
SUB-O3	<p>Esplanade reserves and esplanade strips</p> <p>Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to:</p> <ol style="list-style-type: none"> 1. the protection of conservation values; 2. public access to or along rivers and lakes or the coast; or 3. enable public recreational use where it is compatible with conservation values.
Policies	
SUB-P1	<p>Design and amenity</p> <p>Enable subdivision that:</p> <ol style="list-style-type: none"> 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. <u>is managed in a way to</u>⁵ <u>avoid</u> subdivision that restricts <u>potential reverse sensitivity effects on the National Grid</u> restrictions on <u>and does not compromise</u>⁶ <u>the operation, maintenance, upgrading and development of the National Grid</u> <u>and major electricity distribution lines</u>⁷; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, <u>anticipated</u>⁸ form and function for the relevant zone.
SUB-P2	<p>Allotment layout, size and dimension</p> <p>Ensure that allotment layout, size and dimensions:</p> <ol style="list-style-type: none"> 1. in Residential Zones: <ol style="list-style-type: none"> a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;

² Forest and Bird [192.79] (Urban Subdivision right of reply)

³ Mainpower New Zealand Limited [249.204] (Urban Subdivision s42A Report)

⁴ Waka Kotahi NZ Transport Agency [275.28] (Urban Subdivision s42A Report)

⁵ Kainga Ora [325.154], (Urban Subdivision right of reply)

⁶ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94] (Urban Subdivision right of reply)

⁷ Mainpower [249.54] (Rural Subdivision right of reply)

⁸ Kainga Ora [325.154] (Urban Subdivision right of reply)

	<p>b. supports the achievement of high quality urban design principles for multi-unit residential development;</p> <p>2. in Rural Zones:</p> <p>a. retains the ability for rural land to be used for primary production activities; and</p> <p>3. in Open Space and Recreation Zones:</p> <p>a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.</p> <p>4. in <u>Commercial and Mixed Use</u>⁹, and Industrial zones:</p> <p>a. <u>provides for the design and operational requirements of activities that are anticipated within the relevant zones.</u>¹⁰</p>
SUB-P3	<p>Sustainable design</p> <p>Ensure that subdivision design:</p> <p>1. maximises solar gain, including through:</p> <p>a. road and block layout; and</p> <p>b. allotment size, dimension, layout and orientation;</p> <p>2. in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and</p> <p>3. promotes:</p> <p>a. water conservation,¹¹</p> <p>b. on-site collection of rainwater for non-potable use,¹²</p> <p>a. water sensitive design, and</p> <p>b. the treatment and/or attenuation of stormwater prior to discharge, and</p> <p>4. <u>where appropriate promotes:</u></p> <p>a. <u>water conservation,</u></p> <p>b. <u>on-site collection of rainwater for non-potable use, and</u>¹³</p> <p>5. recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties; and</p> <p>6. <u>recognises and provides for the ability to adapt and respond to the effects of climate change and environmental pressures.</u>¹⁴</p>
SUB-P4	<p>Integration and connectivity</p> <p>Achieve integration and connectivity by ensuring:</p> <p>1. in urban environments that there is effective integration of subdivision patterns and multi-modal transport connections within new development and to existing development;</p> <p>2. subdivision on the boundaries between new and existing development is managed to:</p> <p>a. avoid or mitigate significant adverse effects, including reverse sensitivity effects, through the use of setbacks, landscaping to achieve screening, and other methods; and</p> <p>b. continuation of transport and pedestrian or cycle linkages.</p>
SUB-P5	<p>Density in Residential Zones</p> <p>Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified <u>consistent with the character, amenity, form and function anticipated</u>¹⁵ for the zone.</p>

⁹ Ravenswood Developments Limited [347.11] (Urban Subdivision right of reply)

¹⁰ Ravenswood Developments Limited [347.11] (Urban Subdivision s42A Report)

¹¹ Kainga Ora [325.157] (Urban Subdivision right of reply)

¹² Kainga Ora [325.157] (Urban Subdivision right of reply)

¹³ Kainga Ora [325.157] (Urban Subdivision right of reply)

¹⁴ ECan [316.126] (Urban Subdivision s42A Report)

¹⁵ Kainga Ora [325.159] (Urban Subdivision right of reply)

SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, <u>new General Residential Zones</u>¹⁶, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:</p> <ol style="list-style-type: none"> 1. be prepared as a single plan; and 2. be prepared in accordance with the following: <ol style="list-style-type: none"> a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development; b. any land to be set aside: <ol style="list-style-type: none"> i. for community facilities or schools <u>educational facility</u>¹⁷; ii. parks and land required for recreation or reserves; iii. for business activities; iv. the distribution of different residential densities; v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; vi. from development for environmental or landscape protection or enhancement; and vii. from development for any other reason, and the reasons for its protection. c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained; e. indicate how required infrastructure will be provided and how it will be funded¹⁸; f. set out the phasing and co-ordination of subdivision and development; g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including: <ol style="list-style-type: none"> i. transport connectivity for active, public and other transport modes; ii. connection to any other open space or community facility and other zones; and iii. potential use of open space for stormwater management; i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; k. include any other information which is relevant to an understanding of the development and its proposed zoning; and <ol style="list-style-type: none"> l. demonstrate that the design will minimise any reverse sensitivity effects; m. <u>show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, as appropriate to the hierarchy set out in the natural hazards chapter, and</u>¹⁹
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¹⁶ Waimakariri District Council [367.9] (Urban Subdivision s42A Report)

¹⁷ Ministry of Education [277.32] (Urban Subdivision s42A Report)

¹⁸ Waka Kotahi [275.30] (Urban Subdivision s42A Report)

¹⁹ ECan [316.129] (Urban Subdivision s42A Report)



	n. identify indigenous biodiversity values and show how they will be protected and maintained. ²⁰
SUB-P7	Requirements of Outline Development Plans Ensure that subdivision is in accordance with the fixed or <u>and general accordance with</u> ²¹ flexible elements of any relevant ODP.
SUB-P8	Infrastructure Achieve integrated and comprehensive infrastructure with subdivision by ensuring: <ol style="list-style-type: none"> 1. upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, such as financial contributions, that are proportional to the benefit received²²; 2. adequate infrastructure provision and capacity to service the scale and nature of anticipated land uses, including: <ol style="list-style-type: none"> a. wastewater disposal that will maintain public health and minimise adverse effects on the environment, while discouraging small-scale standalone community facilities; b. water supply; c. stormwater management; d. phone, internet and broadband connectivity can be achieved, with new lines being underground in urban environments, except within the Special Purpose Zone (Kāinga Nohoanga); e. electricity supply, with new lines being underground in new urban environments except within the Special Purpose Zone (Kāinga Nohoanga); 3. where reticulated wastewater disposal is available, that any new site is to be provided with a means of connection to the system; and 4. where a reticulated wastewater system is not available, ensure that onsite treatment systems will be installed.
SUB-P9	Access to, protection and enhancement of the margins of water bodies During subdivision development: <ol style="list-style-type: none"> 1. ensure the protection and enhancement of the margins of water bodies; and 2. maintain the diversity, quality and quantity of any resources valued for mahinga kai through protection or restoration.
SUB-P10	Esplanade reserves and esplanade strips Provide for the creation of esplanade reserves or esplanade strips in areas where there is an actual or potential benefit for access, recreation, conservation or natural hazard mitigation by: <ol style="list-style-type: none"> 1. identifying water bodies where such reserves or strips will be provided, regardless of subdivision site size; 2. recognising that provision of other areas that provide public benefit will be desirable; and 3. providing for minimum site sizes to be calculated as if any esplanade reserve resulting from the subdivision was part of the overall subdivision area.

²⁰ Forest and Bird [192.81] (Urban Subdivision right of reply)

²¹ Bellgrove [408.23], Richard and Geoff Spark [183.8], J & C Broughton [223.9], R Alloway and L Larsen [236.11], Dalkeith Holdings Ltd [242.8], M Hales [246.9], CA and GJ McKeever [111.28], John Stevenson [162.27], Chloe Chai and Mark McKitterick [256.28], Clampett Investments Limited [284.208], Kainga Ora [325.161], RIDL [326.345], KiwiRail [373.63], and Keith Godwin [418.28] (Urban Subdivision s42A Report)


²² Waka Kotahi [275.31] (Urban Subdivision s42A Report)

Activity Rules

SUB-R1	Boundary adjustment	
All Zones	<p>Activity status: CON Where:</p> <p>1. SUB-S21²³ to SUB-S18  are met.</p> <p>Matters of control are restricted to: SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD5 - Natural hazards</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R2	Subdivision	
All Zones	<p>Activity status: CON Where:</p> <p>1. SUB-S1 to SUB-S18  are met, except where:</p> <p>a. the allotment is for any unstaffed infrastructure, accessway or road;</p> <p>b. the subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, and where only SUB-S5 will apply;</p> <p>c. the subdivision site is a reserve created under the Reserves Act 1977, or any esplanade reserve allotment; or</p> <p>d. otherwise specified in this chapter.²⁴</p> <p>Matters of control/discretion are restricted to: SUB-MCD1 - Allotment area and dimensions</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards

²³ Waimakariri District Council [367.14] (Urban Subdivision s42A Report)

²⁴ Transpower [195.95] (Urban Subdivision right of reply)

	<p>SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD4 - Esplanade provision SUB-MCD6 - Infrastructure SUB-MCD7 - Mana whenua SUB-MCD8 - Archaeological sites SUB-MCD10 - Reverse sensitivity SUB-MCD13 - Historic heritage, culture and notable trees</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p>SUB-R3 Subdivision within the Liquefaction Overlay</p>		
<p>Liquefaction Overlay</p>	<p>Activity status: CON Where: 1. a building platform is identified on the subdivision plan; and 2. SUB-S1 to SUB-S18 are met.</p> <p> Matters of control are restricted to: Matters of control listed in SUB-R2 SUB-MCD12 - Liquefaction hazard overlay</p>	<p>Activity status when compliance with SUB-R3 (1) not achieved: NC Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards</p>
<p><u>SUB-R3a²⁵</u> Subdivision to Update Cross Leases, Company Leases Plans, and Unit Titles Plans</p>		
<p><u>All Zones</u></p>	<p><u>Activity status: CON</u> Where: 1. <u>Every title or leased area²⁶ has legal access to a road, and that access is not obtained by crossing a railway line;</u> 2. <u>Every title or leased area is supplied with a potable water supply;</u></p>	<p><u>Activity status when compliance not achieved: NC as set out in the relevant subdivision standards²⁸</u></p>

²⁵ Eliot Sinclair [233.1] (Urban Subdivision s42A Report)



²⁶ Eliot Sinclair [233.1] (Urban Subdivision right of reply)

²⁸ Eliot Sinclair [233.1] (Urban Subdivision right of reply)

	<p>3. <u>Every title or leased area is supplied with a connection to a reticulated wastewater network, where available the site is located in a township with a reticulated wastewater network.</u>²⁷</p> <p><u>Matters of control are restricted to:</u></p> <p><u>SUB-MCD1 - Allotment area and dimensions</u></p> <p><u>SUB-MCD3 - Property access</u></p> <p><u>SUB-MCD5 - Natural Hazards</u></p> <p><u>SUB-MCD6 - Infrastructure</u></p> <p><u>SUB-MCD11 - Effects on or from the National Grid</u></p> <p><u>Notification</u></p> <p><u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p>	
SUB-R4	Subdivision within flood hazard areas	
<p>Urban Flood Assessment Overlay</p> <p>Non-Urban Flood Assessment Overlay</p> <p>Coastal Flood Assessment Overlay</p>	<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> <u>a subdivision is proposed that intends to have a natural hazard sensitive activity.</u>²⁹ a building platform is identified on the subdivision plan; and if located within the non-urban flood assessment overlay, the building platform is not located within a high flood hazard area; and if located within the coastal flood assessment overlay, the building platform is not located within a high coastal flood hazard area; and SUB-S1 to SUB-S18 are met. 	<p>Activity status when compliance with SUB-R4 (1) not achieved: NC</p> <p>Activity status when compliance with SUB-R4 (2) or SUB-R4 (3) not achieved: NC</p> <p>Activity status when compliance with SUB-R4 (4) not achieved: as set out in the relevant subdivision standards</p>

²⁷ Eliot Sinclair [233.1] (Urban Subdivision right of reply)

²⁹ Nicholas Hoogeveen [202.3] (Urban Subdivision right of reply)

	 <p>Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD5 - Natural Hazards</p>	
	<p>Advisory note:</p> <ul style="list-style-type: none"> • A Flood Assessment Certificate issued in accordance with NH-S1 will confirm if the site is located within a high hazard area. 	
<p>SUB-R5 Subdivision containing a site or area of significance to Māori</p>		
<p>Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay</p>	<p>Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD7 - Mana whenua Notification An application for a restricted discretionary activity under this rule is precluded from being notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga where the consent authority considers this is required, absent its written approval.</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
<p>SUB-R6³⁰ Subdivision within the National Grid Yard Yard Subdivision Corridor</p>		
<p>National Grid Yard Overlay Subdivision Corridor</p>	<p>Activity status: RDIS Where: 1. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice; and 2. SUB-S1 to SUB-S18  are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD11 - Effects on or from the National Grid</p>	<p>Activity status when compliance with SUB-R6 (1) not achieved: NC Activity status when compliance with SUB-R6 (2) not achieved: as set out in the relevant subdivision standards</p>

³⁰ Transpower [195.96] (Rural Subdivision S42A Report)

	<p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</p>	
SUB-R7	Subdivision of a site containing a historic heritage item or heritage setting, or notable tree	
Heritage Building or Item Overlay Heritage Area Overlay Notable Trees Overlay	<p>Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD13 - Historic heritage and notable trees</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
SUB-R8	Subdivision to create a bonus allotment	
Rural Zones	<p>Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 ECO-MD3 - Bonus allotment or bonus residential unit</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
SUB-R9	Subdivision	
Outstanding Natural Feature and Landscape Overlay Significant Natural Areas (SNA) Overlay Fault Awareness Overlay	<p>Activity status: DIS Where: 1. SUB-S1 to SUB-S18 are met.</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
Ashley Fault Avoidance	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>

Overlay		
SUB-R10	Subdivision	
General Rural Zone	Activity status: NC Where: 1. subdivision creates an allotment with a minimum allotment area less than 20ha, except where a subdivision takes place to accommodate infrastructure.	Activity status when compliance not achieved: N/A
SUB-R11	Subdivision resulting in an allotment that is less than 4ha within the 50dBA Ldn noise contour for Christchurch International Airport	
Rural Lifestyle Zone within the 50 dBA Ldn Noise Contour for Christchurch International Airport	Activity status: NC	Activity status when compliance not achieved: N/A

Subdivision Standards

SUB-S1 Allotment size and dimensions	
1. All allotments created shall comply with Table SUB-1.	Activity status when compliance not achieved: 1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS 2. In any other zone: NC

Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

- a) For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.
- b) [The subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, are exempt from the minimum site sizes in Table SUB-1.](#)³¹
- c) Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones and Residential Zones shall be the net site area.
- d) Allotments for unstaffed infrastructure, [accessway or road](#),³² excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.
- e) [Allotments for a reserve created under the Reserves Act 1977, or any esplanade reserve allotment, are exempt from the minimum site sizes in Table SUB-1.](#)³³

³¹ Transpower [195.95] (Urban Subdivision right of reply)

³² Transpower [195.95] (Urban Subdivision right of reply)

³³ Transpower [195.95] (Urban Subdivision right of reply)

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots and lots fronting cul-de-sac turning heads³⁴)
<i>Residential Zones</i>			
Large Lot Residential Zone	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
General Residential Zone	500m ²	15m x 15m	15m
Medium Density Residential Zone	200m ² No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved	n/a	n/a
Settlement Zone	600m ²	15m x 15m	15m
<i>Rural Zones</i>			
General Rural Zone	20ha	n/a	n/a
Rural Lifestyle Zone	4ha	n/a	n/a
Bonus allotment	1ha	n/a	n/a
<i>Commercial and Mixed Use Zones</i>			
Town Centre Zone	No minimum	n/a	n/a
Neighbourhood Centre Zone	No minimum	n/a	n/a
Local Centre Zone	No minimum	n/a	n/a
Mixed Use Zone	No minimum	n/a	n/a
Large Format Retail Zone	1,000m ²	n/a	n/a
<i>Industrial Zones</i>			
Light Industrial Zone	500m ²	n/a	n/a
General Industrial Zone	1,000m ²	n/a	n/a
Heavy Industrial Zone	5,000m ²	n/a	n/a
<i>Open Space Zones</i>			

³⁴ Malcolm Hanrahan [307.1] (Urban Subdivision s42A Report)

Natural Open Zone	No minimum	n/a	n/a
Open Space Zone	No minimum	n/a	n/a
Sport and Active Recreation Zone	No minimum	n/a	n/a
<i>Special Purpose Zones</i>			
Special Purpose Zone (Hospital)	500m ²	15m x 15m	15m
Special Purpose Zone (Museum and Conference Centre)	700m ²	n/a	n/a
Special Purpose Zone (Kāinga Nohoanga)			
<ul style="list-style-type: none"> Māori land including within the Tuahiwi Precinct and the Large Lot Residential Precinct; 	No minimum	n/a	n/a
<ul style="list-style-type: none"> Other land outside the Tuahiwi Precinct and the Large Lot Residential Precinct 	4ha	n/a	n/a
<ul style="list-style-type: none"> Other land within the Tuahiwi Precinct 	600m ²	15m x 15m	15m
<ul style="list-style-type: none"> Other land within the Large Lot Residential Precinct 	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
Special Purpose Zone (Kaiapoi Regeneration)	500m ²	n/a	n/a
Special Purpose Zone (Pines Beach and Kairaki Regeneration)	600m ²	15m x 15m	15m
Special Purpose Zone (Pegasus Resort) <ul style="list-style-type: none"> Areas 1, 2 and 4 All other areas 	No minimum 4ha	n/a n/a	n/a n/a
SUB-S2 Identified building platforms and disposal areas in Rural Zones			
1. Any new allotment in the Rural Zones shall include one or more identified building platforms associated with a sensitive		Activity status when compliance not achieved: NC	

<p>activity³⁵, and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.</p>	
SUB-S3 Residential yield	
<p>1. Residential subdivision of any area subject to an ODP within the Medium Density Residential Zone, except in the Large Lot Residential Zone,³⁶ shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha.</p>	<p>Activity status when compliance not achieved: NC</p>
SUB-S4 Areas subject to an ODP	
<p>1. Any subdivision shall comply with the relevant ODP and rules for the ODP, as set out in the Development Areas Chapter of the District Plan.</p>	<p>Activity status when compliance not achieved: DIS</p>
SUB-S5 Legal and physical access	
<p>1. Any allotment created shall have legal and physical access to a legal road.</p>	<p>Activity status when compliance not achieved: NC</p>
SUB-S6 Access to a strategic road or arterial road	
<p>1. Any subdivision of a site in any Rural Zone that creates two or more new allotments that access onto a strategic road or arterial road, shall be jointly served by a single accessway.</p>	<p>Activity status when compliance not achieved: DIS</p>
SUB-S7 Corner sites on road intersections in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
<p>1. Any allotment created adjacent to any road intersection in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones, shall, on the boundaries adjacent to the intersection, either:</p> <ol style="list-style-type: none"> a. have a corner splayed with a diagonal line reducing each boundary by a minimum of 6m; or b. have a corner rounded to a radius of a minimum of 6m; and c. show the corner splay or corner rounding vesting as road. 	<p>Activity status when compliance not achieved: NC</p>
SUB-S8 Corner sites on road intersections in Rural Zones	
<p>1. The corner of any allotment at any road intersection in any subdivision in any Rural Zones, shall be splayed with a diagonal line reducing each boundary by:</p>	<p>Activity status when compliance not achieved: NC</p>

³⁵ Clause 15 amendment (Rural Subdivision ROR)

³⁶ R and G Spark [183.9] (Urban Subdivision right of reply)

<ul style="list-style-type: none"> a. a minimum of 6m on local road or collector road; and b. a minimum of 15m on any strategic road or arterial road. 	
SUB-S9 Potable water in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
<p>1. Any new allotment created in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones shall be served with:</p> <ul style="list-style-type: none"> a. community reticulated potable water supply, where available, to the boundary; or b. where community reticulated potable water supply is not available, as described in rule EI-R45, potable water supply is to be provided by private reticulated potable water supply or potable groundwater. 	<p>Activity status when compliance not achieved with SUB-S9 (1)(a): NC Activity status when compliance not achieved with SUB-S9 (1)(b): DIS</p>
SUB-S10 Potable water in Rural Zones	
<p>1. Any new allotment in Rural Zones shall be served with community reticulated potable water supply, where available, private reticulated potable water supply or potable groundwater.</p>	<p>Activity status when compliance not achieved: DIS</p>
SUB-S11 Water supply for firefighting	
<p>1. All new allotments intended for residential use shall demonstrate at the time of application for subdivision that:</p> <ul style="list-style-type: none"> a. sufficient water supply and access to water supplies for firefighting is available to all residential units via the District Council's urban reticulated system (where available) in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice; and b. where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided. 	<p>Activity status when compliance not achieved: NC</p>
SUB-S12 Reticulated wastewater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	

<p>1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones shall be served:</p> <ol style="list-style-type: none"> 1. to the boundary by a reticulated wastewater system, where available; or 2. where a reticulated wastewater system is not available as described in EI-R45, wastewater disposal is to be provided by on site waste water treatment services. 	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S13 Offsite wastewater disposal fields</p>	
<p>1. Any allotments developed for a community wastewater scheme that includes a separate wastewater disposal field on another site shall be held together in a manner that they cannot be disposed of separately without the express permission of the District Council.</p>	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S14 Electricity supply and communications connectivity</p>	
<ol style="list-style-type: none"> 1. Any new allotment shall be served by electricity supply and shall demonstrate at the time of application for subdivision that connection to communication infrastructure including phone, internet and broadband can be achieved. 2. Where two or more allotments share an accessway, the electricity supply and any communication lines necessary to achieve (1) shall be available where the accessway joins the main body of each allotment. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SUB-S15 Stormwater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones</p>	
<p>1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones shall demonstrate at the time of application for subdivision that it can be:</p> <ol style="list-style-type: none"> a. served by reticulated stormwater infrastructure where it is available at the boundary of the allotment; or b. where no such infrastructure is available, provided with on-site stormwater disposal. 	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S16 Rural drainage</p>	
<p>1. Any new allotment in Rural Zones shall connect to a public drain if the allotment is within a rural drainage area.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>Advisory Note³⁷</p>	

³⁷ Waka Kotahi [275.35] (Rural Subdivision s42A Report)

• Public drain refers to [the Council Land Drainage System District Council owned stormwater system, including the rural drainage network³⁸](#). It does not include any private drains or roadside drains not administered by the District Council.

SUB-S17 Esplanade reserves or strips	
<p>1. An esplanade reserve or esplanade strip shall be created or set aside in the following circumstances:</p> <ul style="list-style-type: none"> a. except where provided by (c), an esplanade reserve or esplanade strip shall be created or set aside for any allotment which is created on subdivision regardless of the size of the allotment created where any part of the land to be subdivided: <ul style="list-style-type: none"> i. adjoins or is crossed by a water body listed in Table SUB-2; or ii. adjoins the CMA boundary; b. the minimum width of an esplanade reserve or esplanade strip required under (a)(i) and (a)(ii) above shall be 20m. c. where any allotment of less than 4ha is created on subdivision an esplanade reserve or esplanade strip shall be created or set aside from that allotment along the bank of any other river or along the mark of MHS of the sea; <ul style="list-style-type: none"> i. for the purpose of (c) above a river means a river whose bed has an average width of 3m or more where the river flows through or adjoins an allotment. 	<p>Activity status when compliance not achieved with SUB-S17(a) and/or SUB-S17(c)³⁹: NC</p> <p>Activity status when compliance not achieved with SUB-S17(b)⁴⁰: RDIS</p>

Table SUB-2: Esplanade Reserve or Esplanade Strip Requirements for water bodies

Water body	Reach	Purpose (as set out in section 229 of the RMA)

³⁸ Waka Kotahi [275.35] (Rural Subdivision right of reply)
³⁹ Sarah Gale [273.6] and Bellgrove [408.25] (Urban Subdivision s42A Report)
⁴⁰ Sarah Gale [273.6] and Bellgrove [408.25] (Urban Subdivision s42A Report)

Cam River	From 52 Kippenberger Avenue (inclusive), legally described as Lot 2 DP 394668 Lot 2 DP 452196 Lot 2 DP 12090 Lot 2 DP 24808 Pt Lot 2 DP 9976 Pt Rural Sec 267 to Kippenberger Avenue From Kippenberger Avenue to the confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
Coastal Margins	The length of the CMA boundary including the Ashley River/Rakahuri, Saltwater and Waimakariri Estuaries	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access
Courtenay Stream	From the crossing of Main North Road to confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Cust River	From crossing of Tippings Road to crossing of Rangiora – Oxford Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Kaikanui Stream	From crossing of Tram Road to confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Kaiapoi River (upper reaches sometimes referred to as Silverstream)	From crossing of Heywards Road to the confluence with the Waimakariri River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Middle Brook	From crossing of King Street to confluence with the South Brook	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
North Brook	From crossing of Rangiora-Oxford Road to confluence with the South Brook	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Ohoka Stream (North and Central Branch)	From crossing of Bradleys Road to Christmas Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
	From Christmas Road to the confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access

		<ul style="list-style-type: none"> • Recreational use
Saltwater Creek at Pines/Kairaki	Downstream of a point west of the top of Featherstone Avenue to the coastal marine area boundary	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
South Brook	From crossing of Lehmans Road to confluence with the Cam River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Taranaki Stream	From Lot 2 DP 1799 and Lot 1 DP 76141 Preeces Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
Taranaki Stream	Preeces Road to the confluence with the Ashley River/Rakahuri	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Waikuku Stream	From most western crossing of Gressons Road to the Ashley River//Rakahuri	<ul style="list-style-type: none"> • Conservation • Access • Recreational use
SUB-S18 Subdivision to create a bonus allotment		
1. Any subdivision for the protection and restoration of a mapped SNA listed in ECO-SCHED1 shall meet the requirements of Appendix APP2.		Activity status when compliance not achieved: NC

Advice Notes

SUB-AN1	Resource consent may be required where land is being subdivided under the NESCS. Reference must be made to the NESCS to determine whether such consents are required.
SUB-AN2	Communication infrastructure includes mobile network capacity where physical network connection does not exist.
SUB-AN3	<u>Limited Access Roads must be considered to ensure the properties have frontage to legal road. Where the state highway has been declared a Limited Access Road, approval from Waka Kotahi is required for new accesses or changes to existing accesses. The objective of this control is to protect the operation of the state highway from uncontrolled property access that can affect the safety, efficiency, functionality and level of service of the state highway. Limited access roads are most commonly in areas with a heightened development pressure. Waka Kotahi should be consulted initially with respect to development along limited access roads.</u> ⁴¹

⁴¹ Waka Kotahi [275.36] (Urban Subdivision s42A Report)

Matters of Control and Discretion

SUB-MCD1	<p>Allotment area and dimensions</p> <ol style="list-style-type: none"> 1. The extent to which allotment area and dimensions enables activities to take place in accordance with the function, role and character of the zone. 2. Area and dimensions of allotments for access, utilities, reserves and roads. 3. Area and dimensions of allotments created for conservation, restoration or enhancement or for any notable tree or historic heritage item with heritage values, and any significant indigenous vegetation or significant habitat of indigenous fauna, or wāhi taonga. 4. Any effect that the balance area of a residential subdivision will have on the achievement of any required minimum net household density. 5. <u>With respect to subdivision to update cross lease plans, company plans or unit title plans, the extent to which the functionality in relation to outdoor living space, outdoor service area or outdoor storage areas are reduced.</u>⁴²
SUB-MCD2	<p>Subdivision design</p> <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways will provide legal and physical access that is safe and efficient. 2. The extent to which the proposal complies with any relevant ODP or concept plan. Where a proposal does not comply with an ODP or concept plan, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP or concept plan. 3. The extent to which allotments provide for solar orientation of buildings to achieve passive solar gain. 4. Design of the subdivision and any mitigation of reverse sensitivity effects on infrastructure. 5. The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network. 6. The provision and use of open stormwater channels, wetlands and waterbodies, excluding aquifers and pipes and how they are proposed to be maintained. 7. The provision, location, design, protection, management and intended use of reserves and open space. 8. The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained. 9. The extent to which subdivision subject to an ODP: <ol style="list-style-type: none"> a. provides for the protection of routes for future roads, and other public features of the subdivision, from being built on; and b. will not undermine or inhibit the future development of identified new development areas. 10. <u>The extent to which subdivision within the Medium Density Residential Zone subject to an ODP:</u> <ol style="list-style-type: none"> a. <u>Has demonstrated constraints that affect the ability to achieve the anticipated minimum net density as set out in SUB-P6; and</u> b. <u>Contributes to providing residential housing capacity.</u>⁴³
<p><u>Advisory note:</u> <u>State Highways, Arterial Roads and exclusions d. - h. in the definition of Net Density are not demonstrated constraints for the purposes of SUB-MCD2(10).</u>⁴⁴</p>	

⁴² Eliot Sinclair [233.1] (Urban Subdivision s42A Report)

⁴³ R and G Spark [FS 37] (Urban Subdivision right of reply)

⁴⁴ R and G Spark [FS 37] (Urban Subdivision right of reply)

SUB-MCD3	<p>Property access</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision makes provision for: <ol style="list-style-type: none"> a. the location, design, lighting, alignment and pattern of roads in relation to allotments; b. the provision of access, <u>including consideration of the need for any upgrades to existing accesses where there are increased effects as a result of increased traffic arising from subdivision</u> ⁴⁵; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety</u>⁴⁶ and street trees in the roading corridor; d. the location and design of footpaths and cycleways including their convenience, safety and separation from roads by visual and/or physical means; and e. road reserves and links to future subdivision on adjoining land.
SUB-MCD4	<p>Esplanade provision</p> <ol style="list-style-type: none"> 1. Esplanade reserve or esplanade strip provision and management where any subdivision adjoins the CMA or a river identified in SUB-S17; 2. The purpose of any esplanade reserve or esplanade strip as set out in section 229 of the RMA. 3. Any need for reduction in the width of the esplanade reserve or esplanade strip to take account of topography, subdivision design or expected land use; 4. The extent to which the esplanade reserve or esplanade strip provides for the protection or enhancement of: <ol style="list-style-type: none"> a. archaeological sites or historic heritage items with heritage values; b. SNAs; c. any notable tree; d. sites and areas of significance to Māori as set out in SASM-SCHED1; or e. the habitat of trout and salmon. 5. The extent to which the area to be provided connects, or matches the width of, existing esplanade strips or esplanade reserves for the purpose of conservation, access, recreation or natural hazard mitigation. 6. Where the purpose of the esplanade reserve or esplanade strip is to provide for or enhance an ecological corridor, the need to ensure that the integrity of the vegetation is not vulnerable or ineffective due to its narrowness or edge effects.
SUB-MCD5	<p>Natural hazards</p> <ol style="list-style-type: none"> 1. The extent to which risk from natural hazards has been addressed, including any effects on the use of the site for its intended purpose, including: <ol style="list-style-type: none"> a. provision of works for the subdivision including access and infrastructure; b. the location and type of infrastructure; c. location of structures and any identified building platform or platforms for natural hazard sensitive activities; d. any restriction on, or requirement for floor levels, floor levels and freeboard, and land levels as a result of flood hazard risk; and e. location and quantity of filling and earthworks that can be affected by the following hazards or which could affect the impact of those hazards on any allotment or other land in the vicinity: <ol style="list-style-type: none"> i. erosion; ii. flooding and inundation; iii. landslip; iv. rockfall; v. alluvion; vi. avulsion;

⁴⁵ Waka Kotahi NZ Transport Agency [275.37] (Urban Subdivision s42A Report)

⁴⁶ Waimakariri District Council [367.64] (Urban Subdivision s42A Report)

	<ul style="list-style-type: none"> vii. unconsolidated fill; viii. defensible space for fire safety; ix. soil contamination; x. subsidence; and xi. liquefaction. <ol style="list-style-type: none"> 2. The extent to which necessary overland flow paths are maintained, including consideration of any culvert development or road access that may impede overland flow. 3. Any effects from fill or difference in finished ground levels on stormwater management on the site and adjoining properties and the appropriateness of the fill material.
SUB-MCD6	<p>Infrastructure</p> <ol style="list-style-type: none"> 1. The quantity, security and potability of the water and means, location and design of supply, including; <ol style="list-style-type: none"> a. for fire-fighting purposes; and b. the location, scale, construction and environmental, including public health, effects of water supply infrastructure and the adequacy of existing supply systems outside the subdivision. 2. The means, design, scale, construction and standard of stormwater infrastructure (including soakage areas and the means and location of any outfall). 3. The effectiveness and effects of any measures proposed for mitigating the effects of stormwater runoff, including the control of water-borne contaminants, litter and sediments. 4. The location, scale, construction and environmental effects of stormwater infrastructure, and whether or not the proposal requires on-site or area wide stormwater detention (either individually or collectively) to achieve stormwater neutrality or to meet any condition of regional network discharge consents. 5. Capacity of the stormwater drainage network. 6. The effect of the subdivision on water quality. 7. The extent to which the design of the stormwater infrastructure necessitates specific landscape treatment to mitigate any adverse effects on amenity values. 8. The means, design and standard of sewage treatment and disposal where a public reticulated wastewater system is not available. 9. The location, scale, construction, maintenance and environmental effects of the proposed wastewater system. 10. The adequacy and standard of electricity supply and connectivity to communication infrastructure including phone, internet and broadband.
SUB-MCD7	<p>Mana whenua</p> <ol style="list-style-type: none"> 1. The extent to which protection of sites and areas of significance to Māori as set out in SASM-SCHED1 is provided for through the subdivision. 2. Provision of public access along and in the vicinity of the Taranaki Stream. 3. The effectiveness and environmental effects of any measures proposed for mitigating the effects of subdivision on wāhi taonga identified by Te Ngāi Tuahuriri Rūnanga.
SUB-MCD8	<p>Archaeological sites</p> <ol style="list-style-type: none"> 1. Any archaeological sites are identified on the allotments, and any provisions to identify and/or protect archaeological sites. 2. Any protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites. 3. Processes that protect the interests of Te Rūnanga o Ngāi Tahu and Te Ngāi Tuahuriri Rūnanga.
SUB-MCD9	Airport and aircraft noise

	<ol style="list-style-type: none"> 1. Any reverse sensitivity effect on the operation of the Christchurch International Airport from subdivision; and 2. Any effects from aircraft noise on the use of the site for its intended purpose.
SUB-MCD10	<p>Reverse sensitivity</p> <ol style="list-style-type: none"> 1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming. 2. <u>Any measures required to minimise potential reverse sensitivity effects, such as noise and vibration, through subdivision design, provision of screening, structures or other mitigation methods.</u>⁴⁷
SUB-MCD11	<p>Effects on or from the National Grid</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms. 4. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines. 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. 6. The outcome of any consultation with Transpower New Zealand Limited. 7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms.
SUB-MCD12	<p>Liquefaction Hazard Overlay</p> <ol style="list-style-type: none"> 1. The extent of liquefaction remediation measures to mitigate the effect on future development and associated inground infrastructure through ground strengthening, foundation design and geotechnical or engineering solutions, especially in the case where infrastructure including roads, water supply, and wastewater system are required to be extended to service the subdivision. 2. The location and layout of the subdivision, identified building platform or platforms and service locations in relation to the liquefaction hazard.
SUB-MCD13	<p>Historic heritage, culture and notable trees</p> <ol style="list-style-type: none"> 1. Any effect on historic heritage, its heritage values and on any associated heritage setting. 2. The extent that HNZPT has been consulted and the outcome of that consultation. 3. The extent that the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Te Ngāi Tūāhuriri Rūnanga. 4. Opportunities to incorporate representation of the association of Te Ngāi Tūāhuriri Rūnanga into the design of residential and commercial subdivision. 5. Opportunities to enhance the physical condition of historic heritage and its heritage values.

⁴⁷ Waka Kotahi [275.38] (Rural Subdivision s42A Report)

	<ol style="list-style-type: none">6. Any mitigation measures proposed to be implemented to protect historic heritage and its heritage values.7. The extent to which the subdivision layout and design provides for the protection of any notable tree.8. Any effect on a notable tree as a result of the subdivision or identified building platform or platforms, and whether alternative methods or subdivision design are available to retain or protect the tree.
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Definitions

ALLOTMENT	<p>has the same meaning as in section 218 of the RMA.</p> <p>4. In this Act, the term allotment means—</p> <ol style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ol style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ol style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. <p>5. For the purposes of subsection (2), an allotment that is—</p> <ol style="list-style-type: none"> a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. <p>6. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p> <p>(National Planning Standard definition)</p>
BOUNDARY ADJUSTMENT	<p>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</p> <p>(National Planning Standard definition)</p>
CONSERVATION VALUES⁴⁸	Has the same meaning as in section 229(2) of the RMA.
ESPLANADE RESERVE	<p>has the same meaning as in section 2 of the RMA.</p> <p>means a reserve within the meaning of the Reserves Act 1977-</p> <ol style="list-style-type: none"> 1. which is either— <ol style="list-style-type: none"> a. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or

⁴⁸ Forest and Bird [192.79] (Urban Subdivision right of reply)

	<p>b. a reserve vested in the Crown or a regional council under section 237D; and</p> <p>2. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</p> <p>(National Planning Standard definition)</p>
ESPLANADE STRIP	<p>has the same meaning as in section 2 of the RMA.</p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p> <p>(National Planning Standard definition)</p>
IDENTIFIED BUILDING PLATFORM	<p>means a delineated area on a subdivision plan:</p> <ul style="list-style-type: none"> • outside of which the location of structures on an allotment is not allowed; • which is the subject of a condition of subdivision consent, to be complied with on a continuing basis; and • is recorded and issued in a consent notice in accordance with s221 of the Resource Management Act 1991.
NET SITE AREA	<p>means the total area of the site, but excludes:</p> <ol style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
SITE	<p>means:</p> <ol style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system is the whole of the land subject to the unit development or cross lease. <p>(National Planning Standard definition)</p>
SUBDIVISION	<p>has the same meaning as “subdivision of land” in section 218 of the RMA.</p> <p>means—</p> <ol style="list-style-type: none"> a. the division of an allotment— <ol style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or

	<ul style="list-style-type: none">ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; oriii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; oriv. by the grant of a company lease or cross lease in respect of any part of the allotment; orv. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or <p>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</p> <p>(National Planning Standard definition)</p>
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General Approach

Advice notes

The following advice notes are common to one or more chapters within the District Plan. Other advice notes exist within the various chapters that are specific to the chapter. These may appear either near the end of the chapter above the matters of discretion section, or in some cases within the rule for which it applies, as an advisory note.

GA-AN1	The Regional Council also has jurisdiction to manage including land uses on or in the bed of water bodies, including the Waimakariri River and Ashley River/Rakahuri and within the CMA.
GA-AN2	The District Council has jurisdiction over the northern half of the Waimakariri River. The Christchurch City Council and Selwyn District Council have jurisdiction over the southern half of the Waimakariri River.
GA-AN3	If any activity associated with a project, including earthworks, may modify, damage or destroy an archaeological site(s), an authority from HNZPT must be obtained for the work to proceed lawfully. The HNZPTA contains penalties for unauthorised site damage.
GA-AN4	<p>The NESPF are regulations made under the RMA that provide a nationally consistent set of standards to manage the environmental effects of plantation forestry activities. The eight plantation forestry activities regulated by the NESPF are:</p> <ol style="list-style-type: none"> 1. Afforestation; 2. Pruning and thinning to waste; 3. Earthworks; 4. River crossings; 5. Forestry quarrying; 6. Harvesting; 7. Mechanical land preparation; and 8. Replanting. <p>The NESPF also regulates ancillary activities such as indigenous vegetation clearance and slash traps that may occur at any stage in the life cycle of a forest. Foresters who wish to undertake any of these plantation forestry activities will need to comply with the NESPF. The provisions of the Rural Zones do not apply to plantation forestry greater than 1ha in area, refer to the NESPF.</p>
<u>GA-AN5</u>	<u>Any onsite wastewater treatment systems must be permitted under the regional plan, or a resource consent is required by the Canterbury Regional Council for the discharge. A building consent from the District Council is also required for any onsite wastewater treatment system.</u> ⁴⁹

⁴⁹ ECan [316.134] (Rural Subdivision s42A Report)

Appendix 3 – Recommended responses to submissions and further submissions

In order to distinguish between the recommended responses in the s42A report and the recommended responses that arise from this report:

- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Table B1: Recommended responses to submissions and further submissions SUB-Introduction

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
284.199	Clampett Investments Limited	SUB - Introduction	Retain Subdivision Introduction as notified.	3.2	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
325.150	Kainga Ora – Homes and Communities	SUB - Introduction	Retain introduction for Subdivision Chapter as notified.	3.2	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS37	Richard & Geoff Spark		<i>Oppose</i>	3.2	<i>Reject in part</i>		
FS41	David Cowley		<i>Oppose in part</i>	3.2	<i>Reject in part</i>		
FS46	Miranda Hales		<i>Oppose in part</i>	3.2	<i>Reject in part</i>		
FS91	R J Paterson Family Trust		<i>Oppose in part</i>	3.2	<i>Reject in part</i>		
326.336	Rolleston Industrial Developments Limited	SUB - Introduction	Retain the Introduction to the Subdivision Chapter as notified.	3.2	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Oppose	3.2	Reject <i>in part</i>		
195.93	Transpower New Zealand Limited	SUB - Introduction	Amend Subdivision Chapter Introduction, fourth paragraph: “ ... Subdivision also provides an opportunity to consider matters such as natural hazards, <u>the protection of the National Grid</u> , protection and enhancement of riparian margins, rural character, reverse sensitivity, urban design, and the recognition and protection of cultural values. ...”	3.2	Reject	I consider that the introduction as notified appropriately provides for consideration of the National Grid given the last paragraph states: “As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Subdivision include: <ul style="list-style-type: none"> • Energy and Infrastructure • ...” 	No

Table B2: Recommended responses to submissions and further submissions on SUB-01 Subdivision design

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
41.30	Fulton Hogan	SUB-01	Amend SUB-01: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards; <u>and</u> <u>5. avoids reverse sensitivity effects.</u> "	Rural subdivision s42A			
159.8	Dean and Victoria Caseley	SUB-01	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-01, SUB-P1 and SUB-P2.	3.4	Accept	Agree with Submitter.	No
111.19	CA and GJ McKeever	SUB-01	Retain SUB-01 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
162.18	John Stevenson	SUB-01	Retain SUB-01 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
183.6	Richard and Geoff Spark	SUB-O1	Amend SUB-O1: "... 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;... "	3.4	Reject	Deletion of the clause would therefore not give effect to Canterbury Regional Policy Statement.	No
FS85	Bellgrove Rangiora Ltd		Oppose	3.4	Accept		
192.79	Royal Forest and Bird protection Society of New Zealand Inc.	SUB-O1	Amend SUB-O1: "... 3. supports protection of cultural and heritage values, conservation values, <u>indigenous biodiversity values</u> ; and ..."	3.4	Reject <u>Accept</u>	Disagree with deleting as conservation values <u>as they</u> are a relevant Purpose of esplanade reserves and esplanade strips as specified in s229 of the RMA. If a site includes an SNA, then the objective and policies of the ECO chapter are a relevant consideration. I consider that there is no need to replicate this in the SUB chapter. However, consider that there is no mischief of nuisance with inserting 'indigenous biodiversity values' and that a definition of Conservation Values would assist plan interpretation.	No <u>Yes</u>
120.17	Judith Roper-Lindsay	SUB-O1	Amend SUB-O1 to add:	3.4	Reject	No reason was provided in the submission for the amendments sought. It is unclear	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			"... 5. <u>meets high standards of urban design, and creates positive outcomes socially, environmentally, economically and culturally.</u> "			how the 'high standard' or 'positive outcome' would be assessed. On the basis of the information provided, I do not consider this clause would add clarity or certainty to SUB-O1.	
169.14	NZPork	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... <u>Ensures that reverse sensitivity effects of subdivision on permitted and existing lawfully established activities are avoided where practicable, or mitigated where avoidance is not practicable.</u> "	Rural subdivision s42A			
223.7	John and Coral Broughton	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;	3.4	Reject	Deletion of the clause would therefore not give effect to Canterbury Regional Policy Statement.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards."				
FS91	R J Paterson Family Trust		<i>Oppose in Part</i>	3.4	<i>Accept</i>		
224.3	Mark and Melissa Prosser	SUB-O1	Support SUB-O1 in general but seek minor amendment to recognize that rural residential is a desirable housing choice and part of a flexible and diverse housing market, and which should be included in the subdivision design objectives: "... 2. Consolidates urban <u>and rural residential</u> development and maintains rural character except where required for, and identified by the District Council, for urban <u>or rural residential</u> development. ..."	3.4	Reject	Rural Residential is a term not highly used by the PDP as the PDP has moved to replace this with Large Lot Residential Zone (LLRZ) to align with the New Zealand Planning Standards (NPS) Zone framework. Guidance for subdivision design within the LLRZ is provided through clause 1 which directs that <i>subdivision design provides for anticipated land use and density that achieve the identified future character, form or function of zones.</i>	No
211.3	B & A Stokes	SUB-O1	Amend SUB-O1: "... 2. Consolidates urban <u>and rural residential</u> development and maintains rural character except where required for, and identified by the District Council, for	3.4	Reject	Rural Residential is a term not highly used by the PDP as the PDP has moved to replace this with Large Lot Residential Zone (LLRZ) to align with the New Zealand	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			urban <u>or rural residential</u> development. ..."			Planning Standards (NPS) Zone framework. Guidance for subdivision design within the LLRZ is provided through clause 1 which directs that <i>subdivision design provides for anticipated land use and density that achieve the identified future character, form or function of zones.</i>	
236.9	Rick Allaway and Lionel Larsen	SUB-O1	Amend SUB-O1: "... 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards."	3.4	Reject	Deletion of the clause would therefore not give effect to Canterbury Regional Policy Statement.	No
FS4	Malcolm Dartnell		Support	3.4	Reject		
FS28	Damian & Sarah Elley		Support	3.4	Reject		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS29	JP Bailey Family Trust		Support	3.4	Reject		
FS30	Kim Manson & Neinana Kuru		Support	3.4	Reject		
FS31	Ross Fraser		Support	3.4	Reject		
FS32	L N R deLacy		Support	3.4	Reject		
FS33	Louise Marriott		Support	3.4	Reject		
242.6	Dalkeith Holdings Ltd	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; ..."	3.4	Reject	Deletion of the clause would therefore not give effect to Canterbury Regional Policy Statement.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
246.7	Miranda Hales	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; ..."	3.4	Reject	Deletion of the clause would therefore not give effect to Canterbury Regional Policy Statement.	No
254.43	Christchurch International Airport Limited	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form that: ... 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards; <u>and</u> <u>5. does not give rise to adverse effects on strategic infrastructure."</u>	3.4	Reject	The Strategic Directions, Energy and Infrastructure, Transport and Noise chapters already contain objectives and policies that recognise, provide for and manage adverse reverse sensitivity issues on; critical infrastructure, strategic infrastructure, and regionally significant infrastructure in the District (including the Airport). More detailed provisions specific to the Airport are unnecessary	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS92	Transpower New Zealand Limited		Support	3.4	Reject		
FS99	KiwiRail Holdings Limited		Support	3.4	Reject		
FS110	Waka Kotahi NZ Transport Agency		Support	3.4	Reject		
256.19	Chloe Chai and Mark McKitterick	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS2	Mark McKitterick		Oppose	3.4	Reject in part		
284.200	Clampett Investments Limited	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
303.38	Fire and Emergency New Zealand	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
316.124	Environment Canterbury Regional Council	SUB-O1	Amend SUB-O1(3): "... 3. supports protection of cultural and heritage values, conservation <u>and</u> <u>environmental</u> values; and ..."	3.4	Reject	Disagree that introducing the new term 'environmental values' will provide greater consistency with the CRPS. Neither Objective 5.2.1 nor Policy 5.3.1 of the CRPS use the term 'environmental values'.	No
FS80	Christchurch International Airport Limited		Support	3.4	Reject		
FS37	Richard & Geoff Spark		Oppose	3.4	Accept		
FS41	David Cowley		Oppose in part	3.4	Accept		
325.151	Kainga Ora - Homes and Communities	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS37	Richard & Geoff Spark		Oppose	3.4	Reject in part		
FS41	David Cowley		Oppose in part	3.4	Reject in part		
FS46	Miranda Hales		Oppose in part	3.4	Reject in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS91	R J Paterson Family Trust		Oppose in part	3.4	Reject in part		
326.337	Rolleston Industrial Developments Limited	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.4	Reject in part		
414.206	Federated Farmers of New Zealand Inc.	SUB-O1	Amend SUB-O1(3): "3. supports protection of cultural and heritage values, high class soils and conservation values, and ..."	Rural subdivision s42A			
FS37	Richard & Geoff Spark		Oppose				
FS46	Miranda Hales		Oppose				
FS89	M & J Schluter		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
418.19	Keith Godwin	SUB-O1	Retain SUB-O1 as notified.	3.4	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B5: Recommended responses to submissions and further submissions on SUB-P1 Design and amenity

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
41.31	Fulton Hogan	SUB-P1	Amend SUB-P1(2): "... 2. Minimises <u>avoids</u> reverse sensitivity effects on infrastructure including through the use of setbacks; ..."	Rural Subdivision s42A report			
<i>FS99</i>	<i>KiwiRail Holdings Limited</i>		<i>Support</i>				
111.22	CA and GJ McKeever	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
145.21	Daiken New Zealand Limited	SUB-P1	Amend SUB-P1: "Enable subdivision that: 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure <u>and existing heavy industrial activities</u> including through the use of setbacks; 3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and	Rural Subdivision s42A report			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			5. supports the character, amenity values, form and function for the relevant zone."				
162.21	John Stevenson	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
169.15	NZPork	SUB-P1	Amend SUB-P1: "Enable subdivision that: ... <u>Avoids where practicable, or otherwise mitigates, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production including intensive primary production activities.</u> "	Rural subdivision s42A report			
195.94	Transpower New Zealand Limited	SUB-P1	Amend SUB-P1: "SUB-P1 Design and amenity Enable subdivision that: 1. <u>Enable subdivision</u> within Residential Zones, that incorporates best practice urban design, access to open space, and CPTED principles; 2. <u>Enable subdivision that</u> minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. <u>Avoids</u> subdivision that restricts the operation, maintenance, upgrading and development of the National Grid;	3.8	Accept in part	Agree with the submitter that the wording of clause 3 is awkward and can be improved. However, clause 3 can be redrafted to provide the relief sought without the need to delete the chapeau and amend every clause in SUB-P1.	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			4. <u>Enable subdivision that</u> recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. <u>Enable subdivision that</u> supports the character, amenity values, form and function for the relevant zone."				
230.7	Concept Services	SUB-P1	Amend SUB-P1(3): " Avoids <u>Manages</u> subdivision that <u>has the potential to</u> restrict the operation ... of the National Grid."	3.8	Accept in part	Agree with the sentiment of the relief sought but consider alternative wording will provide for better alignment with the NPSET and CRPS Policy 16.3.4 (particularly 16.3.4(2)) and resolve the awkward connection to the chapeau.	Yes
FS92	Transpower New Zealand Limited		<i>Oppose</i>	3.8	<i>Accept in part</i>		
249.205	MainPower New Zealand Limited	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
256.22	Chloe Chai and Mark McKitterick	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
FS2	Mark McKitterick		<i>Oppose</i>	3.8	<i>Accept in part</i>		
284.202	Clampett Investments Limited	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
316.126	Environment Canterbury Regional Council	SUB-P1	Amend SUB-P1: "... <u>6. Recognises and provides the ability to adapt and respond to the effects of climate change and environmental pressures.</u> "	3.8	Accept in part	This would give effect to Section 7(i) of the RMA and CRSP Policy 11.3.8 and be consistent with SUB-O1.	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
325.154	Kainga Ora – Homes and Communities	SUB-P1	Amend SUB-P1: "Enable subdivision that: ... 2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. manage avoids subdivision that restricts <u>or compromises</u> the operation, maintenance, upgrading and development of the National Grid; 4. <u>where appropriate</u> , recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, <u>anticipated</u> form and function for the relevant zone."	3.8	Accept in part	Clause 2 – disagree with restricting method to setbacks only. Clause 3 – recommend alternative wording that provides better alignment with NPSET and CRPS policy 16.3.4, and resolve the awkward connection to the chapeau. Clause 4 – disagree the amendment is needed when reading SUB-P1(4) together with SUB-MCD8(2) and SUBMCD13(3). Clause 5 – disagree <u>with</u> deleting character and amenity values for clause 5 would be inconsistent with many objectives and policies across the PDP and section 7(c) and 7(f) of the RMA. <u>Agree with the insertion of 'anticipated'</u> .	Yes
FS92	Transpower New Zealand Limited		Oppose	3.8	Reject in part		
FS99	Kiwirail Holdings Limited		Oppose	3.8	Reject in part		
FS37	Richard & Geoff Spark		Oppose	3.8	Reject in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS41	David Cowley		Oppose in part	3.8	Reject in part		
FS46	Miranda Hales		Oppose in part	3.8	Reject in part		
FS91	R J Paterson Family Trust		Oppose in part	3.8	Reject in part		
326.339	Rolleston Industrial Developments Limited	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.8	Reject in part		
373.58	KiwiRail Holdings Limited	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
414.207	Federated Farmers of New Zealand Inc.	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
418.22	Keith Godwin	SUB-P1	Retain SUB-P1 as notified.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No
159.9	Dean and Victoria Caseley	SUB-P1	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-O1, SUB-P1 and SUB-P2.	3.8	Accept in part	Subject to amendments made in response to other submissions.	No

Table B6: Recommended responses to submissions and further submissions SUB-P2 Allotment layout, size and dimension

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
41.32	Fulton Hogan	SUB-P2	Retain SUB-P2(2) as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
<i>FS103</i>	<i>Survus Consultants</i>		<i>Oppose</i>	<i>3.9</i>	<i>Accept in part</i>		
169.16	NZPork	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
162.22	John Stevenson	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
202.1	Nicholas Hoogeveen	SUB-P2	Amend SUB-P2: "Ensure that allotment layout, size and dimensions: ... 2. in Rural Zones: a. retains the ability for rural land to be used for primary production activities; <u>b. provides for rural residential development</u> ; and ..."	Rural subdivision s42A			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
254.45	Christchurch International Airport Limited	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
FS88	<i>Kainga Ora - Homes and Communities</i>		<i>Oppose</i>	3.9	<i>Reject in part</i>		
256.23	Chloe Chai and Mark McKitterick	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
FS2	<i>Mark McKitterick</i>		<i>oppose</i>	3.9	<i>Reject in part</i>		
284.203	Clampett Investments Limited	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
300.12	Eyrewell Dairy Ltd	SUB-P2	No direct wording amendments sought.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
FS103	<i>Survus Consultants</i>		<i>Support</i>	3.9	<i>Accept in part</i>		
325.155	Kainga Ora - Homes and Communities	SUB-P2	Amend SUB-P2: "Ensure that allotment layout, size and dimensions: 1. in Residential Zones:	3.9	Reject	Disagree with submitter. SUB-P1 aligns with the policy and rule framework for residential development, particularly MRZ-R18 and MRZ-P1(3). The reference to densities is	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs; b. supports the achievement of high quality urban design principles for multi-unit residential development; ..."			appropriate given the range of residential zones and varying minimum densities provided for in the PDP.	
FS37	Richard & Geoff Spark		Oppose	3.9	Accept		
FS41	David Cowley		Oppose in part	3.9	Accept		
FS46	Miranda Hales		Oppose in part	3.9	Accept		
FS91	R J Paterson Family Trust		Oppose in part	3.9	Accept		
326.340	Rolleston Industrial Developments Limited	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.9	Reject in part		
347.11	Ravenswood Developments Limited	SUB-P2	Insert new clause to SUB-P2: " <u>4. in Commercial and Industrial zones:</u>	3.9	Accept in part	Agree with submitter that this policy should also include Commercial and Industrial zones clause. However, consider that the appropriate reference is 'Commercial and	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<u>a. provides for the design and operational requirements of activities that are anticipated within the relevant zones."</u>			Mixed Use, and Industrial zones' to capture the full range of relevant zones.	
414.208	Federated Farmers of New Zealand Inc.	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
<i>FS103</i>	<i>Survus Consultants</i>		<i>Oppose in Part</i>	<i>3.9</i>	<i>Reject in part</i>		
418.23	Keith Godwin	SUB-P2	Retain SUB-P2 as notified.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No
159.10	Dean and Victoria Caseley	SUB-P2	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and Objective SUB-O1 and Policies SUB-P1 and SUB-P2.	3.9	Accept in part	Subject to amendments made in response to other submissions.	No

Table B7: Recommended responses to submissions and further submissions SUB-P3 Sustainable Design

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.24	CA and GJ McKeever	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
162.23	John Stevenson	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
249.206	MainPower New Zealand Limited	SUB-P3	Amend SUB-P3 by adding new clause: "... <u>5. Recognises the need to integrate with electricity distribution network infrastructure to ensure new development is adequately serviced.</u> "	3.10	Reject	This submission point is not addressing a specific sustainable design consideration. Providing infrastructure for electricity transmission is an integral part of subdivision generally. It is not necessary for SUB-P3 to address integration with the electricity network, as this is addressed in SUB-P8 (e).	No
256.24	Chloe Chai and Mark McKitterick	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
FS2	Mark McKitterick		<i>Oppose</i>	3.10	<i>Reject in part</i>		
284.204	Clampett Investments Limited	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
303.40	Fire and Emergency New Zealand	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
316.127	Environment Canterbury Regional Council	SUB-P3	Retain SUB-P3 as notified or retain the original intent.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
FS80	Christchurch International Airport Limited		Support	3.10	Accept in part		
325.157	Kainga Ora – Homes and Communities	SUB-P3	Amend SUB-P3: "Ensure that subdivision design <u>that seeks to</u> : 1. maximises solar gain, including through: ... 3. <u>Where appropriate, promotes:...</u> "	3.10	Accept in part	The amendments to the chapeau are unnecessary to address the reasons stated for the submission and would create and inconsistency with the drafting of other SUB-policies. Agree with amendments sought to SUB-P3(3) as SUB-P3(3) is seeking to address the effects of climate change and will be implemented through methods outside the PDP. However, recommend alternative location for 'where appropriate' so not to diminish the importance of all listed matters.	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS37	Richard & Geoff Spark		Oppose	3.10	Reject in Part		
FS41	David Cowley		Oppose in part	3.10	Reject in Part		
FS46	Miranda Hales		Oppose in part	3.10	Reject in Part		
FS91	R J Paterson Family Trust		Oppose in part	3.10	Reject in Part		
326.341	Rolleston Industrial Developments Limited	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.10	Reject in Part		
373.59	KiwiRail Holdings Limited	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
414.209	Federated Farmers of New Zealand Inc.	SUB-P3	Amend SUB-P3(3) to add €: <u>"e. the treatment and/or attenuation of human sewage where the site size and characteristics permit it."</u>	Rural subdivision s42A			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
418.24	Keith Godwin	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
419.114	Department of Conservation	SUB-P3	Retain SUB-P3 as notified.	3.10	Accept in part	Subject to amendments made in response to other submissions.	No
FS78	Royal Forest and Bird protection Society of New Zealand Inc.		Support	3.10	Accept in part		

Table B9: Recommended responses to submissions and further submissions SUB-P5 Density in Residential Zones

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.26	CA and GJ McKeever	SUB-P5	Retain SUB- P5 as notified.	3.11	Accept	Agree with submitter	No
162.25	John Stevenson	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
240.1	Malcolm Dartnell	SUB-P5	Retain SUB-P5 and RESZ-O5 Housing choice and allow for a variety of section sizes and housing types in existing townships.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
254.46	Christchurch International Airport Limited	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
<i>FS88</i>	<i>Kainga Ora – Homes and Communities</i>		<i>Oppose</i>	<i>3.11</i>	<i>Reject in part</i>		<i>No</i>
256.26	Chloe Chai and Mark McKitterick	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
<i>FS2</i>	<i>Mark McKitterick</i>		<i>Oppose</i>	<i>3.11</i>	<i>Reject in part</i>		<i>No</i>
284.206	Clampett Investments Limited	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
325.159	Kainga Ora – Homes and Communities	SUB-P5	Delete SUB-P5.	3.11	Reject Accept in part	Disagree with submitter. A key feature distinguishing residential zones is their density. SUB-P5 should be retained with	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						modification to enable the flexibility needed to potentially support a discretionary activity status of SUB-S1.	
FS37	Richard & Geoff Spark		Oppose	3.11	Accept Reject in part		No
FS41	David Cowley		Oppose in part	3.11	Accept Reject in part		No
FS46	Miranda Hales		Oppose in part	3.11	Accept Reject in part		No
FS91	R J Paterson Family Trust		Oppose in part	3.11	Accept Reject in part		No
326.343	Rolleston Industrial Developments Limited	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.11	Accept Reject in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
408.22	Bellgrove Rangiora Ltd	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS37	<i>Richard & Geoff Spark</i>		<i>Oppose in Part</i>	3.11	<i>Reject in part</i>		
418.26	Keith Godwin	SUB-P5	Retain SUB-P5 as notified.	3.11	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B10: Recommended responses to submissions and further submissions SUB-P6 Criteria for Outline Development Plans

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.27	CA and GJ McKeever	SUB-P6	Neutral on SUB-P6.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
160.5	Rolleston Industrial Developments Limited	SUB-P6	Amend SUB-P6(2)(c): "..."	Rural subdivision			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			2. be prepared in accordance with the following: c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area</u> , then no less than 12 households per ha; ..."	s42A			
162.26	John Stevenson	SUB-P6	Neutral on SUB-P6.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
169.17	NZPork	SUB-P6	Amend SUB-P6 to add new criteria: " <u>Any methods or boundary treatments required to avoid or mitigate reverse sensitivity effects and promote compatible land use activities and encourage the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses.</u> "	Rural subdivision s42A			
183.7	Richard and Geoff Spark	SUB-P6	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha <u>reduced density standard or density exemption shall apply;</u> "	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS85	Bellgrove Rangiora Ltd		Oppose	3.12	Accept		
FS110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Accept		
192.81	Royal Forest and Bird protection Society of New Zealand Inc.	SUB-P6	Amend SUB-P6: "x. identify indigenous biodiversity values and show how they will be protected and maintained"	3.12	Reject Accept	SUB-P6(2)(b)(vi) provides for consideration of land to be set aside for development of environmental or landscape protection or enhancement, and SUB-P6(2)(b)(i) provides for consideration of land to be set aside from development for any other reason, and the reasons for its protection. Furthermore, the PDP specifically addresses indigenous biodiversity values in the ECO chapter. There is no mischief or nuisance created by including this clause within SUB-P6	No Yes
202.2	Nicholas Hoogeveen	SUB-P6	Amend SUB-P6 to include provision of new Outline Development Plans in the Rural Lifestyle Zone. Alternative relief: "Residential Development Area", as referred to in SUB-P6, should be defined. This may then apply to any zone that provides for residential purposes.	Rural subdivision s42A			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
211.4	B & A Stokes	SUB-P6	Support the approach in SUB-P6 to the preparation and use of Outline Development Plans.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
214.2	B & A Stokes	SUB-P6	Support the approach, preparation, and use of Outline Development Plans, specifically SUB-P6.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
223.8	John and Coral Broughton	SUB-P6	Amend SUB-P6: "Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... 2. be prepared in accordance with the following: ... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha <u>reduced density standard or density exemption shall apply;</u> ..."	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No
FS91	R J Paterson Family Trust		Oppose	3.12	Accept		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Accept		
224.4	Mark and Melissa Prosser	SUB-P6	Retain SUB-P6 as notified.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
236.10	Rick Allaway and Lionel Larsen	SUB-P6	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha a <u>reduced density standard or density exemption shall apply</u> ; ..."	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No
FS4	Malcolm Dartnell		Support	3.12	Reject		
FS28	Damian & Sarah Elley		Support	3.12	Reject		
FS29	JP Bailey Family Trust		Support	3.12	Reject		
FS30	Kim Manson & Neinana Kuru		Support	3.12	Reject		
FS31	Ross Fraser		Support	3.12	Reject		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS32	L N R deLacy		Support	3.12	Reject		
FS33	Louise Marriott		Support	3.12	Reject		
FS92	Transpower New Zealand Limited		Neutral	3.12	Reject		
FS110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Reject		
242.7	Dalkeith Holdings Ltd	SUB-P6	<p>Amend SUB-P6:</p> <p>"Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:</p> <p>...</p> <p>2. be prepared in accordance with the following:</p> <p>...</p> <p>c. for new Residential Development Areas, demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha <u>a reduced density standard or density exemption shall apply.</u></p> <p>..."</p>	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Accept		
246.8	Miranda Hales	SUB-P6	Amend SUB-P6: "Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... 2. be prepared in accordance with the following: ... c. for new Residential Development Areas, demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha <u>a reduced density standard or density exemption shall apply.</u> ..."	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No
FS110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Accept		
249.207	MainPower New Zealand Limited	SUB-P6	Retain SUB-P6 as notified	3.12	Accept in part	Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS88	Kainga Ora – Homes and Communities		Oppose	3.12	Reject in part		
254.47	Christchurch International Airport Limited	SUB-P6	Amend SUB-P6: "... i. show how other potential adverse effects on and/or from nearby-existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or mitigated, <u>recognising the functional need for infrastructure to be located in particular places, and the fact that this infrastructure pre-dates the residential development in the area.</u> j. <u>show how more than minor adverse effects on existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, and other minor or less than minor effects will be managed;</u> ..."	3.12	Reject	The Strategic Directions, Energy and Infrastructure, Transport and Noise chapters already contain objectives and policies that recognise, provide for and manage adverse reverse sensitivity issues on; critical infrastructure, strategic infrastructure, and regionally significant infrastructure in the District (including the Airport). Therefore, more detailed provisions specific to the Airport are unnecessary.	No
FS88	Kainga Ora – Homes and Communities		Oppose	3.12	Accept		
FS99	Kiwirail Holdings Limited		Oppose in part	3.12	Accept		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
256.27	Chloe Chai and Mark McKitterick	SUB-P6	Neutral on SUB-P6.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
FS2	Mark McKitterick		Oppose	3.12	Reject in Part		
275.30	Waka Kotahi NZ Transport Agency	SUB-P6	Amend SUB-P6: "... 2. be prepared in accordance with the following: ... indicate how required infrastructure will be provided and how it will be funded; ..."	3.12	Accept	At the ODP stage there is a degree of uncertainty that would make it difficult for parties to commit to cost sharing arrangements, and that key to the ODP is the acknowledgment of infrastructure requirements, which will be shown on the ODP. Future processes will determine cost sharing, such as development contribution conditions of subdivision consent or cost sharing agreements between parties.	Yes
277.32	Ministry of Education Te Tāhuhu o Te Mātauranga	SUB-P6	Amend SUB-P6: "... 1. be prepared as a single plan; and 2. be prepared in accordance with the following: ... i. for community facilities or schools educational facilities ..."	3.12	Accept in Part	I agree with Ministry of Education that the term school should be replaced, but with the defined term <i>Educational Facility</i> , rather than 'educational facilities' as sought. With respect to the new clause sought, SUB-P6 already provides for land to be identified if it is to be set aside for education facilities	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<u>m. demonstrate how effective provision is made for educational facilities within the ODP"</u>			through Clause 2b(i). Therefore, the additional clause is not required.	
284.207	Clampett Investments Limited	SUB-P6	Retain SUB-P6 as notified.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
303.41	Fire and Emergency New Zealand	SUB-P6	Amend SUB-P6: "... <u>m. PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice."</u>	3.12	Reject	SUB-P6 (2)(a) requires an ODP to identify relevant infrastructure. The PDP/RMA definition of Infrastructure includes 'a water distribution system'. Therefore, by identifying the water distribution system (such as pump station and new water mains) on the ODP this matter is addressed in an appropriate level of detail for an ODP.	No
316.129	Environment Canterbury Regional Council	SUB-P6	Amend SUB-P6 to add a criterion demonstrating that any high hazard areas are avoided and other natural hazards are addressed in accordance with Chapter 11 of the Canterbury Regional Policy Statement.	3.12	Accept in part	SUB-P6 as notified does not include a clause to that addresses natural hazards. Given SUB-P6 is giving effect to Policy 6.3.3 of the CRPS, I consider that the exclusion of natural hazards is a gap. However, given the direction within Policy 6.3.12(6) and Policy 11.3.1 of the CRPS, I do not agree with the relief sought by ECan that SUB-P6 should include a new subclause to avoid high hazard	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						<p>areas. No drafting was offered by ECan in their submission. However, I recommend the following new clause:</p> <p><u>m. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, as appropriate to the hierarchy set out in the natural hazards chapter.</u></p> <p>I consider this new clause to give effect to the CRPS, particularly Policies 6.3.3, 6.3.12 and 11.3.1, and provide greater alignment with SUB-O1(4).</p> <p>I also recommend the insertion of 'Natural Hazards' within the list of 'other potentially relevant District Plan provisions within the SUB-Chapter Introduction to cross reference the NH-Chapter.</p>	
FS80	Christchurch International Airport Limited		Support	3.12	Accept in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
325.160	Kainga Ora – Homes and Communities	SUB-P6	Retain SUB-P6 as notified.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
FS37	Richard & Geoff Spark		Oppose	3.12	Reject in part		
FS41	David Cowley		Oppose in part	3.12	Reject in part		
FS46	Miranda Hales		Oppose in part	3.12	Reject in part		
FS91	R J Paterson Family Trust		Oppose in part	3.12	Reject in part		
326.344	Rolleston Industrial Developments Limited	SUB-P6	Retain SUB-P6 as notified.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.12	Reject in part		
360.2	Christchurch City Council	SUB-P6	Retain SUB-P6(2)(c) as notified.	3.12	Accept	Agree. Density minimums are required to meet anticipated growth demands.	No
FS37	Richard & Geoff Spark		Oppose	3.12	Reject		
FS46	Miranda Hales		Oppose	3.12	Reject		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS80	Christchurch International Airport Limited		Support	3.12	Accept		
367.9	Waimakariri District Council	SUB-P6	Amend SUB-P6: "Ensure that any additional new Residential Development Areas, new Large Lot Residential Zones, <u>new General Residential Zones</u> , new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... "	3.12	Accept	Agree. The General Residential Zone Overlay applies across the Large Lot Residential Zone on Chinnery's Road in Woodend and the north end of West Belt in Rangiora. These areas contain multiple land parcels under different ownership. Residential development would be difficult to co-ordinate efficiently or effectively without an ODP.	Yes
373.62	KiwiRail Holdings Limited	SUB-P6	Retain SUB-P6 as notified.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No
411.31	Ngai Tahu Property	SUB-P6	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha <u>where possible</u> , unless there are demonstrated constraints then no less than 12	3.12	Reject	Density minimums are required to meet anticipated growth demands.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			households per ha <u>where possible</u> ; ..."				
FS 110	Waka Kotahi NZ Transport Agency		Oppose	3.12	Accept		
412.5	Templeton Group	SUB-P6	Amend SUB-P6 to clarify that it only applies to new greenfield areas that have been zoned and not areas zoned for urban development sought to be rezoned, in order to ensure subdivision can occur at Pegasus township and within Local Centre Zone without an Outline Development Plan. Insert definition of 'greenfield' if required.	3.12	Reject	<p>This submission point is related to their broader submission where they have sought a rezoning at Pegasus from MRZ to LCZ, and deletion of the Pegasus ODP through the Templeton Group Submission. Both the rezoning and deletion of the ODP are assessed in the Future Development Area s42A and not here.</p> <p>If Templeton Group wish to seek a subdivision that does not comply with the relevant ODP, then it would be a discretionary activity (SUB-S4). SUB MCD2 (2) and (9) specifically provide for consideration of this. Therefore, there is an appropriate consenting pathway provided by the PDP.</p>	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
418.27	Keith Godwin	SUB-P6	Neutral on SUB-P6.	3.12	Accept in part	Subject to amendments made in response to other submissions.	No

Table B15: Recommended responses to submissions and further submissions SUB-R2 Subdivision

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.33	CA and GJ McKeever	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
162.32	John Stevenson	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
195.95	Transpower New Zealand Limited	SUB-R2	Amend subdivision rules to include subdivision for unstaffed infrastructure as a permitted activity.	3.17	Reject Accept in part	Disagree with permitted activity status . Not efficient as Certificate of Compliance would still be required pursuant to s223(1) of the RMA with similar associated costs and	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						timeframes to a controlled activity subdivision. Furthermore, <i>unstaffed infrastructure</i> has a broad definition which creates unintended consequences for a wide range of activities that Council should have consideration of through a subdivision consent. However, Table SUB-1 already provides a list of exclusions which can be rationalised with those in SUB-R2. I have recommended changes to SUB-R2 and Table SUB-1 to improve plan implementation.	
249.209	MainPower New Zealand Limited	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
256.33	Chloe Chai and Mark McKitterick	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS2	M McKitterick		<i>Oppose</i>	3.17	<i>Reject</i> in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
275.33	Waka Kotahi NZ Transport Agency	SUB-R2	Retain SUB-R2 as notified, subject to amendments to SUB-MCD3 and SUB-MCD-10.	3.17	Accept in part	Agree with submitter with respect to SUB-R2. Subject to amendments made in response to other submissions.	No
284.213	Clampett Investments Limited	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
303.43	Fire and Emergency New Zealand	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
325.166	Kainga Ora – Homes and Communities	SUB-R2	Amend SUB-R2: " Vacant Site Subdivision"	3.17	Reject	The relief sought by Kainga Ora [325.166] is already largely provided for by SUB-R2 and Sub-S1. SUB-R2 has a controlled activity status subject to meeting SUB-S1 to SUB-S18. Under SUB-S1 <i>allotment size and dimensions</i> , there is no minimum allotment area for multi-unit residential development where the design statement and land use consent have been submitted and approved in the MDRZ.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						It is my understanding that Kainga Ora residential developments within the Waimakariri District have been multi-unit development within the MRDZ, and therefore this clause would apply.	
FS37	Richard & Geoff Spark		Oppose	3.17	Accept		
FS41	David Cowley		Oppose in part	3.17	Accept		
FS46	Miranda Hales		Oppose in part	3.17	Accept		
FS91	R J Paterson Family Trust		Oppose in part	3.17	Accept		
326.350	Rolleston Industrial Developments Limited	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.17	Reject in part		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
373.65	KiwiRail Holdings Limited	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
292.2	Daniel Hamish Patrick Cosgrove	SUB-R2	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.	Rural subdivision s42A			
418.33	Keith Godwin	SUB-R2	Retain SUB-R2 as notified.	3.17	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B16: Recommended responses to submissions and further submissions SUB-R4 Subdivision within flood hazard areas

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.35	CA and GJ McKeever	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
162.34	John Stevenson	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
202.3	Nicholas Hoogveen	SUB-R4	Amend activity status to discretionary when SUB-R4(1)-(3) cannot be complied with.	3.18	Reject Accept in part	Lowering of the activity status for non-compliance would not be consistent with NH-O1, HN-O3, NH-P2 – NH-P4, NH-P8. The general tenant of these provisions (as recommended by Mr Willis's s42A report and right of reply) is to avoid or mitigate natural hazard risk to ensure that any increased risk to life and property is acceptable. Therefore, SUB-R4 has an appropriate activity status of restricted discretionary to allow consideration of natural hazard risk and mitigations, and if this isn't complied with, then the activity status default to non-complying which aligns	No Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						with the avoid aspects of the above stated objectives and policies. However, it is acknowledged that SUB-R4 requires a building platform to be identified for all subdivision within flood hazard areas. Changing the rule to only require a building platform for a 'natural hazard sensitive activity' would mean that this in only required for those activities listed within that definition. I therefore recommend amendments to clause 1 to reflect this.	
256.35	Chloe Chai and Mark McKitterick	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
<i>FS2</i>	<i>Mark McKitterick</i>		<i>Oppose</i>	<i>3.18</i>	<i>Reject in part</i>		
284.215	Clampett Investments Limited	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
316.130	Environment Canterbury Regional Council	SUB-R4	SUB-R4(1) and (2) should state "within" rather than "with".	3.18	Accept	This was addressed in the clause 16 (2) minor amendments to the PDP, dated 20 October 2022.	No
FS37	Richard & Geoff Spark		Oppose	3.18	Reject		
FS41	David Cowley		Oppose	3.18	Reject		
FS80	Christchurch International Airport Limited		Support	3.18	Reject		
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI property Ltd		Oppose	3.18	Reject		
325.171	Kainga Ora – Homes and Communities	SUB-R4	Amend to align with the relief sought in the submission point on the Planning Maps and general submission point for the Natural Hazards Chapter, which seek to:	3.18	Reject	Kainga Ora [325.101] was assessed by Mr Willis in the Natural Hazards S42A report (para 56) where he considered that the proposed approach provides the best	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<ul style="list-style-type: none"> - Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer. - Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment. - Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than noncomplying. 			balance of certainty and flexibility and recommended that the submission is rejected. Given this, no consequential amendments to align SUB-R4 are necessary.	
FS37	Richard & Geoff Spark		Oppose	3.18	Accept		
FS41	David Cowley		Oppose in part	3.18	Accept		
FS46	Miranda Hales		Oppose in part	3.18	Accept		
FS91	R J Paterson Family Trust		Oppose in part	3.18	Accept		
326.352	Rolleston Industrial Developments Limited	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		Oppose	3.18	Reject		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
408.13	Bellgrove Rangiora Ltd	SUB-R4	Amend SUB-R4 such that a non-compliance with this is a controlled or restricted discretionary activity (not noncomplying) with control / discretion restricted to matters relating to the location, siting and layout, design of buildings, services or foundations as they relate to the flooding hazard; earthworks as they relate to the flooding hazard; and any flood hazard remediation methods.	3.18	Reject	Lowering of the activity status for non-compliance would not be consistent with NH-O1, HN-O3, NH-P2 – NH-P4, NH-P8. The general tenant of these provisions (as recommended by Mr Willis's s42A report and right of reply) is to avoid or mitigate natural hazard risk to ensure that any increased risk to life and property is acceptable. Therefore, SUB-R4 has an appropriate activity status of restricted discretionary to allow consideration of natural hazard risk and mitigations, and if this isn't complied with, then the activity status default to non-complying which aligns with the avoid aspects of the above stated objectives and policies.	No
FS37	Richard & Geoff Spark		Oppose in part	3.18	Accept		
418.35	Keith Godwin	SUB-R4	Retain SUB-R4 as notified.	3.18	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B20: Recommended responses to submissions and further submissions SUB-S3 Residential Yields

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.39	CA and GJ McKeever	SUB-S3	Neutral on SUB-S3.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
160.6	Rolleston Industrial Developments Limited	SUB-S3	Amend SUB-S3: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area</u> , then no less than 12 households per ha."	Rural subdivision s42A			
FS36	J W & CE Docherty		<i>Oppose</i>				
FS48	Waimakariri District Council		<i>Oppose</i>				
FS51	Phillip & Michelle Driver		<i>Oppose</i>				
FS56	Elizabeth Liddell		<i>Oppose</i>				
FS59	Mervin Percy Emms		<i>Oppose</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong Oppose						
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS112	Gordon Charles Alexander		Oppose				
FS38	Ian Warren and Lindsay Muncaster Bisman		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS41	David Cowley		Support				
FS60	Martin Hewitt		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				
162.44	John Stevenson	SUB-S3	Neutral on SUB-S3.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
183.9	Richard and Geoff Spark	SUB-S3	Amend SUB-S3: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply.</u> no less than 12 households per ha. "	3.22	Reject <u>Accept in part</u>	Density minimums are required to meet anticipated growth demands. <u>However, there are challenges to implementing SUB-S3 as proposed. Recommend amendments to provide certainty as to if the standard is met or not.</u>	No <u>Yes</u>
FS85	Bellgrove Rangiora Ltd		Oppose	3.22	Accept <u>Reject in Part</u>		
202.5	Nicholas Hoogeveen	SUB-S3	Outline Development Plans in the Rural Lifestyle Zone should have a minimum net density of 1 household per 2ha. Amend SUB-S3 non-complying activity status when compliance not met to discretionary.	3.22	Reject	SUB-S3 related to residential subdivision. Residential zones include: Large Lot Residential Zone, Medium Density Residential Zone, General Residential Zone and Settlement Zone, but not Rural Lifestyle Zone.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
223.10	John and Coral Broughton	SUB-S3	<p>Amend SUB-S3:</p> <p>"1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply.</u> no less than 12 households per ha.</p> <p>Activity status when compliance not achieved: NC"</p> <p>"Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha then a density exemption shall apply."</p>	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No
FS91	R J Paterson Family Trust		<i>Oppose in part</i>	3.22	<i>Accept</i>		
236.12	Rick Allaway and Lionel Larsen	SUB-S3	<p>Amend SUB-S3:</p> <p>"Residential subdivision of any area subject to an Outline Development Plan, except in the Large Lot Residential Zone shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply.</u> no less than 12 households per</p>	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>ha. Activity status when compliance not achieved: NC"</p> <p>Amend SUB-S3: "Residential subdivision of any area subject to an Outline Development Plan, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha a density exemption shall apply."</p>				
FS4	Malcolm Dartnell		Support	3.22	Accept		
FS28	Damian & Sarah Elley		Support	3.22	Accept		
FS29	JP Bailey Family Trust		Support	3.22	Accept		
FS30	Kim Manson & Neihana Kuru		Support	3.22	Accept		
FS31	Ross Fraser		Support	3.22	Accept		
FS32	L N R deLacy		Support	3.22	Accept		
FS33	Louise Marriott		Support	3.22	Accept		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
242.9	Dalkeith Holdings Ltd	SUB-S3	Amend SUB-S3: "Residential subdivision of any area subject to an ODP, except in the Large Lot Residential shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply. no less than 12 households per ha.</u> "	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No
246.10	Miranda Hales	SUB-S3	Amend SUB-S3: "Residential subdivision of any area subject to an ODP, except in the Large Lot Residential shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply. no less than 12 households per ha.</u> Activity status when compliance not achieved: NC"	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No
249.214	MainPower New Zealand Limited	SUB-S3	Insert exemptions to SUB-S2-S18 as required.	3.2	Reject	Mainpower's submission states that they 'seek appropriate exemptions for network utility sites as required, but no specific wording for the relief that is sought was provided within the submission. This generic	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						<p>submission point relates to SUB-S2 to SUB-S18.</p> <p>SUB-R2 provides an exemption for SUB-S1 to SUB-S18 where the allotment is for any unstaffed infrastructure, accessway or road. Therefore, no further exemption is required.</p>	
256.39	Chloe Chai and Mark McKitterick	SUB-S3	Neutral on SUB-S3.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
<i>FS2</i>	<i>Mark McKitterick</i>		<i>Oppose</i>	3.22	<i>Reject in part</i>		
284.225	Clampett Investments Limited	SUB-S3	Retain SUB-S3 as notified.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
326.362	Rolleston Industrial Developments Limited	SUB-S3	Retain SUB-S3 as notified.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Oppose	3.22	Reject in part		
347.13	Ravenswood Developments Limited (RDL)	SUB-S3	Retain SUB-S3 as notified.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
408.26	Bellgrove Rangiora Ltd	SUB-S3	Amend SUB-S3: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless: a: an alternative minimum net density outcome is specified within an approved ODP; and/or b. there are demonstrated constraints then no less than 12 households per ha. <u>OR</u> " Alternatively reword SUB-S3 to read: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of <u>12</u> 15 households per ha."	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No
FS37	Richard & Geoff Spark		Support	3.22	Accept		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
411.33	Ngai Tahu Property	SUB-S3	Amend SUB-S3: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha <u>where possible</u> , unless there are demonstrated constraints then no less than 12 households per ha <u>where possible</u> ." Amend activity status from Non-Complying to Discretionary.	3.22	Reject	Density minimums are required to meet anticipated growth demands.	No
418.45	Keith Godwin	SUB-S3	Neutral on SUB-S3.	3.22	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B31: Recommended responses to submissions and further submissions SUB-MCD2 Subdivision Design

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
178.47	Heritage New Zealand Pouhere Taonga (HNZPT)	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
249.231	MainPower New Zealand Limited	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
284.241	Clampett Investments Limited	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
325.179	Kainga Ora – Homes and Communities	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS37	Richard & Geoff Spark		<i>Oppose</i>	3.27	<i>Reject in part</i>	Agree with submitter that SUB-MDC2 does not provide for consideration of reduced residential yield where there are demonstrated constraints to development. Recommend amendments to address this.	Yes
FS41	David Cowley		<i>Oppose in part</i>	3.27	<i>Reject in part</i>		
FS46	Miranda Hales		<i>Oppose in part</i>	3.27	<i>Reject in part</i>		
FS91	R J Paterson Family Trust		<i>Oppose in part</i>	3.27	<i>Reject in part</i>		
326.378	Rolleston Industrial Developments Limited	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No
FS137	Ohoka Residents Association		<i>Oppose</i>	3.27	<i>Reject in part</i>		
169.19	NZPork	SUB-MCD2	Amend to include subdivision design criteria for subdivision design effects on the productive potential of rural resources.	3.27	Reject	SUB-MDC10 provides for consideration of potential reverse sensitivity effects on existing activities, including lawfully established rural activities. Therefore, no amendments are required.	No
FS41	David Cowley		<i>Oppose</i>	3.27	<i>Accept in part</i>		
373.66	KiwiRail Holdings Limited	SUB-MCD2	Retain SUB-MCD2 as notified.	3.27	Accept in part	Agree with Submitter. Subject to amendments made in response to other submissions.	No

Table B29: Recommended responses to submissions and further submissions SUB-Advice Notes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
275.36	Waka Kotahi NZ Transport Agency	New SUB-AN3	Include a new advice note stating that <u>Limited Access Roads must be considered to ensure the properties have frontage to legal road.</u>	3.25	Accept in part	Agree with Submitter. The advice note will be of assistance to those reading the District Plan in the future. However, the advice note would be better to replicate the wording of the advice under the heading 'Separate approval from the relevant road controlling authority' within the TRANS chapter, which provides a fuller explanation.	Yes

Table B37: Recommended responses to submissions and further submissions SUB-General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
108.2	Stephen Davison	General	Support intensification of residential development on brownfield sites to protect or limit greenfield areas. Retain the plan as notified.	3.30	Accept in part	The recommendations with this report retain the ability intensify residential development, in particular this intent is retained within SUB-1 for the Medium Density Residential Zone.	No
133.2	Sarbaz Estates Limited	General	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.	3.30	Accept in part	The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 is being addressed through Variation 1 to the PDP and as no change is recommended here.	No
316.136	Environment Canterbury Regional Council	General	Consider aligning terminology for consistency.	3.30	Reject	ECan specifically comment that the rules reference 'building platforms', while the matters for control and discretion reference 'identified building platforms' and say that it is uncertain whether this is intentional or an oversight. The rules are requiring the identification of a building platform and the matter of control and discretion are then requiring	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						consideration of where the identified building platform has been located in relation to specific matter. I do not consider this drafting approach to be uncertain or unclear as interpreted by ECan.	
FS41	David Cowley		Oppose	3.30	Accept		
FS80	Christchurch International Airport Limited		Support	3.30	Reject		
233.1	Eliot Sinclair	General	Amend to include the following new rules: <u>"SUB-R12 Subdivision to Create Unit Titles in All Zones All Zones Activity Status: CON Where: 1. Land use consent is approved for a multi unit commercial or residential development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided: a. all buildings are in accordance with an approved land use resource consent; b. all areas to be set aside for the exclusive use of each building or unit must be</u>	3.30	Accept in part	Disagree that a separate rule is required for cross-lease or unit title subdivision as all subdivision rules in the PDP provide for potential unit title and cross-lease subdivision given the definition of Subdivision in the Interpretation section (which is the National Planning Standards definition). Agree that a new rule that provides a clear consenting pathway for updating cross	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><u>shown on the survey plan, in addition to any areas to be used for common access, parking, or other such purpose;</u></p> <p><u>c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism;</u></p> <p><u>d. parking spaces must be created as accessory units or common areas rather than as principal units when associated with an approved use or activity, unless otherwise provided for by a resource consent.</u></p> <p>Matters of control/discretion are related to:</p> <p><u>1. SUB-MCD1 - Allotment area and dimensions</u></p> <p><u>2. SUB-MCD3 - Property access</u></p> <p><u>3. SUB-MCD6 - Infrastructure</u></p> <p><u>This rule does not apply to a subdivision of land creating a separate fee simple title.</u></p> <p><u>The intent is that it applies to subdivision of lot containing an approved land use consent in order to create titles in accordance with that consent.</u></p> <p>Notification:</p> <p><u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p> <p><u>Activity Status when compliance not achieved: as set out in the relevant subdivision standards"</u></p> <p><u>"SUB-R13 Subdivision to Update or Convert Cross Leases, Company Leases, and Unit Titles in All Zones</u></p>			<p>leases, company leases and unit title plans would be helpful for plan administration.</p> <p>The drafting as proposed does not entirely fit with the structure of the plan, particularly the inclusion of a bespoke assessment matter within the rule. I have therefore recommended this assessment matter be included in SUB-MCD1 and included reference to that MCD within the rule. In addition, clause 1 should also include 'leased area' and clause 3 can be shortened.</p> <p>Furthermore, as no subdivision standards are referenced within the rule, and activity status needs to be included within the rule. A non-complying activity status is recommended when compliance is not achieved with SUB-R3a.</p>	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><u>All Zones</u></p> <p>Activity Status: CON</p> <p><u>Where:</u></p> <p><u>1. Every title has legal access to a road, and that access is not obtained by crossing a railway line;</u></p> <p><u>2. Every title or leased area is supplied with a potable water supply;</u></p> <p><u>3. Every title or leased area is supplied with a connection to a reticulated wastewater network, where the site is located in a township with a reticulated wastewater network.</u></p> <p>Matters of control/discretion are restricted to:</p> <p><u>1. SUB-MCD3 - Property access</u></p> <p><u>2. SUB-MCD5 - Natural hazards</u></p> <p><u>3. SUB-MCD6 - Infrastructure</u></p> <p><u>4. SUB-MCD11 - Effects on or from the National Grid</u></p> <p><u>5. Whether any title or leased area would be reduced in area or dimension in a manner that might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service areas, or outdoor storage areas.</u></p> <p>Notification:</p> <p><u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p> <p><u>Activity Status when compliance not achieved: as set out in the relevant subdivision standards"</u></p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS80	Christchurch International Airport Limited		Neutral	3.30	Accept in part		
325.172	Kainga Ora – Homes and Communities	General	<p>Insert new rule:</p> <p><u>"Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u> <u>Activity status: CON</u> <u>Where:</u> <u>1. Any subdivision relating to an approved land use consent or building consent must comply with that resource consent or building consent.</u></p> <p><u>Matters of control/discretion are restricted to:</u> <u>SUB-MCD6</u></p> <p><u>Notification:</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified."</u></p>	3.18	Reject	<p>The relief sought by Kainga Ora [325.166] is already largely provided for by SUB-R2 and Sub-S1. SUB-R2 has a controlled activity status subject to meeting SUB-S1 to SUB-S18.</p> <p>Under SUB-S1 <i>allotment size and dimensions</i>, there is no minimum allotment area for multi-unit residential development where the design statement and land use consent have been submitted and approved in the MDRZ.</p> <p>It is my understanding that Kainga Ora residential developments within the Waimakariri District have been multi-unit development within the MRDZ, and therefore this clause would apply.</p>	No
FS37	Richard & Geoff Spark		Oppose	3.30	Accept		

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS41	David Cowley		Oppose in part	3.30	Accept		
FS46	Miranda Hales		Oppose in part	3.30	Accept		
FS91	R J Paterson Family Trust		Oppose in part	3.30	Accept		