

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

Please select one of the two options below:

I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

I **am** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

I **am not** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Submission at the Hearing

I/we wish to speak in support of my/our submission

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

Draft Council Submission on the Proposed Waimakariri District Plan

Number	Submission	Decision Sought
1.	<p>Oppose</p> <p>Amend Planning Map to correct unintentional zoning of part of Kaiapoi as Medium Density Residential Zone and show zoning as General Residential Zone.</p> <p>An error with the GIS layer meant the wrong colour and zoning was applied to those areas which were originally identified as General Residential Zone on the north side of the Kaiapoi River. The attached plans show the amended layout as was originally agreed to.</p>	<p>Correct mapping to amend MRZ and GRZ for Kaiapoi (as attachment 1)</p>
2.	<p>Oppose</p> <p>Delete Rules GRUZ-R41 and GRUZ-R42, provided Rules GRUZ-R3 and GRUZ-R4 remain from the Proposed Plan. GRUZ-R3 and GRUZ-R4 are the permitted activity versions of GRUZ-R41 and GRUZ-R42. The latter two were drafted for the purpose of seeking an immediate legal effect order and are only required during the transitional District Plan period. Once GRUZ-R3 and GRUZ-R4 are made operative, GRUZ-R41 and GRUZ-R42 are redundant as they result in the same outcome including legacy provisions for density of development in the Proposed General Rural Zone. Deleting GRUZ-R42 and GRUZ-R41 avoids confusion for users.</p> <p>Delete SUB-R10 as this rule was drafted for the purpose of immediate legal effect and is redundant once the remainder of that chapter is deemed to be operative. This will avoid confusion for users as the minimum allotment area for the General Rural Zone is stipulated in Table SUB-1.</p>	<p>Delete Rules GRUZ R41, GRUZ-R42 and SUB-R10.</p> <p>Retain GRUZ-R3 and GRUZ-R4, together with 20ha minimum allotment area in Table SUB-1 for the General Rural Zone.</p> <p>Renumber SUB-R11 to SUB-R10</p>

Number	Submission	Decision Sought
3.	<p>Oppose</p> <p>Amend SUB-P6 to include additional words to clarify that the policy applies to general Residential Zone overlays.</p>	<p>Amend the wording of SUB-P6 to add the words 'new General Residential Zones Overlays' as follows:</p> <p style="padding-left: 40px;">'Ensure that any additional new Residential Development Areas, new Large Lot Residential Zones, new General 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>
4.	<p>Oppose</p> <p>Amend GRZ-BRS5 (1) and MRZ-BFS5 (1) to provide for accessways as well as roads, as this is an unintended omission, and is necessary as subsection (f) refers to accessways.</p>	<p>Amend GRZ-BFS5 (1) and MRZ-BFS5 (1) by adding the words 'or accessway' after the words '...from any road', to read:</p> <p>Any building or structure other than a garage shall be set back a minimum of 2m from any road or accessway boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:</p>
5.	<p>Oppose</p> <p>Amend the appendix for Development Areas South East Rangiora (Appendix DEV-SER-APP1 Land Use Plan) as the reference to 12 households per hectare is inconsistent with other development areas and does not align with RESZ-P14 development density rule.</p>	<p>Amend Appendix DEV-SER-APP1 Land Use Plan text to read</p> <p>"...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."</p>
6.	<p>Oppose</p> <p>Amend the appendix for Development Areas Kaiapoi (Appendix DEV-K-APP1 as the reference to 12 households per hectare is inconsistent with</p>	<p>Amend Appendix DEV-K-APP1 text to read "...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."</p>

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	other development areas and doesn't align with RESZ-P14 development density rule.	
7.	<p>Oppose</p> <p>Amend SUB-R1 to ensure that the boundary adjustment does not create a substandard sized allotment or increase the level of any non-compliance with SUB-S1, and to ensure no additional allotment is created.</p>	<p>Add text to SUB-R1 as follows: '...Where:</p> <ol style="list-style-type: none"> 1. no additional allotment is created, and 2. SUB-S2 to SUB-S18 (gavel symbol) are met, and 3. the boundary adjustment does not increase the degree of non-compliance, or lead to an allotment that does not comply with the minimum allotment size specified in SUB-S1.
8.	<p>Oppose</p> <p>Amend the Energy and Infrastructure Chapter to provide for large scale solar farming as this may not specifically be covered.</p>	<p>Add new Rule EI-R44 (and consequential renumbering) to provide for large scale solar electricity generation as a Restricted Discretionary Activity to read as follows:</p> <p>EI-R44 Large scale solar electricity generation Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity involves the installation, maintenance, upgrading or removal of solar cell(s) other than for small scale or community scale renewable electricity generation provided for in EI-R40. <p>Matters of discretion are restricted to: EI-MD1 - Historic heritage, cultural values and the natural environment EI-MD2 – Amenity values, location and design EI-MD3 – Operational considerations EI-MD4 Health and Safety EI-MD5 – Electricity generation</p>

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9.	<p>Oppose</p> <p>Amend Rule EI-R29 (2) and (4)(d) by deleting these provisions as they are overly restrictive for amateur radio operators requiring more than one pole or dish antenna per site. This allows for people who use an array of aerials for radio telescope setups. This will enable a setup to operate more effectively at lower heights.</p>	<p>Delete the following words from Rule EI-R29(2) and (4)(d) as follows:</p> <p>'...2. There shall be a maximum of one pole per site; ... 4 d. a maximum of one dish antenna per site.</p> <p>Consequential amendment to 4(b) to add the word 'and' after the word 'ground', and to delete '; and' from 4(c) and replace with a full stop.</p>
10.	<p>Oppose</p> <p>Amend East Woodend Outline Development Plan (ODP) to correct map details.</p>	<p>Amend the East Woodend ODP map layer on the Planning Map, and the map in DEV-EWD-APP1 - East Woodend ODP as follows:</p> <ol style="list-style-type: none"> Amend Eders Road from Collector Road to Local Road. Align intersection of Local Road that runs north to south (from Gladstone Road to Parsonage Road) through Eders Road in order to improve intersection safety. Widen section of Eders Road that runs north to south located on the east of the ODP so it extends towards the west to become a width of 18m as per Local Road classification. Expand 'Outline Development Plan Area' layer outwards to encompass all roads affected by East Woodend ODP. <p>Amend first bullet point of second paragraph in Introduction of EWD – East Woodend in Part 3 (Existing Development Areas) as follows:</p> <ul style="list-style-type: none"> a collector <u>local</u> road linking Woodend Beach Road with Petries Road;
11.	<p>Oppose</p>	<p>Amend the Planning Map to change the following road locations from Local Road to Collector Road:</p>

Number	Submission	Decision Sought
	<p>Amendment to the Planning Map Road Hierarchy is required for local and collector roads to update and better reflect the function of, and traffic volume on, the specified roads.</p>	<ul style="list-style-type: none"> a. Pegasus Main Street from Pegasus to Lakeside Drive. b. Te Kohanga Drive from Pegasus Main Street to Tiritiri Moana Drive. c. Infinity Drive from Pegasus Boulevard to Lakeside Drive. d. Blackett Street west of King Street. e. Lehmans Road and River Road from Future Road to West Belt f. Todds Road (all). g. Silverstream Boulevard from Island Road to Sneyd Street. h. Adderley Terrace from Sneyd Street to Fuller Street. <p>Amend the Planning Map to change the following road locations from Collector Road to Local Road:</p> <ul style="list-style-type: none"> a. Beatties Road (all). b. Huntington Drive north of Salisbury. c. Sandown Boulevard (all). d. Belmont Avenue (all). e. Eders Road (all). f. Petries Road south of Gladstone Road to Copper Beach Road Road. g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard. <p>Amend to show all of Bob Robertson Drive as Collector Road.</p>

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12.	<p>Oppose</p> <p>Amend UFD-P6 to include West Rangiora as a new Development Area</p>	<p>Amend UFD-P6 as follows:</p> <p>The release of land within the identified new development areas of Kaiapoi, West Rangiora, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines.</p>
13.	<p>Oppose</p> <p>Rezone 261 Giles Road (Lot 1 DP482329) from Rural Lifestyle Zone to General Residential Zone. This is to better reflect the current Residential 7 zoning of the property in the Operative Plan. The property was missed off the final map due to a GIS error.</p>	<p>Rezone the property at 261 Giles Road (Lot 1 DP 482329) from Rural Lifestyle Zone to General Residential Zone.</p>
14.	<p>Oppose</p> <p>Keep most of the PEG Township Development Area Chapter but remove those rules that no longer apply. The provisions in relation to finished ground levels, earthworks and height in relation to boundary should be kept as they are still applicable to the present Pegasus township. These provisions are sufficiently detailed as they do not require the ODP to be operative.</p> <p>Those provisions that relate to the Special Purpose Zone (DEV-PEG-R1), Conservation protection (DEV-PEG-R2), Western Ridge Conservation Area (DEV-PEG-R3), Pegasus Development Area Outline Development Plan (DEV-PEG-R7) and the appendix (DEV-PEG-APP1) can be deleted.</p>	<p>Delete the following provisions from the PEG Township Development Area Chapter:</p> <ol style="list-style-type: none"> 1. DEV-PEG-R1 Special Purpose area 2. DEV-PEG-R2 Conservation protection 3. DEV-PEG-R3 Western Ridge Conservation Area 4. DEV-PEG-R7 Pegasus Development Area Outline Development Plan 5. Appendix DEV-PEG-APP1 Pegasus ODP (including the ODP)
15.	<p>Oppose</p>	<p>Amend text as follows:</p>

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	<p>Amend HH-R1 to remove the requirement for the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair, when undertaking painting of any historic heritage item.</p> <p>Any assessment of paint colour needs to consider the definition of maintenance and repair within the Proposed District Plan, requiring that painting retains the finishes and characteristics of the heritage building. Consideration has been</p>	<p>... “4. any activity other than painting is undertaken in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair.”</p>
16.	<p>Oppose</p> <p>Amend planning map and APP1 for Nos 2 and 3 Chichester Street to be the same</p>	<p>APP1 – change Alternative zone for Numbers 2 and 3 Chichester Street from Settlement Zone to General Residential Zone</p> <p>Change planning map to for No 2 Chichester Street changed from SPZ(PBKR) to NOSZ</p>
17.	<p>Oppose</p> <p>Amend Rule EI-R45 (1) (b) (iii) (b) to remove the maximum distance requirement so that rural subdivision is not limited to 1km for connection, as some large rural subdivisions are more than 1km from reticulation, and connection to reticulated services would benefit future owners.</p> <p>Operative district plan limits this to 250m for up to four dwellings and is not dependent upon the size of the subdivision.</p>	<p>Delete the words ‘...(up to a maximum of 1km)’ from Rule EI-R45 (1) (b) (iii) (b) the water reticulation network already exists adjacent to the site boundary, or if the amount of new pipework to be installed to provide a connection to the site boundary by extending the supply from the existing network is less than or equal to 250m of new pipework per new building (up to a maximum of 1km);</p>
18.	<p>Oppose</p>	<p>Amend the definition of ‘All Weather Standard’ to read as follows:</p> <p>‘means a sealed or unsealed surface comprising screened and graded aggregate mechanically compacted with a</p>

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	Amend the definition of 'all weather standard' in relation to access requirements needing to be able to provide access in weather conditions that include a 2% AEP event (for flooding).	gradient that enables stormwater runoff and is usable by motor vehicles under all weather conditions including a 2% AEP (1:50) flood event.'
19.	<p>Oppose</p> <p>Amend fencing requirements in MRZ-BFS8, GRZ-BFS8 and SETZ-BFS to provide greater traffic, pedestrian and cyclist safety. Revise figures to include a maximum length of non-permeable fencing and ensure non-permeable fencing is not adjacent to a reserve entrance or vehicle crossing</p>	<p>Amend fencing requirements in MRZ-BFS8, GRZ-BFS8 and SETZ-BFS:</p> <ol style="list-style-type: none"> 1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway pedestrian or cycle facilities, shall be: <ol style="list-style-type: none"> a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; and 3. Any other fence or freestanding wall, is a maximum height of 1.8m.
20.	<p>Oppose</p> <p>The Industrial Zone outdoor storage requirement (which is the only location where fencing is mentioned) should include fencing limits for traffic safety, specifically visibility to reserves, pedestrian and cyclist facilities. The fencing visibility requirements do not link with visibility splay requirements for accessways, so a reference to TRAN-R6 has been added.</p>	<p>Amend GIZ-BFS9 and LIZ-BFS9 as follows:</p> <ol style="list-style-type: none"> 1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones or Open Space and Recreation Zones or the road boundary.

Number	Submission	Decision Sought
		<p>2. All fencing, or walls within 2m of a site boundary with a public reserve, pedestrian or cycle facilities, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</p>
21.	<p>Oppose</p> <p>Carpooling and T2 lanes will play a critical part of emissions reduction efforts but are restricted through use of the term “private motor vehicles.” As well, the wording does not cover off how public transport and active transport relate to reducing this dependency.</p>	<p>Amend TRAN-O1 to read as follows:</p> <p>reduces dependency on private motor vehicles single-occupant motor vehicles, including through prioritising public transport and active transport; and</p>
22.	<p>Oppose</p> <p>Active Transport definition should be widened to include low-powered e-bikes and e-scooters, in line with proposed changes NZTA is suggesting through their Accessible Streets regulatory package last year.</p>	<p>Amend Definition for Active Transport as follows:</p> <p>ACTIVE TRANSPORT: means transport involving modes of travel other than conventional motor vehicles and which rely primarily on human power (and may be assisted by low-powered motors), for example: walking, scootering, and cycling.</p>
23.	<p>Oppose</p> <p>Cycling transport is only referenced in terms of the roading network and end-of-journey facilities, but does not include land use / development.</p>	<p>Amend TRAN-P9 as follows:</p> <p>Encourage cycle transport through measures such as:</p> <ol style="list-style-type: none"> 1. the provision of wider sealed road shoulders, marked on-road cycle lanes, separated cycle lane, shared use path and off-road formed cycle paths throughout the transport system; and 2. new development designed to maximise convenient and safe connections to the active transport network; and 3. provision of cycle parking that is safe, convenient, visible and secure; and

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		<p>4. provision of cycling end-of-journey facilities at larger-scale commercial, industrial, and mixed use development for staff such as showers and lockers.</p>
24.	<p>Oppose</p> <p>Table TRAN-3 and TRAN-4 has a few minor errors in the design requirements, some of which are out of alignment with regional standards, the WDC Engineering Code of Practice, and Austroads <i>Guide to Road Design Part 3</i></p>	<p>Amend Tables TRAN-3 and TRAN-4 as follows:</p> <p>Design standards for new roads (50km/hr or less):</p> <ul style="list-style-type: none"> • Low Volume Road max length: 150m • Local Road parking width: 2.2m (<i>per ECoP and regional standards</i>) <p>Design standards for new roads (60km/hr or more):</p> <ul style="list-style-type: none"> • Strategic Road reserve width: 30m (<i>18m clear zone and 12m carriageway per ECoP</i>) • Low Volume Road sealed shoulder width: 0.5m (<i>per AGRD Pt 3 Table 4.7</i>)
25.	<p>Oppose</p> <p>Amend New development area provisions to clear up any confusion around certification</p>	<p>Amend the following provisions: DEV-WR-R6, DEV-WR-R6, DEV-WR-R6, DEV-WR-R7, DEV-SER-R6, DEV-SER-R7, DEV-K-R6, and DEV-K-R7</p> <p>a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies has not certified that the criteria in DEV-###-S1 are met; and</p> <p>b) The activity is not in accordance with the residential development requirements of DEV-###-APP1.</p>
26.	<p>Oppose</p> <p>Amend urban flood hazard assessment overlay to correct a technical GIS error that used incorrect data. Attachment 2</p>	<p>Replace the urban flood hazard assessment overlay in the planning maps which corresponds to the 500 year flood overlay with an updated overlay that more accurately matches the 200 year flood hazard layer (all) as shown on the public hazards portal.</p>

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27.	Oppose Include definition for sports shooting range for RLZ-R37	Definition as follows: shooting range— (a) means a facility (whether indoor or outdoor), or a designated area of land, used by a shooting club or members of the public for the primary purpose of carrying out shooting activities; and (b) includes any defence area (as that term is defined in section 2(1) of the Defence Act 1990) used by a shooting club.
28.	Oppose Figure NATC-1 text states 5m intervals yet figure text states shows 3m.	Update Figure NATC-1 text changing 3m to 5m intervals.
29.	Oppose NATC overlay name clarified to include unscheduled water bodies	Change UNSCHEDULED term in Table NATC-1 and NATC-SCHED – Scheduled freshwater bodies, from UNSCHEDULED to NATC-SCHED4
30.	Oppose NATC scheduled freshwater bodies	NATC-S1 advisory note add bullet point after first bullet point to say: <ul style="list-style-type: none"> NATC-SCHED4 freshwater bodies are not mapped and does not include any water body listed in NATC-AN2
31.	Oppose Amendment of Southbrook ODP to reflect sheet 154 of operative district plan	Amend ODP within Planning map for Southbrook and DEV-SBK-APP1 Southbrook ODP to include proposed stream diversion and overland drainage system from ODP in Operative DP (sheet 154)
32.	Oppose Remove TREE038 located at 77 Hilton Street on planning map as it has been removed under s.330 RMA	Remove TREE038 from TREE-SCHED1 – Notable Trees
33.	Oppose Fences are exempt from boundary setbacks but it is not specified how tall the fence can be. Potentially an issue where there are smaller historical RLZ lots which could see very high fences on boundaries.	Amend RLZ-BFS4 to include new provision around fence heights to read: 5. All boundary fencing or freestanding wall shall be up to a maximum height of 1.8m, excluding wire mesh fences.
34.	Oppose	Amend EI-R41 title to read:

Number	Submission	Decision Sought
	EI-R41 amendment to clarify rule is for free standing wind turbines.	New small scale free standing wind turbine(s) for small scale or community scale renewable electricity generation
35.	Oppose Add new rule for roof mounted wind turbines in EI chapter	<p>Include the following new rule (with any consequential re-numbering):</p> <p>EI-Rxx: Small scale roof mounted wind turbines for small scale renewable electricity generation</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the maximum permitted height in relation to boundary of each wind turbine (including the full extent of the blades) is 3m above the highest point of attachment to the roof of a building; and 2. there shall be no more than one wind turbine per building.
36.	Oppose Add new clause to rule EI-R24 controlling placement of supporting poles and towers for new overhead transmission lines in SASM.	<p>Amend rule EI-R24 by inserting the following additional clause:</p> <p>“...4. supporting poles and towers for new overhead transmission lines shall not be located in SASM.”</p>
37.	Oppose HH-R4, HH-R5, HH-R6, HH-R7, HH-R8 and HH-R9 have word missing in title	<p>Amend HH-R4 so that it reads: 'Relocation of any historic heritage item listed in HH-SCHED2 within its site or heritage setting'</p> <p>Amend HH-R5 so that it reads: 'Alteration of or addition to any historic heritage item listed in HH-SCHED2'</p> <p>Amend HH-R6 so that it reads: 'Relocation of any 'Significant' (Category B) historic heritage item listed in HH-SCHED2 beyond its site or heritage setting'</p> <p>Amend HH-R7 so that it reads:</p>

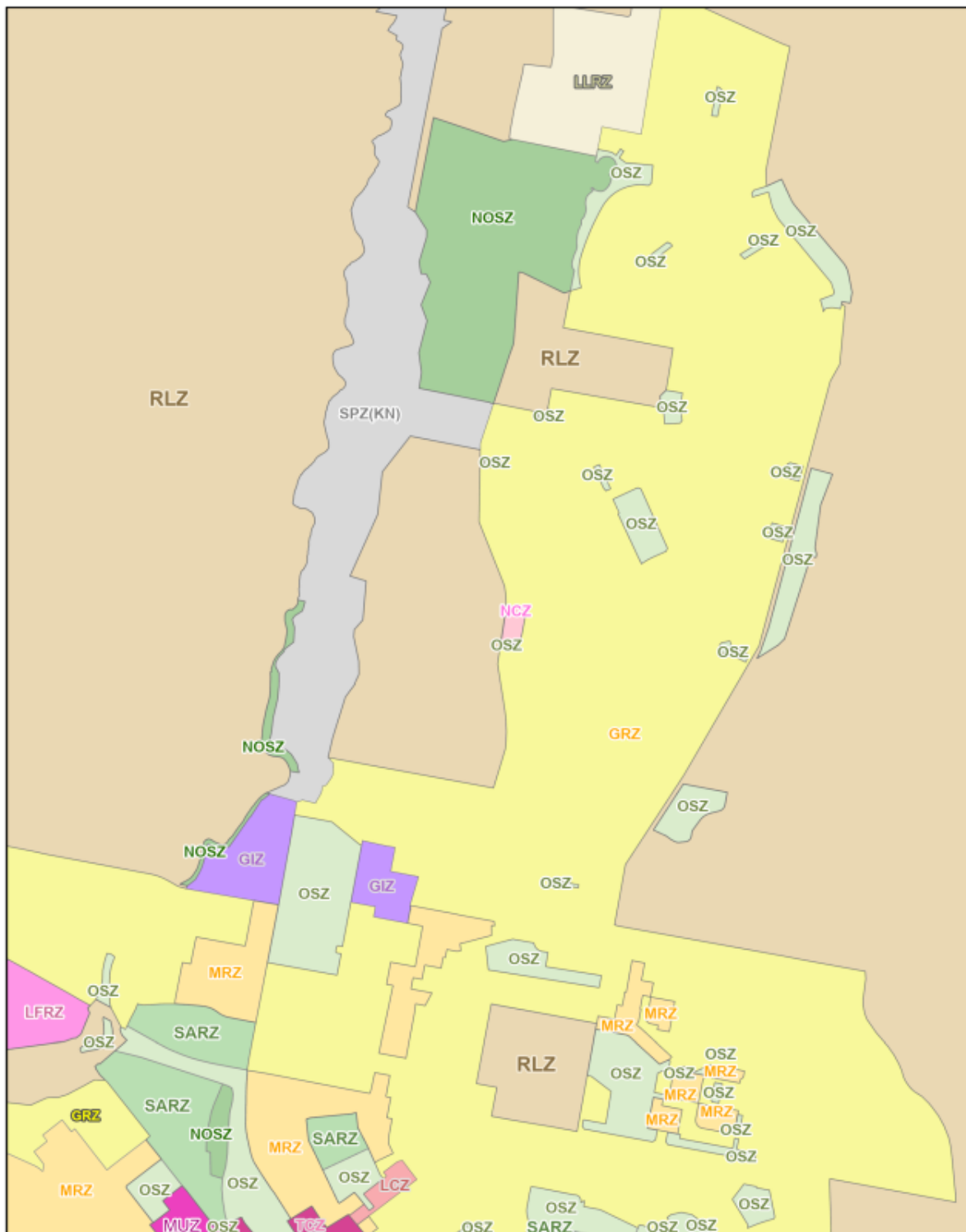
Number	Submission	Decision Sought
		<p>'Demolition of any 'Significant' (Category B) historic heritage items listed in HH-SCHED2'</p> <p>Amend HH-R8 so that it reads:</p> <p>'Relocation of any 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2 beyond its site or heritage setting'</p> <p>Amend HH-R9 so that it reads:</p> <p>'Demolition of any 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2'</p>
38.	<p>Oppose</p> <p>Change net site area for residential unit rules within Rural Zones to be consistent with subdivision rules. Replace net site area with allotment. There is inconsistency between the residential unit provisions of the rural zones and the minimum subdivision size. Council could have a situation where the 4ha could not be built on as part of the site is used as an accessway and is excluded under the Rural Zone rules.</p>	<p>Ament GRUZ-R3 so that it reads:</p> <p>Where:</p> <ol style="list-style-type: none"> 1. each residential unit shall be located on a site with a minimum net site area of 20ha per residential unit, except where provided for in (3), (4), (5), (6), and (7) and (8) below; 2. there is more than one residential unit on a site, each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: <ol style="list-style-type: none"> a. have a minimum net site area of 20ha per delineated area, and b. have no overlap between delineated areas, and c. have legal and physical access from any residential unit to a legal road; and

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		<p>d. comply with built form standards as though each delineated area was a site;</p> <p>3. a site with a minimum net site-area of 4ha or more, but less than 20-ha, which does not have a residential unit erected on it, existed prior to 18 September 2021, one residential unit may be erected;</p> <p>4. a site with a minimum net site-area of 4ha or more but less than 20ha, which does not have a residential unit erected on it, is subject to a subdivision consent that was granted prior to 18 September 2021, but has not been issued with certification under section 224 of the RMA, one residential unit may be erected;</p> <p><u>5.</u> a site with a minimum net site-area less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). one residential unit may be erected;</p> <p><u>5-6.</u> a site contains its own delineated area that existed prior to 18 September 2021 that has a minimum area of 4ha or more but less than 20ha, one residential unit may be erected;</p> <p><u>6-7.</u> a site with a minimum net site-area of less than 20ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of</p>

Number	Submission	Decision Sought
		<p>the infrastructure was 20ha or more, one residential unit may be erected; and</p> <p>7.8. one residential unit may be established on a bonus allotment.</p>
39.	<p>Oppose</p> <p>Change net site area for residential unit rules within Rural Zones to be consistent with subdivision rules. Replace net site area with allotment. There is inconsistency between the residential unit provisions of the rural zones and the minimum subdivision size. Council could have a situation where the 4ha could not be built on as part of the site is used as an accessway and is excluded under the Rural Zone rules.</p>	<p>Amend RLZ-R3 to read: Where:</p> <p>a each residential unit shall be located on a site with a minimum net site area of 4ha per residential unit, except where provided for in (3), (4) and (5) below;</p> <p>there is more than one residential unit on a site each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall:</p> <ul style="list-style-type: none"> have a minimum net site area of 4ha per delineated area, and have no overlap between delineated areas, and have legal and physical access from any residential unit to a legal road; and comply with built form standards as though each delineated area was a site; <p>where a site with a minimum net site area of less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected;</p> <p>where a site with a minimum net site area of less than 4ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 4ha or more, one residential unit may be erected; and</p>

Number	Submission	Decision Sought
		one residential unit may be established on a bonus allotment.
40.	Oppose North West Rangiora ODP - Correct layer name to be more accurate.	Amend 'Proposed Road Design' layer name on North West Rangiora ODP to 'Proposed Road' on Planning Map, and on map in DEV-NWR-APP1 Northwest Rangiora ODP.
41.	Oppose West Kaiapoi ODP – remove Neighbourhood Road classification as no longer an applicable road classification and update to Local Road classification as this is the comparable road classification. Update road classification of Island Road between Cosgrove and Ohoka Road.	Amend West Kaiapoi ODP on Planning Map, and map in DEV-WKP-APP1 - West Kaiapoi ODP as follows: a. Amend 'Neighbourhood Road' layer to Local Road classification. b. Amend section of Island Road located between Cosgrove Road and Ohoka Road from Local Road to Collector Road classification.
42.	Oppose Amend SUB-MCD3 to include provision for transport safety in terms of vehicle crossings.	Amend SUB-MCD3(1)(c) as follows: c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety</u> , and street trees in the roading corridor;

Attachment 1



0 65 130 260
Metres
Scale: 1:11,500
Original Size - A4

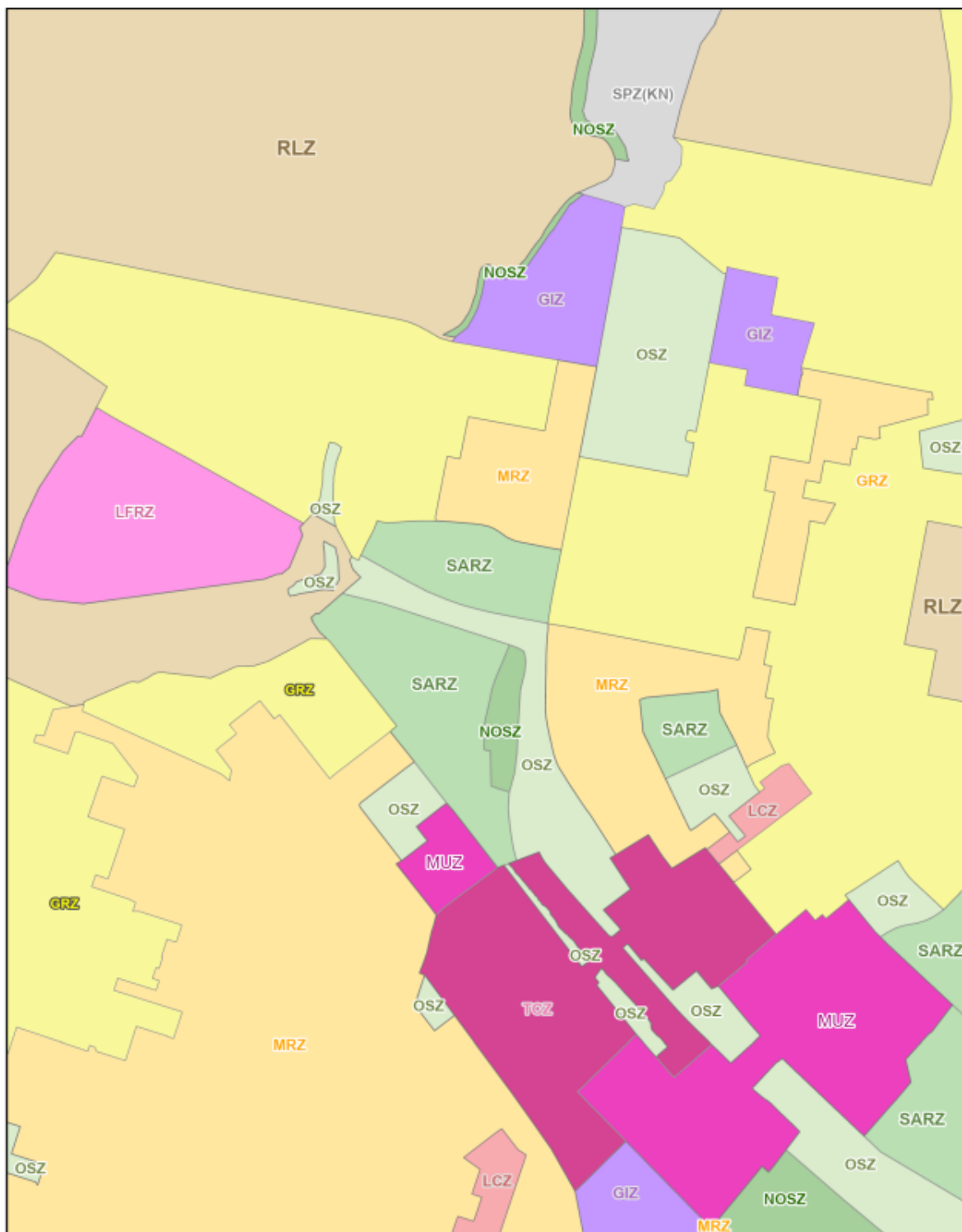
Medium Density Zone - Kaiapoi

Date: 26/11/2021

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0 40 80 160
Metres
Scale: 1:7,385
Original Size - A4

Medium Density Zone - Kaiapoi

Date: 26/11/2021

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0 15 30 60
Metres
Scale: 1:3,025
Original Size - A4

Medium Density Zone - Kaiapoi

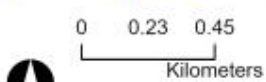
Date: 26/11/2021

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Attachment 2



Original Size - A4

Kaipoi 200 Year Flood Hazard

Date: 24/11/2021

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