

Before an Independent Hearings Panel  
appointed by the Waimakariri District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions in relation to the proposed Waimakariri District Plan, Variation 1 and Variation 2

*and:* Hearing Stream 10A: Future Development Areas, Airport Noise Contour, Bird Strike and Growth policies

*and:* **Christchurch International Airport Limited**  
Submitter 254

Evidence of John Kyle (Planning)

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Dated: 1 February 2024

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## 1. INTRODUCTION

- 1 My full name is John Clifford Kyle. I hold an honours degree in Regional Planning from Massey University, obtained in 1987. I am a founding director of the firm Mitchell Daysh Limited, which practices as a planning and environmental consultancy throughout New Zealand.
- 2 I have been engaged in the field of resource and environmental management for more than 35 years. My experience includes a mix of local authority and consultancy resource management work. For the past 28 years, this experience has retained a particular emphasis on providing consultancy advice with respect to regional and district plans, designations, resource consents, environmental management, and environmental effects assessment. This includes extensive experience with large-scale, and often nationally significant projects involving inputs from a multidisciplinary team. My work regularly takes me all over New Zealand.
- 3 An outline of the projects in which I have been called upon to provide resource management planning advice in recent times is included in **Appendix A**. My experience includes advising a number of airport companies around New Zealand with respect to airport planning issues, including District Plan reviews, private plan changes, notice of requirements and designations.
- 4 I have been authorised by Christchurch International Airport Limited (*CIAL*) to provide evidence in relation to its submissions and further submissions on the proposed Waimakariri District Plan (*PDP*) and Variations 1 and 2 to the PDP under the Intensification Streamline Planning Process (*IPI*).
- 5 In preparing this brief of evidence, I have reviewed:
  - 5.1 The Operative Waimakariri District Plan, the PDP and the IPI insofar as relevant to CIAL's submissions and further submissions;
  - 5.2 CIAL's primary submissions and further submissions on the PDP and IPI;
  - 5.3 Provisions of the Environment Canterbury Regional Policy Statement (insofar as relevant to CIAL's submissions and further submissions);
  - 5.4 The following section 32 evaluation reports:
    - (a) Rautaki Ahunga / Strategic Directions and Āhukatanga Auaha ā Tāone / Urban Form and Development;
    - (b) Wāhanga waihanga / Development Areas (Rangiora East and West and Kaiapoi)
    - (c) Pūngao me te hanganga hapori / Energy and Infrastructure;
    - (d) Airport Noise Qualifying Matter section 32 evaluation;
  - 5.5 The following section 42A reports:

- (a) Proposed Waimakariri District Plan: Wāhanga Waihanga – Development Areas (DEV), prepared by Peter Wilson and dated 12 January 2024;
- (b) Proposed Waimakariri District Plan: Christchurch International Airport Ltd – Airport Noise Contours and Bird Strike, prepared by Neil Sheerin and dated 9 January 2024; and,
- (c) Proposed Waimakariri District Plan: Variation 1 – Airport Noise Matters prepared by Peter Wilson and dated 12 January 2024;

5.6 The statement of evidence of Ms L Smith, Mr S Hawken, Dr L Bull, Ms N Hampson and Mr G Sellars, dated 2 February 2024.

### **Code of Conduct**

- 6 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with it in preparing my evidence on technical matters. I confirm that the technical matters on which I gave evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from my opinions expressed.

### **Scope of Evidence**

- 7 This hearing (Hearing Stream 10A) considers a number of topics relevant to CIAL’s interests in the PDP and IPI, including Development Areas, Airport Noise and Bird strike related matters.

8 My evidence:

- 8.1 Sets out the overarching policy framework insofar as relevant to CIAL’s submissions;
- 8.2 Provides an overview of “best practice” land use planning within an airport’s aircraft noise boundaries;
- 8.3 Addresses the use of a 50dB Ldn aircraft noise boundary, including recent remodelling of the contour and its potential use as a qualifying matter;
- 8.4 Considers the identification of noise sensitive activities within the 50dB Ldn aircraft noise boundary, including within Development Areas of the PDP and the Council proposal to apply a “certification” process to open up new land areas to enable additional housing opportunities;
- 8.5 Evaluates the overall approach to aircraft noise management within the PDP and IPI; and,
- 8.6 Addresses proposed provisions seeking to manage the potential effects of bird strike risk.

- 9 Please note that my evidence does not address every submission point raised in CIAL’s submissions or further submissions on the PDP or the IPI. Instead, my

evidence focuses on the key themes which underpin CIAL's submission and will likely have the greatest bearing on their existing and future operations. An absence of discussion with respect to a particular submission point should not be taken as agreement (tacit or otherwise) with the recommendations set out in the section 42A evaluation or the notified provision.

- 10 For completeness, I have included as **Appendix B** to this statement, a brief evaluation of the appropriateness, efficiency and effectiveness of each of CIAL's Hearing Stream 10A submission and further submission points. I am happy to elaborate on the evaluation contained in **Appendix B** at the hearing if that would of assistance to the Hearings Panel.

## **2. CHRISTCHURCH AIRPORT – OVERVIEW OF THE RELEVANT POLICY FRAMEWORK**

### **Resource Management Act 1991**

- 11 CIAL operates the regionally and nationally significant Christchurch International Airport (*the Airport*). Ms Hayman, the Environment and Planning Manager at CIAL, presented evidence at Hearing Stream 1 of the PDP regarding the background context about CIAL and its role supporting the social, cultural and economic wellbeing of the Canterbury Region (including the Waimakariri District) and the wider country. I note that this evidence usefully sets out the local, regional and national significance of the Airport. The Airport comprises regionally and nationally significant infrastructure, a fact that is pertinent to a number of relevant Policy Statements and Plans in the region. I elaborate on this point later in this statement.
- 12 CIAL is a network utility operator and a requiring authority under section 166 of the Resource Management Act 1991 (*the RMA or the Act*). While CIAL hold two designations within the Christchurch City District, these designations do not extend into the Waimakariri District.

### **National Policy Statement on Urban Development**

- 13 The National Policy Statement on Urban Development 2020 (*NPSUD*) sets out objectives and policies for planning for well-functioning urban environments under the RMA.
- 14 The NPSUD identifies "Tier 1" Urban Environments, for which minimum residential density requirements are set. These requirements are also detailed in sections 77F to 77R of the RMA. The Waimakariri District is identified as a Tier 1 Urban Environment.
- 15 The NPSUD and RMA only allow for departure from the Tier 1 minimum density requirements where necessary to accommodate a "qualifying matter".<sup>1</sup> Insofar as is relevant to CIAL, the term "qualifying matter" is defined as "*any matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.*"<sup>2</sup>

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<sup>1</sup> Policy 4 of the NPSUD.

<sup>2</sup> Clause 3.32(1(c)) of the NPSUD and sections 77I(e) and 77(O)(e) of the RMA.

- 16 The NPSUD defines “nationally significant infrastructure” as “*any airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers*”.<sup>3</sup> Christchurch International Airport fits within the definition of nationally significant infrastructure. Any activities that give rise to adverse effects on the safe and efficient operation of the Airport therefore fall within the remit of a “qualifying matter” under the NPSUD.

**Canterbury Regional Policy Statement**

- 17 Mr Darryl Millar has provided an overview of the regional policy context of the Airport in his statement of evidence for Hearing Stream 1 and 5 of the PDP and IPI. I generally agree with his overview and adopt it for the purposes of my evidence. For ease of reference, his overview is included in **Appendix C** of my statement of evidence.

- 18 Building further on Mr Millar’s work, Objective 5.2.2 of the Canterbury Regional Policy Statement (CRPS) deals with the integration of land use and infrastructure and seeks to (my emphasis added):

1. ....
2. *To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:*
  - a. *development does not result in adverse effects on the operation, use and development of regionally significant infrastructure.*
  - b. *adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.*
  - c. *there is increased sustainability, efficiency and liveability.*

- 19 Notably, the principal reasons and explanation for the objective state (my emphasis added):

*Regionally significant infrastructure in the wider region is essential to enable the well-being, health and safety of people and communities and has the following characteristics:*

1. *it significantly contributes to the social, economic and cultural well-being of people and communities;*
2. *it is the subject of considerable financial investment;*
3. *it is unlikely to be readily replaced or duplicated; and*
4. *it requires integrated management with other natural and physical resources.*

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<sup>3</sup> Clause 1.4(h) of the NPSUD.

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*When developing and using regionally significant infrastructure, it is not always practicable to 'internalise' all adverse effects on the environment. In some cases (e.g. airports, ports, and strategic road and rail corridors) the infrastructure influences the quality and use of the environment surrounding it.*

*Recognition of the importance of regionally significant infrastructure will lead to greater weight being given to its requirements. As a consequence, it is desirable to manage the location and form of the surrounding development, to reduce incompatibility and conflicts.*

- 20 Of particular relevance to this hearing stream is also Policy 5.3.9 which, in relation to regionally significant infrastructure, seeks to:
1. *Avoid development which constrains the ability of this infrastructure to be developed and used without time or other operational constraints that may arise from adverse effects relating to reverse sensitivity or safety;*
  2. *Provide for the continuation of existing infrastructure, including its maintenance and operation, without prejudice to any future decision that may be required for the ongoing operation of expansion of that infrastructure.*
- 21 The explanation for the policy also notes that:
- Development sensitive to the effects of regionally significant infrastructure, particularly for residential uses, are to be avoided if they may result in the development and use of such facilities being constrained. Often sensitivity arises because the development is incompatible with the noise generated within, or by the facility, including associated activities such as freight storage and movement, especially night time operations.*
- 22 On review of the key policy directives of the CRPS, I share the view of Mr Millar<sup>4</sup> that the overall policy thrust of the CRPS is that it:
- 35.1 *recognises the social and economic importance of the Airport, and the need to integrate land use development with infrastructure;*
  - 35.2 *seeks to avoid incompatible activities within the 50dBA contour which may result in reverse sensitivity effects on the Airport;*
  - 35.3 *recognises that the Airport should not be compromised by urban growth and intensification: and*
  - 35.4 *enables the Airport's safe, efficient and effective operation and development.*

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<sup>4</sup> Paragraph 35, Statement of Evidence of Mr Darryl Millar (Planning), Hearing Stream 1, 1 May 2023.

- 23 Overall, the policies are quite clear and directive about the need to protect regionally significant infrastructure such as the Airport, from incompatible land uses and activities. The 50dB Ldn Air Noise Contour is a key measure that has been adopted in the Canterbury region for identifying where reverse sensitivity effects are most likely to arise. In my opinion, great care needs to be exercised when evaluating proposals to rezone or upzone land within the 50dB Ldn Air Noise Contour as a result of this policy backdrop.
- 24 For ease of reference, the provisions referenced above or later in my evidence are attached in full as **Appendix D**.

#### **Operative Waimakariri District Plan**

- 25 The planning maps with the Operative Waimakariri District Plan (*the Operative Plan*) depict two "Average Noise Exposure (Ldn)" noise contours. Referred to throughout my evidence as the 55dB Ldn Noise Contour and the 50dB Ldn Noise Contour (respectively), these contours identify areas which may experience the following levels of aircraft noise, associated with the operation of the Airport:
- 25.1 55dB Ldn Noise Contour: identifies an area within which aircraft noise of between 65dB Ldn and 55dB Ldn may be experienced; or
- 25.2 50dB Ldn Noise Contour: identifies areas within which aircraft noise of between 55db Ldn and 50db Ldn may be experienced.
- 26 The location of the operative noise contours overlaid with CIAL's proposed new Outer Envelope Contours (discussed later) is shown in **Appendix E**. Note that while an Air Noise Boundary is also defined around the Airport, this is entirely contained within the Christchurch City jurisdiction and is therefore not depicted in the Operative Plan.
- 27 Within the aircraft noise boundaries, the planning framework within the Operative Plan broadly:
- 27.1 Establishes a policy directive to avoid patterns of land use development which may affect the operation and efficient use and development of the Airport;<sup>5</sup>
- 27.2 Seeks to avoid subdivision and development of noise sensitive activities within the Rural Zone and 50dB L<sub>dn</sub> Noise Contour;<sup>6</sup>
- 27.3 Seeks to ensure growth and development proposals provide an assessment of how the use, development or protection of natural and physical resources affected by the proposal will be managed in a sustainable and integrated way, including consideration of the extent to which proposals avoid noise sensitive activities within the 50dB Ldn Noise Contour, with the exception of those areas within Kaiapoi defined in Chapter 6 of the CRPS;<sup>7</sup>

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<sup>5</sup> Policy 11.1.1.8 and 12.1.1.12, Operative Plan.

<sup>6</sup> Policy 14.3.1.1, Operative Plan.

<sup>7</sup> Policy 18.1.1.1(j), Operative Plan.

- 27.4 Controls development patterns by establishing allotment sizes across most zones, including the Residential 1 (300m<sup>2</sup>), Residential 2 (600m<sup>2</sup>), Residential 7 (150m<sup>2</sup> – 500m<sup>2</sup>), Residential 4B (5000m<sup>2</sup>) and Rural (4ha) zones;<sup>8</sup>
- 27.5 Within the 55 dB L<sub>dn</sub> Noise Contour, ensure that new noise sensitive activities or additions to existing noise sensitive activities are also subject to acoustic insulation standards.<sup>9</sup>
- 27.6 Utilises non-statutory methods such as the use of information on Land Information Memoranda for all properties within the 50dB L<sub>dn</sub> Noise Contour.<sup>10</sup>

#### **4. OVERVIEW OF AIRCRAFT NOISE MANAGEMENT AND LAND USE PLANNING**

- 28 In my experience, noise is typically one of the key land use planning issues associated with airports throughout New Zealand. The nature of the issue is typically two fold – firstly, how the airport manages its' effects on the community arising from (predominantly aircraft) noise and secondly, how suitable planning controls can be put in place to best protect the amenity values of those who live close to airports, and in so doing reduce the prospect of reverse sensitivity effects which can (and do) undermine the ongoing use and development of airports.
- 29 Reverse sensitivity issues are a prominent issue at most large commercial airports and the issue becomes particularly prevalent where there is ongoing pressure to enable or intensify residential development within close proximity to airports (Queenstown is a good recent example).
- 30 As set out by Ms Smith, the New Zealand Standard for Airport Noise Management and Land Use Planning, NZS6805:1992 (*NZS6805*) is generally considered "best practice" for guiding land use management surrounding airports in New Zealand and promotes an approach whereby all new noise sensitive activities within an airport's Air Noise Boundary and Outer Control Boundary are prohibited, where this can be practicably achieved. More specifically, NZS6805 recommends that local authorities implement the following land use restrictions:
- 30.1 Within the Air Noise Boundary: New noise sensitive uses are prohibited, and existing residential properties are provided with appropriate acoustic insulation to ensure a satisfactory internal noise environment.
- 30.2 Between the Air Noise Boundary and Outer Control Boundary: New noise sensitive uses (including residential) should be prohibited unless a district plan permits such uses, subject to a requirement to incorporate appropriate acoustic insulation to ensure a satisfactory internal noise environment.
- 31 In my experience, there are very few major commercial airports in New Zealand where complete consistency with the Standard has been achieved. This is typically

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<sup>8</sup> Rule 32.1.1.1 and 32.1.1.21, Operative Plan

<sup>9</sup> Rules 31.12.1.4-6 and Table 31.2

<sup>10</sup> Method 12.1.1.12.2, Operative Plan.



a result of historic development patterns influencing the ability for the Standard to be faithfully applied. Notwithstanding this, the underlying premise that it is undesirable for the intensification of noise sensitive activities to establish anywhere within the aircraft noise boundaries is generally well recognised by the various councils I have dealt with over such matters.

- 32 As detailed by Ms Smith, from an acoustics perspective, there are a number of reasons why intensification of noise sensitive activities within aircraft noise boundaries is an undesirable outcome. In summary, this includes the potential for aircraft noise exposure to give rise to effects such as annoyance, sleep disturbance, cognitive impairment and other health related effects.
- 33 Based on Ms Smith's literature review, it also appears that the prevalence of annoyance effects relative to aircraft noise exposure has increased markedly compared to earlier research conducted 20 years ago. Previous annoyance studies from 2001 (which in my experience, have frequently been referenced by acoustic experts when considering aircraft noise effects) have been superseded by more recent studies undertaken by the likes of the World Health Organization (*WHO*), who have subsequently released guidelines for annoyance responses relative to aircraft noise exposure. Ms Smith advises that, based on the WHO guidelines:
- 33.1 almost 18% of people will be highly annoyed by aircraft noise exposure of 50dB Ldn;
  - 33.2 between 18 to 27% of people will be highly annoyed by aircraft noise between 50 and 55dB Ldn; and,
  - 33.3 between 27 and 46% of people will be highly annoyed by aircraft noise between 55 and 65dB Ldn.
- 34 Putting this into context it would be reasonable to anticipate that:
- 34.1 Between the 55dB Ldn and 50dB Ldn Noise Contour, between 18 to 27%, or 1 in 4 to 1 in 5 people will be highly annoyed by aircraft noise.
  - 34.2 Between the 65dB Ldn (located within the CCC District) and the 55dB Ldn noise contour, between 27 and 46% of people, or 1 in 4 to 1 in 2 people will be highly annoyed by aircraft noise.
- 35 When considering these numbers, it is important to appreciate that the level of aircraft noise exposure within the aircraft noise boundaries experienced today will not be the same in 10, 20 or 30 years time. While residents may not be exposed to aircraft noise that causes them to be "annoyed" now, this will change in the future as the frequency of noise exposure increases over time. For this reason, care needs to be taken to ensure a lack of noise complaints now is not assumed to be an accurate indicator of community acceptance of aircraft noise exposures in the future.<sup>11</sup>

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<sup>11</sup> As suggested in paragraph 141, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

- 36 In dealing with various plan changes and resource consenting matters over the last decade, it is evident to me that there is ongoing pressure to provide for the intensification of residential land use surrounding various airports. I also accept that there are a number of pressures brought to bear on Councils in high growth areas in particular, to intensify such uses for a variety of reasons, including the policy directives of the NPSUD.
- 37 Based on the annoyance indicators, and as I have experienced working with a number of airports around New Zealand, allowing the intensification of noise sensitive activities within the aircraft noise contours has the effect of ultimately increasing the number of people exposed to the effects of aircraft noise over time. My experience at airports such as Wellington and Queenstown is that such activity also inevitably leads to an increase in reverse sensitivity concerns which can bring very strong pressures to bear on airport operators and regulators alike to constrain or curtail operations.
- 38 Based on my experience and the evidence of Ms Smith, I hold the opinion that enabling the intensification of noise sensitive activities within the contours is inherently undesirable and land use planning decisions should proactively avoid the potential for reverse sensitivity effects to arise in the future. Given the critical and strategic role that Christchurch Airport plays, allowing urban intensification to occur in locations that effectively bring people to the effect has a high potential to lead to compromise and ultimate constraining and/or curtailment of aircraft activity over time.
- 39 Such an outcome is inconsistent with the policy directive of the CRPS,<sup>12</sup> which seeks to avoid new noise sensitive activities establishing within the 50dB Ldn Noise Contour for the Airport. This matter is discussed further in section 5 of my evidence.

#### **Operative versus Remodelled 50dB Ldn Noise Contour**

- 40 As discussed in Section 3 of my evidence, the Operative and proposed planning maps both identify the operative 50dB and 55dB Ldn Noise Contour.
- 41 As detailed by Mr Hawken, CIAL has recently remodelled the noise contours (*the remodelled contour*) to account for changes in runway capacity, aircraft traffic projections, flight track assumptions and noise modelling. Notably, the contours also account for a change aircraft technology (which influences flight tracks) due to the use of Performance Based Navigation or "PBN".
- 42 The operative 50dB Ldn Noise Contour is currently mapped in the CRPS (refer to Map A). The CRPS currently anticipates the future need to review the contours, with a specific monitoring and review policy and an associated method detailing the process for undertaking the review.<sup>13</sup>
- 43 I understand that CIAL has been in discussions with Environment Canterbury (ECAN) about this review process, with two sets of contours currently being considered for inclusion in the proposed review of the CRPS which is scheduled for later this year. Ms Smith and Mr Hawken have also been involved in this review

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<sup>12</sup> Policy 6.3.5(3) to (5), CRPS.

<sup>13</sup> Policy 6.3.11(3) and associated method of the CRPS.

process to date, which has culminated in two sets of contours (i.e. an average noise contour and an outer envelope noise contour) having now been agreed by both CIAL and ECAN noise experts.

- 44 As part of CIAL's submission on the PDP and IPI, CIAL has requested that both the operative and remodelled noise contours be adopted in the PDP until such a time that CRPS review is complete. This position is not supported by the section 42A report officer<sup>14</sup>, despite the Waimakariri process being underway and CIAL having no ability under section 60 of the RMA to facilitate the progression of the inclusion of the remodelled noise contours through the CRPS review process.
- 45 The 50dB Ldn Noise Contour has a long-established provenance within Policy Statements and Plans that apply to land around Christchurch Airport. Historically this has led to what I would consider to be a very effective land use management response to address the potential reverse sensitivity on the Airport and conversely, to manage potential amenity effects from aircraft noise on the community. The method is accepted in the CRPS and has long been accepted within the various Plans that apply to the land around the airport and various Councils appear to support its ongoing application.
- 46 In my experience, it is quite orthodox for aircraft noise contours to require periodic updates to reflect changes to the aircraft fleet, flight paths and future forecast increases in aviation demands. As noted above, the CRPS identifies a method for giving effect to this, which CIAL and ECAN's experts have now advanced.
- 47 As the most up-to-date and "best available evidence" of the actual potential noise effects arising from aircraft operations at the Airport, it is my view that the remodelled contours should attract considerable weight in the PDP and IPI process. The fact that ECAN has not yet notified a change to the CRPS to reflect the remodelled contours is not something that CIAL has been able to control and in my view, the CRPS review sequencing issue should not be determinative when considering the merits of including the most up-to-date information in the PDP. Inclusion of the most up-to-date information appears to me to be the most sensible approach. To demonstrate my point, it would be odd if a decision maker were to ignore new natural hazard information during the course of plan change or resource consent proceedings on the basis that a series of maps in a higher order Policy Statement or Plan had not yet been brought into line with that new information. This is particularly so in circumstances where the new information was based on best contemporary practice and had been assembled via a collaborative expert advised process.
- 48 In my opinion the remodelled 50dB Ldn Noise Contour should attract significant weight when assessing the rezoning or intensification proposals before this panel. Failure to do so will potentially allow the horse to bolt, with intensification opportunities implemented until such a time as the CRPS review process is complete. This is something that is very difficult to undo. In my view a cautious approach is warranted as a result.
- 49 Given the operative 50dB Ldn Noise Contour is included in Map A of the CRPS, I have considered whether including the remodelled noise contour in the PDP would

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<sup>14</sup> Paragraphs 120 to 130, Airport Noise and Bird Strike section 42A report, dated 9 January 2024.

be inconsistent with the CRPS. In this regard, I have reached a similar view to Mr Millar during Hearing Stream 1<sup>15</sup> – that is, the relevant provisions of the CRPS do not refer to the 50dB Ldn Noise Contour on Map A. Rather, references to Map A within the provisions are with respect to activities. Given this, I agree with Mr Millar that there is scope for the Council to adopt the updated contours in the PDP and still be aligned with the CRPS.

- 50 It is also important to recognise that the 50dB Ldn Noise Contour and 55dB Noise Contours are overlapping and additional. To be clear, the PDP provisions that seek to 'avoid' noise sensitive activities apply within the 50dB Ldn Noise Contour and the 55dB Noise Contour. The noise mitigation requirements within the 55dB Ldn Noise Contour are then additional to the rules that apply within the 50dB Ldn Noise Contour.

#### **Airport Noise Qualifying Matter**

- 51 As described, the NPSUD sets minimum density requirements for Teir 1 Urban Environments<sup>16</sup> such as the Waimakariri District. Any departure from the minimum requirements can only be justified to the extent necessary to accommodate a "qualifying matter".<sup>17</sup> For the reasons described in Section 3 regarding the NPSUD, any activities that give rise to adverse effects on the safe and efficient operation of the Airport therefore potentially fall within the remit of a "qualifying matter" under the NPSUD.
- 52 The Waimakariri District Council (*the Council*) has identified, for the purposes of the IPI, an "Airport Noise" Qualifying Matter. The qualifying matter covers the approximate urban area of Kaiapoi and is based on the operative 50db Ldn Noise Contour. A copy of this qualifying matter map is attached as **Appendix E**.
- 53 For the reasons described in the preceding section of my evidence, in my view the airport noise qualifying matter would more appropriately be delineated by the remodelled noise contours. If the Panel sees merit with this approach, I would be happy to provide an updated Qualifying Matter report that addresses the remodelled extent of the noise contours.
- 54 Without derogating from my primary opinion that the remodelled noise contour should be applied, I note that the Airport Noise Qualifying Matter section 32 evaluation included an assessment of the qualifying matter in accordance with the requirements of Clause 3.33(2) of the NPSUD. From a statutory perspective (including the relevant sections of the Amendment Act), the Council has provided all of the requisite information required to confirm, at the very least, the operative 50db Ldn Noise Contour as a qualifying matter.
- 55 The section 42A report has also recommended retaining the operative 50dB Ldn contour as a qualifying matter.<sup>18</sup> For the reasons set out earlier, I support the

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<sup>15</sup> Paragraph 31 to 33, Statement of Evidence of Mr D Millar, dated 1 May 2023.

<sup>16</sup> Policy 3 of the NPSUD.

<sup>17</sup> Policy 4 of the NPSUD.

<sup>18</sup> Paragraph 58, Variation 1 Airport Noise section 42A report, dated 12<sup>th</sup> January 2024.

retention of an Airport Noise Qualifying Matter, albeit extended to reflect the remodelled contour.

56 I also note that section 42A report officer expresses a view that the Airport Noise Qualifying Matter applies to subdivision, rather than land use.<sup>19</sup> I do not consider this to be correct. There is nothing within the notified section 32 evaluation that would suggest that this is the case and I note that the proposed Medium Density Residential Zone provides for three residential units per site as a permitted activity<sup>20</sup> except within the natural hazards and airport noise qualifying matters. It is clear that this qualifying matter applies to land use, which is appropriate.

## **5. INTENSIFICATION OF EXISTING AND PROVISION FOR NEW NOISE SENSITIVE ACTIVITIES WITHIN THE 50DB LDN NOISE CONTOUR**

57 As notified, the PDP has introduced two new "Kaiapoi Development Areas" to the northeast of the existing Kaiapoi. The new Kaiapoi Development Areas is subject to an underlying Rural Lifestyle land use zone and is subject to an Outline Development Plan, both of which have been notified as part of the PDP. Under the Operative Plan, the underlying land use zone is Rural.

58 The PDP also seeks to provide for intensification of existing residentially zoned areas within Kaiapoi, as well as within the existing West and east Kaiapoi Development Area.<sup>21</sup>

59 CIAL's submissions opposed (in part) the proposed new Kaiapoi Development Areas to the extent that they provide for the development of noise sensitive activities within the 50dB Ldn Noise Contour. I understand that CIAL does not oppose the identified Development Area to the extent that it might provide for business or industrial land use.<sup>22</sup> CIAL's submission also opposes the intensification of noise sensitive activities within the 50dB Ldn Noise Contours.

60 In response to CIAL's submission, the three section 42A reports for this hearing stream recommend the rejection, for the most part, of CIAL's submission points. I see from this reporting (and the underlying section 32 evaluations) that the "Kaiapoi exemption" within Policy 6.3.5(4) of the CRPS is relied upon as justification for why residential intensification within the 50dB Ldn Noise Contour is appropriate. I have a different view on how Policy 6.3.5(4) of the CRPS should be interpreted.

61 In my experience, when promulgating planning provisions, careful interpretation of objectives and policies is important. Shades of meaning matter, particularly when provisions are attempting to reconcile important competing considerations such a reverse sensitivity and urban development.

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<sup>19</sup> Paragraph 93, Variation 1 Airport Noise section 42A report, dated 12<sup>th</sup> January 2024.

<sup>20</sup> Refer to Rule MRZ-R2 and associated Standard MRZ-BFS1 (a), Proposed Plan.

<sup>21</sup> As summarized in section 3 of my statement of evidence.

<sup>22</sup> As set out in CIAL's submission.

62 Policy 6.3.5 (which is also appended in full in **Appendix D**) seeks to assist the recovery of Greater Christchurch through integration of land use development and infrastructure by:

*1. Identifying priority areas for development and Future Development Areas to enable reliable forward planning for infrastructure development and delivery;*

62.1 Subparagraph 1 of this policy relates to the identification of priority areas for development and Future Development Areas to enable forward planning for infrastructure development and delivery. The use of separate terms to identify "priority areas for development" and "Future Development Areas" suggests that these are different constructs, both of which are intended to inform infrastructure development delivery. The section 42A writers appear not to have picked up on this distinction.

*2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:*

*a. optimise the efficient and affordable provision of both the development and the infrastructure;*

*b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;*

*c. protect investment in existing and planned infrastructure;*

*d. ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and*

*e. ensure new development does not occur until provision for appropriate infrastructure is in place;*

*3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;*

62.2 The focus of subparagraph 3 is on providing and maintaining the efficient and effective functioning of infrastructure and retaining the ability to maintain and upgrade that infrastructure.

*4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and*

- 63 There are three distinct parts to this part of the policy which I have highlighted in green, blue and yellow.
- 64 The green highlight is the chapeau. That is, the overall outcome is to only provide for new development that does not affect the efficient operation, use, development, upgrading and safety of existing infrastructure. While that includes all new development, insofar as CIAL submissions of concerned, developments that could potentially affect the efficient operation, use, development, upgrading and safety of the Airport includes the establishment of noise sensitive activities within the 50dB Ldn Noise Contour and the establishment of bird strike risk activities.
- 65 The blue highlight provides further guidance around how to achieve the outcome being sought insofar as it relates to the 50dB Ldn airport noise contour for Christchurch Airport. That is, it provides a clear directive to avoid noise sensitive activities within the 50dB Ldn airport noise contour. Notably, it refers to "the 50dB Ldn airport noise contour". It does not refer to the 50dB Ldn airport noise contour as referred to in Map A of the CRPS.
- 66 The yellow highlight provides a qualifier, which in my view, applies to the preceding sentence (i.e. the blue highlighted text). That is, the avoidance directive within the blue highlighted text does not apply within the listed areas – existing residentially zoned urban areas, residential greenfield areas in Kaiapoi or residential greenfield priority area identified in Map A.
- 67 In my assessment, a careful distinction needs to be made between the three terms used in the yellow highlighted text - "existing residentially zoned urban area", "residential greenfield area" and "residential greenfield priority area". Notably this part of the policy does not include "Future Development Areas". If it were the intention to capture such areas, it is my view that these too would have been expressly identified in the policy. The fact that it does not is intentional in my view, with Future Development Areas distinctly mapped in Map A of the CRPS and being subject to its own policy framework.<sup>23</sup> The term is also separately used within 6.3.5.
- 68 With respect to the Kaiapoi Development Area, this is not the same as "an existing residentially zoned urban area", "a residential greenfield area identified for Kaiapoi" or "a residential greenfield priority area". It is a distinct and different construct and, based on my interpretation, does not find any support for conversion to residential use or intensification via Policy 6.3.5 (4).
- 69 In my view this finds support in the recommendation with respect to Plan Change 1 to the CRPS which stated (my emphasis added):

*We agree with CIAL that there is no exemption for noise sensitive activities in FDAs and any development would therefore need to comply with Policy 6.3.5. It is understood that CIAL is undertaking remodelling of the airport noise contours and this work would in turn inform the evidence base for the CRPS review and any future rezoning decisions within the Kaiapoi FDAs over the longer term. The FDAs are however areas identified for urban growth within Waimakariri District Council strategic planning and infrastructure*

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<sup>23</sup> Policy 6.3.12, CRPS.

*strategy documents and are supported by the Proposed Change, albeit subject to such development constraints.”*

- 70 It is also important in my view to understand that this policy was promulgated based on District Plan zonings in existence at the time of its inception. For the present purpose, these zonings are the zonings included in the Operative Plan. In my opinion, any proposed changes to the operative zoning framework which promote increased development density should be assessed with an open mind without too much reliance on the exemptions provided in the yellow highlighted text. The exemptions within the yellow text were founded on an assumed existing state, that would be changed if density controls within residentially zoned urban areas were to be significantly altered.
- 71 In light of the above interpretation, I do not agree with the section 42A reports that seems to generally assume that intensification considerations relating to land in Kaiapoi is exempt from consideration of the 50dB Ldn noise contour. The situation is more nuanced than that and in particular the Future Development Area is not subject to the exemptions set out in the yellow highlighted text above. Moreover, I question whether intensification within existing residential zones is subject to the exemptions set out in the yellow highlighted text. Would that exemption have been provided in the policy if it was known that a different development density in these existing zones was a feasible outcome down the track?
- 72 Given the matters raised in the evidence of Ms Smith and the policy directives referred to above, I therefore support the relief sought by CIAL in its submissions and further submissions as set out in Appendix B.
- 73 Notably, this includes retention of the operative density and minimum allotment size requirements within existing residentially zoned urban areas, residential greenfield areas and residential greenfield priority areas. In this regard, I note that the section 42A report officer has suggested that CIAL has not provided justification or explanation for making the density requirements less enabling than the notified provisions.<sup>24</sup> The evidence of Ms Smith, Ms Hampson, Mr Sellars and my statement provide the rationale for this change.

#### ***Kaiapoi Development Area Certification Process***

- 74 The PDP has introduced a new planning framework for the Kaiapoi Development Area. Under the proposed framework, future urban development is proposed to be “unlocked” through a certification process, where land is released for development by the Council’s Chief Executive Officer or their delegate once identified criteria are met.
- 75 CIAL opposed the new provisions to the extent that they could provide for the development of new noise sensitive activities within the 50dB Ldn noise contour.
- 76 In my experience this approach is somewhat novel. On its face it appears to establish a triggering method that enables the Council’s Chief Executive to

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<sup>24</sup> Paragraph 86 to 88, Variation 1 section 42A report dated 12 January 2024.



authorise the up zoning of land without recourse to the Schedule 1 process or the requisite evaluation process required by section 32 of the RMA.

- 77 It also appears to be based on the concept that land within the Kaiapoi Development Area is ready and waiting to be developed for residential purposes, even though Policy 6.3.12 of the CRPS clearly identifies the purpose of Future Development Areas as being for “urban development” where a specific set of circumstances are met, including alignment with the protection of infrastructure in accordance with Policy 6.3.5. This assumption is carried through to the section 42A report, where the Council officer has identified that the new development area is intended to provide primarily for residential growth.<sup>25</sup>
- 78 I note this assumption appears to be at odds with the recent ECAN reporting officers’ written response to questions raised during the Greater Christchurch Spatial Plan process that “*Future Development Areas are not zoned for residential development.*”
- 79 For completeness and context, the full question and answer is set out below<sup>26</sup>:

***Question 25 - Can the Officers provide further information on why an area in Kaiapoi has been identified as a future urban development area in Map 2 given the range of natural hazard constraints outlined in the submission of Carter Group Limited?***

*Future Development Areas are not zoned for residential development. They are identified by an overlay that indicates potential for future development. The land in question is still required to go through an RMA rezoning plan change. It will be up to the proponent of the plan change to provide information that demonstrates the effects of natural hazards can be avoided or mitigated for the land to be rezoned.*

- 80 To compound my concern with this method I note that the commentary contained in the section 42A report, states:

*.... The ‘certification’ mechanism was proposed given that at the time of undertaking the s32 evaluation as there was insufficient available information to evaluate the appropriateness of specific rezoning outcomes within the development areas.<sup>27</sup>*

- 81 It seems to me that the certification method is fraught with a number of difficulties. In particular:

81.1 The land in question has yet to be properly assessed for its suitability to host future residential development (“*insufficient available information to evaluate the appropriateness of specific rezoning outcomes*”). I note that in the case of the Kaiapoi land that there are concerns with potential flooding,

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<sup>25</sup> Paragraph 29, Development Area section 42A report, dated 12 January 2024.

<sup>26</sup> Draft Greater Christchurch Spatial Plan Reporting Officers’ Response to Hearing Panel Questions and Submitter Hearing Presentations 14 November 2023.

<sup>27</sup> Paragraph 34, Development Area section 42A report, dated 12<sup>th</sup> January 2024.

liquefaction and susceptibility to Tsunami risk.<sup>28</sup> As already stated, much of this land is impacted by aircraft noise. To me the optimal approach to resolving whether this land should be rezoned lies within the Schedule 1 process where these constraints can be properly assessed, including the costs and benefits of a range of zoning options.

- 81.2 The certification process lacks appropriate public participation rights. How do affected parties and public interests get taken into consideration when certifying?
- 81.3 The criteria set out for guiding the certification process seem to me to lack the rigor to ensure good planning outcomes. For example, in some instances, the criteria identify an action (such as undertaking an assessment), however there is no subsequent requirement to adopt the recommendations of the assessment or implement them.
- 82 I note that the section 42A report is now recommending that the certification process is incorporated into a restricted discretionary resource consent process.<sup>29</sup> I am not confident that this resolves my concerns. Notably:
- 82.1 In terms of section 9 of the RMA, I question whether the application relating to the certification process in fact authorises a land use. Any subsequent residential activity will, for the most part, require further subdivision consent to establish "sites" within which residential activity can occur at the Council's desired densities;
- 82.2 The matters of discretion as drafted still appear lack the necessary rigor to ensure that a full range of assessments is undertaken to ensure that the land in question is suited to its intended purpose. Notably absent is any consideration of aircraft noise effects and potential for reverse sensitivity to arise; and
- 82.3 As a restricted discretionary activity, it is likely that public participation in the decision making process will be limited.
- 83 While I recognise the statutory requirements and timeframes imposed on the council under the NPSUD, it is my view that future plan change processes are the best vehicle for achieving robust and sustainable planning outcomes (informed by public participation) insofar as land zoning is concerned.
- 84 In light of the above, I therefore support CIAL's submissions and further submissions with respect to the Kaiapoi Development Area and do not support the identification of new Development Areas within the 50dB Ldn Noise Contour (both operative and remodelled).

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<sup>28</sup> Plan Change 31 Joint Witness Statement (Maps) dated 17<sup>th</sup> August 2024.

<sup>29</sup> Paragraph 83, Development Area section 42A report, dated 12<sup>th</sup> January 2024.

## **6. OVERALL AIRCRAFT NOISE MANAGEMENT FRAMEWORK**

- 85 CIAL filed a number of submissions seeking greater recognition of the significance of the Airport and the need to protect it from the incompatible land use and development. Broadly, these submissions seek:
- 85.1 Amendments to the introductory sections of the PDP to identify that Airport operations require protection from reverse sensitivity effects from noise sensitive activities establishing within the aircraft noise contours and to identify that bird strike risk needs management;
  - 85.2 Retention and/or amendments to various definitions;
  - 85.3 Amendments to a number of strategic provisions to manage the effects of urban development and noise sensitive activities on strategic, critical and regionally significant infrastructure, including specific recognition of Christchurch International Airport (both in terms of noise contours and bird strike risk);
  - 85.4 The insertion of a new policy in the Residential chapter that seeks to protect critical infrastructure, regionally significant infrastructure and strategic infrastructure by avoiding adverse effects from incompatible land use;
  - 85.5 Amendments to existing Rural provisions to protect strategic infrastructure from reverse sensitivity effects arising from incompatible activities, through the addition of new clauses relating to avoiding noise sensitive activities within the 50dB Ldn Noise Contour and imposing limits on density, as well as controls on bird strike management;
  - 85.6 The inclusion of various rules or amendments to notified rules throughout a number of zones which promote the retention of the operative density controls for noise sensitive activities within the 50dB Ldn noise contour;
  - 85.7 The inclusion of clauses in various rules requiring CIAL's notification for activities that give rise to reverse sensitivity effects or are incompatible with the Airport;
  - 85.8 Retention of the "Qualifying Matter Airport Noise" being the 50dB Ldn noise contour, albeit with a broader spatial extent (i.e. based on the "most recent technical information" (i.e. the remodelled noise contour)).
- 86 The section 42A report officer has recommended rejecting these submissions for reasons that generally relate to:
- 86.1 the proposed new provisions / amendments to existing provisions being unnecessary due to the "Kaiapoi exemption" exempting noise sensitive activities within the 50dB Ldn noise contour from the policy directives within Policy 6.3.5(4) of the CRPS;<sup>30</sup>

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<sup>30</sup> Paragraph 66, Variation 1 section 42A report, dated 12 January 2024.

- 86.2 the proposed new provisions / amendments to existing provisions adopting avoidance language which is too dissuasive and not reflective of the development enabled in the PDP;<sup>31</sup> and,
- 86.3 the proposed new provisions / amendments to existing provisions unduly elevate the significance of the Airport above other forms of infrastructure and/or qualifying matters.<sup>32</sup>
- 87 In terms of the overall policy framework, it is not uncommon in my experience for the strategic provisions of the plan to seek to protect infrastructure, such as regionally and nationally significant infrastructure, from a range of effects. This is generally in recognition of the wider social and economic benefits that accrue from such activities. These provisions will often establish the “big picture” strategic response to a strategic issue in the District. Subsequent chapters within District Plans then provide further detail around what those issues are and how they are to be managed.
- 88 I have reviewed the submission points and reflected upon the section 42A writers’ concerns which are summarised above. Without derogating from the themes espoused in the submission, I agree that some rationalisation of relevant provisions might be helpful. A refined approach could:
- 88.1 Establish the strategic significance of Christchurch International Airport in the Strategic Directions and the need to ensure it is protected by avoiding adverse effects from incompatible development and activities. This is a broad objective that sets the scene for all infrastructure across the district and generally aligns with relevant policy directives within the CRPS.
- 88.2 Introduce the concept of reverse sensitivity in the Urban Form and Development section and that noise sensitive activities which are incompatible with or adversely affect the efficient operation, use or development of strategic infrastructure should be avoided, including by limiting density within the Kaiapoi residential zones.
- 88.3 Within the Infrastructure section, at a high level, provide guidance on how adverse effects on infrastructure should be managed. For infrastructure such as the Airport, this includes by identifying that avoiding the intensification of noise sensitive activities within the 50dB Ldn noise contour and managing activities that may give rise to bird strike risk. This helps to establish the policy framework for the methods that apply to both noise sensitive activities and bird strike, without repeating the content in each relevant zone chapter.
- 88.4 Establish the policy directive for managing all noise sensitive activities within the 50dB Ldn noise contour and consolidate the methods that achieve this outcome within a single chapter – the Noise chapter. This will minimise repetition throughout the PDP and will address a number of CIAL’s submission points that have been made across multiple land use zones.

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<sup>31</sup> Paragraph 70 and 71, Variation 1 section 42A report, dated 12 January 2024; Paragraph 133, Airport Noise and Bird Strike section 42A report, dated 9<sup>th</sup> January 2024.

<sup>32</sup> Paragraph 75, Variation 1 section 42A report dated 12 January 2024.

- 88.5 Within the relevant Residential and Rural zone chapters, provide a new policy that specifically identifies how the reverse sensitivity effects will be avoided within the context of each zone. A new introductory note in each section that references the Noise chapter will ensure the relationship between the zone provisions and the Noise provisions is maintained, with the density controls for each zone remaining within the relevant zone rules.
- 89 My proposed approach to these matters is detailed further in **Appendix B**, with Section 7 provided a more detailed overview with respect to the Residential, Rural, Commercial and Mixed Use and Industrial Zones and Specific Purpose Zone.
- 90 I note that within all three section 42A reports for this hearing, the writers' express concerns with the directive language sought in CIAL's relief.<sup>33</sup> I suspect that their views about this are at least partly shaped by their interpretation of relevant RPS policy and their belief that this creates a broad "Kaiapoi exemption" from needing to properly recognise the effects that arise from aircraft noise within the 50dB Ldn noise contour. As I state earlier, I disagree with their interpretation in this regard.
- 91 Having said that, I acknowledge that terms like "avoid" are akin to "prohibit" or "not allow", in the context of the Operative and Proposed Plan. However, many of the points made in CIAL's submission with respect to the need to avoid reverse sensitivity effects within existing residentially zoned areas are generally tempered by a qualifier. Such qualifiers generally suggest that adverse reverse sensitivity effects are avoided by ensuring minimum residential density requirements are achieved within the 50dB Ldn noise contour. Given that the overarching directive within Policy 6.3.5 is to only allow development that does not affect the operation, use, development upgrading and safety of existing strategic infrastructure and given CIAL's avoidance relief is qualified in the PDP as appropriate (i.e. avoidance is achieved by meeting density requirements), I have no issue with the intent of CIAL's submission. I also note that use of the term "avoid" is consistent with the language used in the CRPS.
- 92 With respect to CIAL's submissions seeking to introduce a range of controls over noise sensitive activities within the 50dB Ldn noise contour, the section 42A report officers have generally recommended the rejection of CIAL's submissions citing that the CRPS specifically exempts Kaiapoi from land use controls relating to the Airport in the areas specified in 6.3.5(4) of the CRPS.<sup>34</sup> I have addressed the interpretation of this policy earlier in my evidence. I therefore do not agree with the section 42A recommendations and consider that it is appropriate to "grandfather" the Operative District Plan requirements for noise sensitive activities within the noise contours.
- 93 With respect to the Noise chapter, I note that the section 42A writer has not recommended accepting CIAL's submission with respect to Objective NOISE-O3 which seeks to broaden the Rangiora Airport specific objective to include Christchurch International Airport. The Officer considers the relief is unnecessary

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<sup>33</sup> Paragraph 133, 150, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

<sup>34</sup> Paragraph 136, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

given that NOISE-O2 deals with matters relating to reverse sensitivity effects on regionally significant and strategic infrastructure.<sup>35</sup>

- 94 As noted above, I do support some rationalisation of the relief sought by CIAL. However, in order for that to be achieved, clearly drafted provisions are required in the relevant chapters of the PDP to ensure that the Airport is appropriately protected in accordance with the directives in Policy 6.3.5(4) of the CRPS. In my view, CIAL's relief with respect to NOISE-O3 provides that direction. I also note that Rangiora Airfield is considered both regionally significant and strategic infrastructure under the PDP. It can therefore engage NOISE-O2 and NOISE-O3, elevating the policy recognition within the Noise chapter above that of Christchurch International Airport, which seems perverse.
- 95 From a plan mechanics perspective, it also seems odd that there are specific policies within the Noise chapter that deal with Rail and Roads (NOISE-P3), Christchurch Airport (NOISE-P4) and Rangiora Airfield (NOISE-P5), however only one of those assets has its own distinct objective. Road, rail and Christchurch Airport are all grouped into an objective with Commercial Mixed Use and Industrial zones. Given the regional (and national) significance of road, rail and airports, it seems somewhat unusual to for them to be treated on par at an objective level with commercial mixed use and industrial activities. In my view, road, rail and airports all warrant separate objectives within the Noise chapter.
- 96 Further detail regarding which of CIAL submission points I support and which I consider can be further rationalised is detailed in **Appendix B**.

## **7. MANAGING NOISE SENSITIVE ACTIVITIES WITHIN THE NOISE BOUNDARIES**

- 97 An overview of the broad themes arising from CIAL's submission is provided in Section 6. The section 42A report officers have generally recommended rejecting CIAL's submissions.
- 98 In the following sections, I provide a brief summary of the key provisions in the PDP for various land use zones within the 50dB Ldn noise contour, CIAL's submissions with respect to those zones and my recommended amendments to those provisions.
- 99 In Section 4 of my evidence I have provided an overview of aircraft noise management and land use planning based on "best practice" and my experience at other airports around New Zealand. This, along with the policy context described in Section 5, provide my rationale for why I do not support the PDP's intensification of noise sensitive activities within the 50dB noise contour. Section 6 of my evidence sets out the broad framework that I have recommended in light of the evidence and also a general rationalisation of CIAL's relief. I do not repeat this evidence in the following sections, however it provides the rationale for the changes I have recommended to the zone provisions described below.

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<sup>35</sup> Paragraph 151, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

## **Residential Zones**

- 100 Under the PDP, the land use management response for noise sensitive activities within the General and Medium Density Residential Zones and 50dB Ldn Noise Contour is broadly as follows:
- 100.1 Under the General Objectives and Policies section, objectives and policies seek to ensure the efficient and sustainable use of residential land and infrastructure through the siting and design of development;<sup>36</sup>
  - 100.2 Under the General Objectives and Policies section, policies seek to enable a range of residential types, sizes and densities where good urban design outcomes are achieved and the development integrates with surrounding infrastructure;<sup>37</sup>
  - 100.3 Residential activity is permitted within the Residential Zones.<sup>38</sup> Residential units are permitted at a density of one unit per 500m<sup>2</sup> net site area within the General Residential Zone and one unit per 200m<sup>2</sup> within the Medium Density Residential Zone. There are a number of exemptions to this rule to accommodate existing undersized allotments;<sup>39</sup>
  - 100.4 A single additional minor residential unit per site, subject to compliance with various standards including maximum ground floor area;<sup>40</sup>
  - 100.5 Boarding housing and visitor accommodation is permitted provided it is undertaken within an existing residential unit and accommodates no more than eight guests;<sup>41</sup>
  - 100.6 Residential disability care and care facilities, education facilities, childcare facilities and healthcare facilities are also permitted;<sup>42</sup>
  - 100.7 Retirement villages and multi unit residential development are all restricted discretionary activities;<sup>43</sup> and
  - 100.8 Camping grounds require resource consent as a discretionary activity within the General Residential Zone.<sup>44</sup>
- 101 With respect to the PDP, CIAL's submissions generally sought:

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<sup>36</sup> RESZ-O1 and RESZ-O3, Proposed Plan

<sup>37</sup> RESZ-P8, Proposed Plan.

<sup>38</sup> GRZ-R4 and MRZ-R4, Proposed Plan.

<sup>39</sup> GRZ-R3 and GRZ-BFS1, and MRZ-R2 and MRZ-BFS1, Proposed Plan.

<sup>40</sup> GRZ-R3 and MRZ-R3, Proposed Plan.

<sup>41</sup> GRZ-R7 and MRZ-R7 and GRZ-R9 and MRZ-R9, Proposed Plan.

<sup>42</sup> GRZ-R8 and MRZ-R8, GRZ-R12 and MRZ-R12, GRZ-R13 and MRZ-R13 and GRZ-R15 and MRZ-R15, Proposed Plan

<sup>43</sup> GRZ-R19 and MRZ-R18 and GRZ-R20 and MRZ-R19, Proposed Plan.

<sup>44</sup> GRZ-R23, Proposed Plan

- 101.1 The introduction of new text within the introduction seeking recognition of the 50dB Ldn Noise Contour as a limiting of residential density in order to avoid reverse sensitivity effects on Christchurch International Airport and to avoid adverse amenity effects on residents;
- 101.2 Amendments to various objectives and policies to provide for the consideration of critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity;
- 101.3 The introduction of a new restricted discretionary activity status for residential units on a site within the 50dB Ldn Noise Contour that does not meet the minimum allotment size or Built Form Standard BFS2 (relating to building coverage) of the General Residential Zone;
- 101.4 The introduction of a new restricted discretionary activity status for all "other" noise sensitive activities;
- 101.5 The introduction of clauses requiring notification of CIAL for boarding house and visitor accommodation activities that do not comply with the permitted activity standards;
- 101.6 The introduction of amendments to rules relating to residential disability care, care facilities, childcare facilities, education facilities and healthcare facilities resulting in a restricted discretionary within the 50dB Ldn Noise Contour;
- 101.7 The introduction of a new matter of discretion for multi-unit residential activities and retirement villages (and associated notification clauses) where located within the 50dB Ldn Noise Contour;
- 101.8 Amendments to the notified rule relating to camping grounds, resulting in a non-complying activity status where located within the 50dB Ldn Noise Contour;
- 101.9 Amendments to the site density requirements which seek to retain the operative density of 600m<sup>2</sup> for land currently zoned as General Residential Zone and 300m<sup>2</sup> for land currently zoned Medium Density Residential in the Operative Plan and associated notification requirements;
- 101.10 The introduction of a new matter of discretion relating to Christchurch International Airport; and,
- 101.11 The introduction of a new matter of discretion for activities exceeding the building coverage standards and associated notification requirements;
- 102 As noted above, the section 42A report officers' have generally recommended rejecting all of CIAL's submissions relating to the proposed General Residential / Medium Density Residential Zone provisions.



- 103 Reflecting on the evidence set out in Sections 4 to 6 above, I recommend that the following land use management approach be applied within the General and Medium Density Residential Zones, as detailed in **Appendix B** of my evidence:
- 103.1 The introductory section of the "General Objectives and Policies for all Residential Zones" section of the PDP identifies the presence of the 50dB Ldn Noise Contour over Kaiapoi and signals its effect in terms of density controls and delineation of the area affected by aircraft noise. The text should also cross reference to the Noise chapter, ensuring plan users are aware of the relationship between the Residential and Noise sections of the plan and need to consider both when establishing noise sensitive activities within the 50dB Ldn Noise Contour.
- 103.2 Include a new limb to Objective RESZ-O1 that seeks to ensure that residential growth continues to allow critical infrastructure, regionally significant infrastructure and strategic infrastructure to operate without being compromised by reverse sensitivity.
- 103.3 Introduce a new policy that clearly identifies that a bespoke approach for managing residential density within the 50dB Ldn Noise Contour is applied within the areas identified in the Planning Maps (i.e. CIAL's new map, attached as **Appendix F**);
- 103.4 Introduce new density controls which identify the minimum density requirements for residential units shown on the Planning Map attached as **Appendix F**:
- (a) Area A: 600m<sup>2</sup>
- (b) Area B: 300m<sup>2</sup>
- 103.5 Include in NOISE-R17, a permitted activity rule which provides for one residential activity / unit per site where it complies with the aforementioned density controls.
- 103.6 Include within NOISE-R17 that any other noise sensitive activity within a residential zone or any residential unit that does not meet the density controls is a restricted discretionary activity.
- 104 With respect to the proposed density recommended with the Residential 7 area of Operative Plan, I note that a uniform 300m<sup>2</sup> density is proposed rather than the more nuanced range of 150m<sup>2</sup> to 500m<sup>2</sup> provided for in the Operative Plan. Having reviewed the actual allotment sizes that have established through this area within the 50dB Ldn Noise Contour, my proposed 300m<sup>2</sup> density is more reflective of actual development patterns that have established through this area in recent years. It is for this reason I have taken a slightly different approach to the Operative Plan density within this area.
- Variation 1 (Housing Intensification) and 2 (Financial Contributions)**
- 105 Under Variation 1, the key changes to the notified plan insofar as it relates to the medium residential zone and the key elements of CIAL submission includes:

- 105.1 The introduction of the Airport Noise Qualifying Matter;
- 105.2 The number of residential units permitted per site increases from one per 500m<sup>2</sup> to three per site, unless within the qualifying matter area in which the one unit per site requirement remains;<sup>45</sup>
- 105.3 Over density development of residential units is a restricted discretionary activity, with the Airport Noise Qualifying Matter included as a relevant matter of discretion;<sup>46</sup>
- 105.4 The removal of the permitted minor residential unit rule;<sup>47</sup>
- 105.5 Introduction of a new matter of discretion referred to as the “effects from qualifying matters – airport noise”.<sup>48</sup>
- 106 With respect to these submissions, my recommended planning approach in light of the changes arising from Variation 1 do not fundamentally change. That is, I continue to recommend that the same operative density requirements are applied, albeit within the Qualifying Matter – Airport Noise (which shares the extent of the 50dB Ldn Noise Contour within residential zones). The rationale for this approach is as per the discussion set out in Sections 4 and 5 of my evidence.
- 107 I therefore generally support the relief sought by CIAL with respect to Variation 1, albeit in the rationalised manner described earlier in this section.

### **Rural Zones**

- 108 Under the PDP, the land use management response for noise sensitive activities within the Rural and Rural Lifestyle Zones and 50dB Ldn Noise Contour is broadly as follows:
- 108.1 The General Objectives and Policies section, nor General Rural Zone, contain any specific recognition of the potential effects of noise sensitive activities establishing within the 50dB Ldn Noise Contour;
- 108.2 Residential units are permitted at a density of one unit per 20ha net site area within the General Rural Zone and one unit per 4ha net site area within the Rural Lifestyle Zone. There are a number of exemptions to this rule to accommodate existing undersized allotments;<sup>49</sup>
- 108.3 A single additional minor residential unit per site, subject to compliance with various standards including maximum ground floor area;<sup>50</sup>

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<sup>45</sup> MRZ-R2, Variation 1.

<sup>46</sup> MRZ-BFS1, Variation 1

<sup>47</sup> MRZ-R3, Variation 1.

<sup>48</sup> RES-MD15, Variation 1.

<sup>49</sup> GRUZ-R3 and RLZ-R3, Proposed Plan.

<sup>50</sup> GRUZ-R4 and RLZ-R4, Proposed Plan.

- 108.4 Visitor accommodation is permitted provided it is undertaken within an existing residential unit and accommodates no more than eight guests;<sup>51</sup>
- 108.5 Education facilities, community facilities and camping grounds all require resource consent as a discretionary activity;<sup>52</sup>
- 108.6 Retirement villages and multi unit residential development all require resource consent as a non-complying activity;<sup>53</sup> and,
- 108.7 Residential units on undersized sites within the General Rural and Rural Lifestyle Zones requires resource consent as a discretionary or non-complying activity.
- 109 With respect to the PDP, similar to CIAL’s submissions relating to the Residential zones, CIAL generally sought the following relief within the Rural and Rural Lifestyle Zones:
- 109.1 The introduction of new text within the Introduction of the General Objectives and Policies of the Rural Zone seeking recognition of the 50dB Ldn Noise Contour as a limiting of residential density in order to avoid reverse sensitivity effects on Christchurch International Airport and to avoid adverse amenity effects on residents;
- 109.2 Amendments to various objectives and policies to provide for the consideration of critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity;
- 109.3 The amendment to an existing policy relating to minor residential units, to restructure the use of such units within the 50dB Ldn Noise Contour to those occupied by family members who are dependent on the household living on the primary residential unit;
- 109.4 The introduction of a new permitted activity status for residential units on a site within the 50dB Ldn Noise Contour that does not meet a minimum 20ha net site area within the Rural Zone and 4ha within the Rural Lifestyle Zone;
- 109.5 Support of the proposed non-complying activity status for over density residential units, multi unit residential development and retirement villages;
- 109.6 The introduction of a new non-complying activity status for all “other” noise sensitive activities and camping grounds within the 50dB Ldn Noise Contour.
- 110 As set out above with respect to the residential zones, I have provided an overview of aircraft noise management and land use planning based on “best practice” and my experience at other airports around New Zealand. This, along with the policy context described in Section 5 provide my rationale for why I do not support the

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<sup>51</sup> GRUZ-R4 and RLZ-R7, Proposed Plan.

<sup>52</sup> GRUZ-R25 and RLZ-R26, GRUZ-R26 and RLZ-R27 and GRUZ-R34 and RLZ-R35, Proposed Plan.

<sup>53</sup> GRUZ-R39 and RLZ-R40, GRUZ-R40 and RLZ-R41, Proposed Plan.

PDP's intensification of noise sensitive activities within the 50dB Noise Contours. For this reason, I generally support the intent of CIAL's relief with respect to these two zones.

- 111 Reflecting on the evidence set out in Sections 4 to 6 above, I recommend that noise sensitive activities within the Rural and Rural Lifestyle Zones are generally managed as follows and as detailed in **Appendix B** of my evidence:

111.1 The introductory section of the "General Objectives and Policies for all Rural Zones" section of the PDP identifies the presence of the 50dB Ldn Noise Contour and its effect in terms of the development of noise sensitive activities within the contour. The text should also cross reference to the Noise chapter, ensuring plan users are aware of the relationship between the Rural and Noise sections of the plan and need to consider both when establishing noise sensitive activities within the 50dB Ldn Noise Contour.

111.2 Include a new limb to Objective RURZ-O1 that seeks to ensure that residential growth allows critical infrastructure, regionally significant infrastructure and strategic infrastructure to operate without being compromised by reverse sensitivity.

111.3 Introduce a new limb to RURZ-P8 that clearly identifies that a bespoke approach for managing residential density within the 50dB Ldn Noise Contour is applied (i.e. one unit per 20ha within the Rural Zone and one unit per 4 ha within the Rural Lifestyle Zone);

111.4 Include in NOISE-R17, a permitted activity rule which provides for one residential activity / unit per site where it complies with the aforementioned density controls.

111.5 Include within NOISE-R17 that any other noise sensitive activity within the zone or any residential unit that does not meet the density controls is a non-complying activity.

### **Commercial and Mixed Use and Industrial Zones**

- 112 Under the PDP, the land use management response for noise sensitive activities within the Commercial and Mixed Use Zones and 50dB Ldn Noise Contour varies broadly. The 50dB Ldn Noise Contour overlaps with the Town Centre, Large Format Retail, Mixed Use and Local Centre Zones. The General Industrial Zone also falls within the 50dB Ldn Noise Contour.

- 113 As notified (and as is relevant to CIAL's submission), the broad approach for noise sensitive activities is as follows:

113.1 Within the General Objectives and Policies sections for the Industrial Zone and Commercial and Mixed Use Zones, there is no specific recognition of the potential effects of noise sensitive activities establishing within the 50dB Ldn Noise Contour;

- 113.2 Residential activity / residential units are permitted in the Town Centre, Mixed Use and Local Centre Zones;<sup>54</sup>
- 113.3 Educational facilities are permitted in the Town Centre and Local Centre Zones;<sup>55</sup>
- 113.4 Childcare facilities are permitted in the Town Centre Zone;<sup>56</sup>
- 113.5 Healthcare facilities are permitted in the Town Centre and Local Centre Zones;<sup>57</sup>
- 113.6 Visitor accommodation is permitted in the Town Centre, Mixed Use and Local Centre Zones;<sup>58</sup>
- 113.7 Within the General Industrial Zones, no noise sensitive activities can be established as a permitted activity. Notably, residential and visitor accommodation within this zone is a non-complying activity.<sup>59</sup>
- 114 With respect to the PDP, CIAL’s submissions sought that all new noise sensitive activities within these zones and located within the 50dB Ldn Noise Contour require resource consent as a non-complying activity.
- 115 Similar to the reasons set out in the preceding sections, I generally support CIAL’s submission with respect to these zones. My specific relief is broadly as follows (**and as set out in Appendix B**):
- 115.1 The introductory section of the "General Objectives and Policies for all Commercial and Mixed Use Zones" and the General Objectives and Policies for all Industrial Zones" sections of the PDP identifies the presence of the 50dB Ldn Noise Contour and signals its effect in terms of its effect on the development of noise sensitive activities and the delineation of the area affected by aircraft noise. The text should also cross reference to the Noise chapter, ensuring plan users are aware of the relationship between the Residential and Noise sections of the plan and need to consider both when establishing noise sensitive activities within the 50dB Ldn Noise Contour.
- 115.2 That NOISE-R17 captures that any other noise sensitive activity within the zone or any residential unit that does not meet the density controls and is located is a non-complying activity.

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<sup>54</sup> TCZ-R16/R17, MUZ-R13/14, LCZ-R9/R10, Proposed Plan.

<sup>55</sup> TCZ-R11 and LCZ-R14, Proposed Plan.

<sup>56</sup> TCZ-R12, Proposed Plan.

<sup>57</sup> TCZ-R13 and LCZ-R15, Proposed Plan.

<sup>58</sup> TCZ-R15, MUZ-R9 and LUZ-R12, Proposed Plan.

<sup>59</sup> GIZ-R21/22 and GIZ-R23, Proposed Plan.

### **Special Purpose Zone (Kaiapoi Regeneration)**

- 116 The Special Purpose Kaiapoi Regeneration Zone is intended to provide for those part of Kaiapoi that were badly affected by the Canterbury earthquakes. Under the PDP, the land use management response for noise sensitive activities within the Zone broadly:
- 116.1 Enables the continuation of pre-earthwork residential activities on privately owns sites;<sup>60</sup>
  - 116.2 Allows activities permitted within the General Residential Zone Rules 1 to 9 where the property is listed in Appendix APP1. Note there are only four properties listed in the appendix within Kaiapoi;
  - 116.3 Enables visitor accommodation, health care facilities, education facilities and childcare facilities as a permitted activity;<sup>61</sup>
  - 116.4 Provides for retirement villages, care facilities as a restricted discretionary activity;<sup>62</sup> and,
  - 116.5 Requires residential activity to obtain resource consent as a discretionary activity.<sup>63</sup>
- 117 Similar to the reasons set out in the preceding sections, I generally support CIAL's submission with respect to zones. NOISE-R17 would capture the use of noise sensitive activities within this zone through my recommended default non-complying activity status that applies to noise sensitive activities.

### **Conclusion**

- 118 In my view, the above approach still achieves the overall outcomes sought by CIAL in its submission, albeit in a more consolidated manner. In my view, it is therefore an effective and efficient approach, and is generally consistent with the anticipated structure of the NZ Planning Standard.

## **8. BIRD STRIKE**

- 119 CIAL filed a number of submissions seeking the introduction of new controls in the PDP to address the potential bird strike risk for aircraft operations at Christchurch International Airport.
- 120 At an objective and policy level, these submissions include amendments to various objectives and policies (as notified) that seek to manage the effects of bird strike risk on aircraft using Christchurch International Airport.

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<sup>60</sup> SPZ(KR)-O2, SPZ(KR)-P4, Proposed Plan.

<sup>61</sup> SPZ(KR)-R9, SPZ(KR)-R11, SPZ(KR)-R13, SPZ(KR)-R14, Proposed Plan.

<sup>62</sup> SPZ(KR)-R28, SPZ(KR)-R29, Proposed Plan.

<sup>63</sup> SP(KR)-R34, Proposed Plan.

- 121 The proposed methods intended to give effect to the objective and policies include the introduction of a new "Bird Strike Management Area" planning overlay and associated new rules (and definitions) which require:
- 121.1 Any "bird strike management activity" located within an 8km radius of the Airport runway thresholds and which result in a cumulative waterbody area of 1000m<sup>2</sup> within 1km of the proposed water body to obtain resource consent as a restricted discretionary activity;
  - 121.2 Any "waste management facility" within the Bird Strike Management Area to obtain resource consent as a non-complying activity; and,
  - 121.3 In all other scenarios, the preparation of a bird strike management plan, prepared in consultation with CIAL, for any Bird Strike Risk Activity located within the new Bird Strike Management Area overlay.
- 122 In response to CIAL's submission, the section 42A report officer has recommended rejecting the submissions, broadly citing that:
- 122.1 A non-statutory region wide multiagency approach will more likely be an effective method for managing bird strike risk than the measures proposed by CIAL;<sup>64</sup>
  - 122.2 The proposed definition of "bird strikes risk activity" and associated methods will be very difficult to monitor and enforce;<sup>65</sup>
  - 122.3 There is insufficient evidence to support the inclusion of the proposed provisions;<sup>66</sup>
  - 122.4 The PDP provides sufficient control over a number of activities considered "bird strike risk activities";<sup>67</sup> and,
  - 122.5 The use of the word "avoid" in the relief sought is unrealistic and does not allow for management of the degrees of effect.<sup>68</sup>
- 123 As will be detailed by Ms Hayman and as set out by Mr Hawken, bird strike is a significant safety risk which requires diligent management and CIAL collaboration with local government and surrounding landowners to ensure it effectively maintains a safe operating environment for aircraft using Christchurch International Airport. This includes actively working to minimise potential bird strike risks both within and beyond the airport environs.

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<sup>64</sup> Paragraph 177, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

<sup>65</sup> Paragraph 178-179, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

<sup>66</sup> Paragraph 165-166 and 181, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

<sup>67</sup> Paragraph 182, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

<sup>68</sup> Paragraph 183-185, Airport Noise and Bird Strike Section 42A report, dated 9<sup>th</sup> January 2024.

- 124 Furthermore, Civil Aviation Authority (CAA) regulation 139.71 requires aerodrome operators to have an environmental management programme for minimising or eliminating wildlife hazard.
- 125 I understand Ms Hayman will present evidence that that outlines the range of measures CIAL implements on site to manage potential bird strike risks.
- 126 The potential range of activities considered a "bird strike risk activity" is reasonably diverse and tends to capture activities that either provide a roosting, foraging or nesting habitat for birds. Dr Bull has provided an evaluation of the key activities of concern from a bird strike management risk given the bird species present within 13km radius of the Airport. In summary, these include the addition of permanent artificial waterbodies greater than 1000m<sup>2</sup>, intensive farming (including piggeries), fish processing, abattoirs and freezing works.
- 127 As notified, the PDP does not appear to include any provisions that seek to manage the effects of bird strike risk activities. While I understand the likelihood of bird strike risk within the overlay area is of low statistical probability, the consequences of an event are very likely to be significant, with considerable risk posed to human health and safety.
- 128 Under section 3 of the RMA, the term "effect" includes *any potential effect of low probability which has high potential impact.*<sup>69</sup>. Consideration of such effects with a statistically low likelihood of occurrence is therefore within the remit of considerations under the RMA and notably, plan making processes. In my view, it is therefore imperative that such effects are recognised and managed in the PDP, to minimise, the extent practicable, the potentially significant and adverse effects on human health and safety, as well as the community more broadly.
- 129 Maintaining the viability and safety of existing infrastructure through the coordinated land use development is also an outcome sought by the CRPS<sup>69</sup>.
- 130 In my view, CIAL's proposed bird strike management framework recognises that for many of the bird strike risk activities can be appropriately managed, through careful management of the activities being undertaken on site. This is reflected in those activities that can be undertaken subject to a bird strike management plan. For other activities, such as those that create artificial waterbodies or waste management facilities, a more detailed evaluation is required, as reflected by the activity status, to ensure the potential effects can be appropriately considered and effects avoided, remedied or mitigated commensurate with the risk.
- 131 I therefore support the relief sought by CIAL.

## **9. CONCLUSIONS**

- 132 CIAL has broad ranging submissions on the PDP. As set out in the preceding sections, I have carefully considered the key outcomes sought by the submissions, the section 42A report and the relevant expert evidence and have presented a

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<sup>69</sup> Policy 6.3.5(2)(b), CRPS.



substantially refined and consolidated position with respect to the management of noise sensitive activities.

- 133 Section 4 of my evidence provides the overarching rationale for why it is generally considered best practice to avoid the establishment or intensification of noise sensitive activities within an airport air noise boundary. As acknowledged in that section, the approach applied at airports throughout the country varies, but the underlying starting position is that such activities should be generally avoided. This is subsequently tempered by existing development patterns and policy considerations that seek to achieve a balance between managing amenity effects arising from exposure to aircraft noise and protecting airports from reverse sensitivity effects.
- 134 Section 5 sets out what I consider to be one of the key policy considerations at issue with respect to this hearing, being the interpretation of Policy 6.3.5(4) of the CRPS. As set out in that section, it is my view that a more nuanced interpretation of the policy needs to be taken and in doing so, the policy directives that apply to the development and intensification of noise sensitive activities, particularly with Kaiapoi, is quite different to the starting presumption applied by the section 42A report officers. In my view, when you apply this alternative lens to the intensification of noise sensitive activities within the 50dB Ldn Noise Contour, there is clear policy dissuasion against such activities. When coupled with the evidence of Ms Smith, Ms Hampson and Mr Sellars, it would appear to me that any intensification of noise sensitive activities within the 50dB Ldn Noise Contour would cut across the grain of both best practice and the policy directive set out in Policy 6.3.5(4) of the CRPS.
- 135 Section 8 of my evidence addresses CIAL's proposed introduction of new bird strike management controls in the PDP. In my view, the bird strike risk is one that needs to be treated carefully given the high potential impact that bird strike can have on aircraft (and inherently their crew and passengers). The recommended planning response to this issue cascades from permitted (subject to a management plan), through to non-complying for activities such as waste management, that are a major bird attractant. In my view, this cascade is an appropriate mechanism to manage bird strike risk and the significant adverse effects it may have on human health and safety and the general wellbeing of those involved in a bird strike event.

Dated: 2 February 2024

John Kyle

## **Appendix A – John Kyle Experience**

## Summary of Recent Experience of John Kyle

- Wellington International Airport Limited – notice of requirement to designate airport site and Miramar Golf Course site – Wellington City.
- Wellington International Airport Limited – Wellington City District Plan review – managing airport noise effects – Wellington.
- Wellington International Airport – notice of requirement to designate former Miramar School site for airport purposes – Wellington City.
- Fortescue Future Industries – Green Hydrogen Plant – Environmental investigations – Southland.
- Ministry of Business, Innovation and Employment – Environmental evaluation panel – Lake Onslow Pumped Hydro Scheme – Central Otago.
- Silver Fern Farms – wastewater discharge consent Finegand Meat Processing Plant – Clutha District.
- Silver Fern Farms – stormwater management and consenting – Hawera Plant – Hawera.
- Silver Fern Farms – coastal defences work – Pareora Meat Processing Plant – Timaru.
- OceanaGold (New Zealand Limited) – Waihi North gold mine project - Hauraki District.
- Federation Mining – Snowy River Gold mine consenting – Buller District.
- OceanaGold (New Zealand Limited) – Deep Dell mine expansion – Macraes Mine – Waitaki District.
- Queenstown Airport Corporation – Proposed plan change to manage the effects of aircraft noise – Queenstown Lakes District.
- Alliance Group Limited – renewal of all discharge and land use consents Maitua Meat Processing Works, Maitua - Southland Region.
- Simcox Construction (then Isaac Construction) – Quarry operation consent renewal, Marlborough District.
- Fulton Hogan Limited – Canterbury Regional Quarry Project – Templeton – Selwyn District.
- Pernod Ricard NZ Limited – District Plan review – Marlborough Environment Plan submissions – Marlborough District.
- Alliance Group Limited – renewal of all discharge and land use consents Lorneville Meat Processing Works, Lorneville - Southland Region.
- Alliance Group Limited – Air Discharge Consents – Pukeuri Meat Processing Works, Pukeuri - Otago Region.
- Queenstown Lakes District Council – preparation of a Plan Change to expand Queenstown town centre, including to accommodate a convention centre.
- Wellington International Airport Limited – strategic and resource management advice with respect to a proposed runway extension – Wellington City.
- OceanaGold (New Zealand) Limited – Project Martha Gold Mine Expansion, Waihi – Hauraki District.
- Ryman Healthcare – resource consent applications for new retirement villages – New Zealand wide role.

- Environmental Protection Authority – advisor to the Minister appointed Board of Inquiry regarding a Plan Change by Tainui Group Holdings and Chedworth Properties for the Ruakura Inland Port Development, Hamilton.
- Environmental Protection Authority – advisor to the Minister appointed Board of Inquiry regarding a Notice of Requirement and resource consent applications by the New Zealand Transport Agency with respect to the Expressway between Peka Peka and North Otaki on the Kapiti Coast.
- Environmental Protection Authority – advisor to the Minister appointed Board of Inquiry regarding a Notice of Requirement and resource consent applications by the New Zealand Transport Agency with respect to the Expressway between MacKays Crossing and Peka Peka on the Kapiti Coast.
- Environmental Protection Authority – advisor to the Minister appointed Board of Inquiry regarding resource consent applications and designations by the New Zealand Transport Agency with respect to the proposed Transmission Gully Project – Wellington Region.
- Queenstown Lakes District Council – member of the review team commissioned to undertake a review of Council consenting and resource management policy operations.
- Environmental Protection Authority – advisor to the Minister appointed Board of Inquiry regarding a plan change application to the Wellington Regional Water plan to assist with the proposed Transmission Gully Project – Wellington Region.
- Queenstown Airport Corporation – lead consultant - Notice of Requirement for land adjacent to QAC in order provide for the future expansion of airport operations, Queenstown Lakes District.
- Genesis Power Limited – due diligence Slopedown Wind Farm, Southland District and Southland Region.
- TrustPower Limited – proposed Kaiwera Downs Wind Farm, Gore District and Southland Region.
- TrustPower Limited – proposed alteration to the Rakaia Water Conservation Order – Lake Coleridge Hydro Electric Power Scheme – Canterbury Region.
- Meridian Energy Limited – Proposed Mokihinui Hydro Electric Power Scheme, damming, water and land use related consents, Buller District and West Coast Region.
- TrustPower Limited – Wairau Hydro Electric Power Scheme, water and land use related consents, Marlborough District.
- Southern Health – Plan Change Invercargill Hospital Development - Invercargill City.
- Sanford Limited, various marine farm proposals Marlborough Sounds, Marlborough District.
- Port Marlborough Limited – Plan Change proposal to alter the marina zone within the Marlborough Sounds Resource Management Plan to provide for consolidation of marina development in Waikawa Bay, Marlborough District.
- Port Marlborough Limited – Resource consent application for occupation of coastal space – Shakespeare Bay port facilities – Marlborough District.
- Meridian Energy Limited – proposed Wind Farm, Lammermoor Range, Central Otago District and Otago Region.
- Queenstown Airport Corporation – Runway End Safety Area, designation and construction related consents, Queenstown Lakes District and Otago Region.
- Riverstone Holdings Limited – Proposed Monorail Link – Lake Wakatipu to Fiordland, Department of Conservation Concession Application – Southland Conservancy.

- Otago Regional Council – Consents required for controlling the Shotover River to mitigate flood risk – Queenstown Lakes District and Otago Region.
- Queenstown Airport Corporation – aircraft noise controls and flight fan controls – Plan Change and Designations, Queenstown Lakes District.
- Todd Property Pegasus Town Limited – Pegasus Town, North Canterbury – Waimakariri District, Canterbury Region.
- Willowridge Developments – 3 Parks Plan Change to create new commercial, large format retail, service, tourist and residential land use zones, Wanaka, Queenstown Lakes District.
- Gibbston Valley Station – Land use and regional consents, Viticulture and Golf Resort, Gibbston – Queenstown Lakes District and Otago Region.
- Marlborough District Council – Business Park Plan Change, Blenheim - Marlborough District.
- Ravensdown Fertiliser Limited – Coastal and Air Discharge Consent Renewal, Dunedin – Otago Region.
- Irmo Properties Limited – Resource consent application for retail complex, Green Island – Dunedin City.
- Infinity Investment Group and JIT Investments – Hillend Station Farm Park development, Wanaka – Queenstown Lakes District.
- Infinity Investment Group – Peninsula Bay Plan Change, Wanaka – Queenstown Lakes District.
- Genesis Power Limited – Tongariro Power Development, Water Related Consents, Central North Island – Environment Waikato and Horizons MW.
- Genesis Power Limited – Waikato District Plan review and provision for the Huntly Power Station, Waikato District.
- Department of Corrections –New Corrections Facility, Milton - Clutha District and Otago Region.
- Department of Child Youth and Family – Youth Justice Facility, Rolleston – Selwyn District and Canterbury region.
- Kuku Mara Partnerships – Large Scale Marine Farms, Marlborough Sounds – Marlborough District.
- Marine Farming Industry – Plan Appeals, Tasman Aquaculture Inquiry, Tasman and Golden Bays – Tasman District.

**Appendix B – Submission table with John Kyle recommendation**

This table summarises the relief sought by CIAL via its submissions on the proposed Waimakariri District Plan (PDP) and Variation 1, the section 42A report officers recommendation regarding the submission point and my recommended relief in light of the section 42A commentary and recommendations and the Council's and CIAL's expert witnesses. Consequential amendment may also be necessary to other parts of the proposed provisions.

CIAL's requested deletions to the notified provision are shown using ~~red strikethrough~~ and requested insertions shown using red underline.

The section 42A report officer's recommended deletion to the notified provision are shown using ~~blue strikethrough~~ and requested insertions shown using blue underline.

My recommended deletion to the section 42A report officer's recommended provisions are shown using ~~green strikethrough~~ and requested insertions shown using green underline.

## PART 1 – INTRODUCTION AND GENERAL PROVISIONS

### How the Plan Works

| Provision                           | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HPW – Cross Boundary Matters</b> | 254.1  | <p>Amend as follows:</p> <p>...</p> <p>Cross boundary issues may arise where:</p> <ol style="list-style-type: none"> <li>1. Land use and subdivision activities and development give rise to effects in an adjacent authority, this may include activities on the surface of water, recreational activities, natural hazards management, landscape values, coastal environment management, housing and business supply and demand;</li> <li>2. Roads and transportation matters, air pollution, drainage systems, water supplies and other infrastructure services, including critical infrastructure, regionally significant infrastructure, strategic infrastructure and lifeline utility, start in one territorial area and cross into another; or</li> <li>3. Resource consent matters that are primarily the concern of the Regional Council may impinge on the territorial authority.</li> </ol> <p><u>Christchurch International Airport is located in Christchurch District but also serves the Waimakariri District, Canterbury region and the wider South Island. Aircraft noise from aircraft approaching and departing Christchurch</u></p> | <p>CIAL considers this drafting should be expanded and clarified to recognise that Christchurch International Airport is not located in the District but nevertheless is an infrastructure asset which serves the District, and that Airport operations may be affected by land use in the district (such as noise sensitive activities within the Air Noise Contours or activities which may increase the risk of bird strike).</p> <p>This will ensure appropriate consultation between Councils and CIAL, and encourage a consistent approach to protecting the CIA from reverse sensitivity effects and potentially incompatible activities which could increase the risk of bird strike at the Airport.</p> | <p>Due to the location of Christchurch International Airport within the Christchurch City District, consideration of the effects of activities within the Waimakariri District on operations at Christchurch Airport may not be immediately apparent.</p> <p>I therefore support CIAL's recommended addition to the HPW Cross Boundary Matters as it is an efficient way of bringing this cross boundary issue to the attention of plan users.</p> |

| Provision                                                                       | Sub no                                                                                                                                                     | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CIAL Explanation | J Kyle comment / recommendation                                                                                                                            |                                |                                                                                 |                                                                                                                  |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 |                                                                                                                                                            | <p><a href="#">International Airport is felt in Waimakariri District (and Airport operations require protection from reverse sensitivity effects arising from this situation), and bird strike risk to aircraft using Christchurch International Airport also requires management in Waimakariri District.</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                                                                                                                                                            |                                |                                                                                 |                                                                                                                  |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>HPW25 – Relationships between spatial layers and planning maps</b></p>    | 254.2-3                                                                                                                                                    | <p>Retain the 50 dBA Ldn Air Noise Contour and 55 dBA Ldn Air Noise Contour as overlays in the plan and on the planning maps.</p> <p>Amend the overlay name and descriptions so that the Air Noise Contours are properly identified on the planning maps. The technically correct labelling is:</p> <p><a href="#">Christchurch International Airport 50 dBA Ldn Air Noise Contour.</a></p> <p><a href="#">Christchurch International Airport 55 dBA Ldn Air Noise Contour.</a></p> <p>Amend the table as follows</p> <table border="1" data-bbox="555 874 1086 1415"> <tbody> <tr> <td data-bbox="555 874 728 1220">Overlays</td> <td data-bbox="728 874 913 1220">An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.</td> <td data-bbox="913 874 1086 1220">District wide matters chapters</td> </tr> <tr> <td data-bbox="555 1220 728 1415"><a href="#">Christchurch International Airport 50 dBA Ldn Air Noise Contour</a></td> <td data-bbox="728 1220 913 1415"><a href="#">The 50 dBA Ldn Air Noise Contour defines an area around Christchurch International Airport which</a></td> <td data-bbox="913 1220 1086 1415">District wide matters chapters; and in the relevant zone chapters</td> </tr> </tbody> </table> | Overlays         | An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. | District wide matters chapters | <a href="#">Christchurch International Airport 50 dBA Ldn Air Noise Contour</a> | <a href="#">The 50 dBA Ldn Air Noise Contour defines an area around Christchurch International Airport which</a> | District wide matters chapters; and in the relevant zone chapters | <p>It is important that the 50 dBA Ldn and 55 dBA Ldn Air Noise Contours are included in the planning maps with their technically correct labels.</p> <p>It would also be helpful to plan users to include a specific description of the Air Noise Contours in the 'Relationships between Spatial Layers' table.</p> <p>The 55 dBA Ldn Air Noise Contour applies as an additional layer over the 50 dBA Ldn Air Noise Contour. For the avoidance of doubt, any property lying within the 55 dBA Ldn Air Noise Contour is also subject to the rules applicable to the 50 dBA Ldn Air Noise Contour. This should be clear in the rules and planning maps.</p> | <p>Refer to sections 4 to 6 of my statements of evidence regarding the use and retention of the Air Noise Contours.</p> <p>I also support CIAL's recommended amendment to the Air Noise Contour descriptor on the planning maps. The proposed label is, in my view, insufficient to identify the purpose or intent of the overlay. The legend on the planning map does not further clarify this, as the Air Noise Contours are grouped in with other forms of "Noise Control Overlays".</p> <p>With respect to the amendments to the table, while I do not have any particular issue with the relief sought by CIAL and consider that the additional descriptor is a useful addition to assist plan users, where and/or how this is depicted in the plan is a "plan mechanics" type issue. A table such as that proposed by CIAL or a definition in the interpretation section are two potential mechanisms for achieving a similar outcome.</p> |
| Overlays                                                                        | An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. | District wide matters chapters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                                                                                                                                                            |                                |                                                                                 |                                                                                                                  |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <a href="#">Christchurch International Airport 50 dBA Ldn Air Noise Contour</a> | <a href="#">The 50 dBA Ldn Air Noise Contour defines an area around Christchurch International Airport which</a>                                           | District wide matters chapters; and in the relevant zone chapters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                            |                                |                                                                                 |                                                                                                                  |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| Provision | Sub no | CIAL submission (relief requested)                                            |                                                                                                                                                                                                                                                                                                                                                    | CIAL Explanation | J Kyle comment / recommendation |
|-----------|--------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|
|           |        |                                                                               | <p><u>represents the outer control boundary in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity issues.</u></p>                                                                           |                  |                                 |
|           |        | <p><u>Christchurch International Airport 55 dBA Ldn Air Noise Contour</u></p> | <p><u>The 55 dBA Ldn Air Noise Contour defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity issues, and noise mitigation</u></p> |                  |                                 |

| Provision | Sub no | CIAL submission (relief requested) |                                                                            | CIAL Explanation | J Kyle comment / recommendation |
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|           |        |                                    | <a href="#">for any new building or extension to an existing building.</a> |                  |                                 |

### Interpretation

| Provision                                                       | Sub no                | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                        | CIAL Explanation                                                                                                                                                                                                                                                                                                                                    | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                       |
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| New Definitions – “bird strike” and “bird strike risk activity” | Insert new definition | See the relief sought at the end of this Appendix related to bird strike matters                                                                                                                                                                                                                                                                                                          | See below.                                                                                                                                                                                                                                                                                                                                          | Refer to section 8 of my statement of evidence regarding the introduction of bird strike provisions.                                                                                                                                                                                                                                                                  |
| Ldn                                                             |                       | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                       | CIAL supports this definition, noting it is required by the National Planning Standards. CIAL notes that in the national standards superscript is used (as in “Ldn”) and it should accordingly be used throughout the Plan.                                                                                                                         | Ldn is a standard metric. I therefore support the retention of this definition as notified.                                                                                                                                                                                                                                                                           |
| Non critical infrastructure                                     |                       | Retain as notified.                                                                                                                                                                                                                                                                                                                                                                       | CIAL supports the exclusion of critical infrastructure, strategic infrastructure and regionally significant infrastructure from this definition.                                                                                                                                                                                                    | It does not appear that this definition was addressed during Hearing Stream 5.<br><br>I support the retention of this definition, noting it provides clarity to plan uses that infrastructure, such as Christchurch International Airport, are not captured by this definition.                                                                                       |
| Reverse sensitivity                                             | 254.12                | Amend as follows<br><br>means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment, <a href="#">intensification</a> or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity. | CIAL supports inclusion of this definition of ‘reverse sensitivity’ in the Plan. CIAL considers that “intensification” should also be included alongside “establishment or alteration” as another potential driver of reverse sensitivity effects – as is the case when residential intensification occurs within the 50 dBA Ldn Air Noise Contour. | While the inclusion of “intensification” provides more clarity for plan users, in my view it is not necessary as intensification would be captured by “alteration” of existing activities. In my view the reference to the “more recent establishment” or “alteration” of another activity, both of which would capture intensification of existing noise activities. |

| Provision          | Sub no  | CIAL submission (relief requested) | CIAL Explanation               | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Sensitive activity | Support | Retain as notified.                | CIAL supports this definition. | <p>This definition was not addressed during Hearing Stream 5.</p> <p>I support the retention of this definition, noting such activities are commonly also considered "noise sensitive" in the context of airport noise.</p> <p>As noted later, I would support an amendment to the definition of "noise sensitive" activity to include "childcare facilities", to clarify that kindergartens, day care centres etc are noise sensitive activities. While they could arguably be considered "educational facilities", amending the definition would provide greater certainty and clarify for plan users.</p> |

## PART 2 – DISTRICT-WIDE MATTERS

### Strategic Directions

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                         | J Kyle comment / recommendation                                                                                                                                                                                                                                                                               |
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| SD-02     | 254.18 | <p>Amend as follows:</p> <p>Urban development and infrastructure that:</p> <ol style="list-style-type: none"> <li>is consolidated and integrated with the urban environment;</li> <li><u>does not affect the efficient operation, use, development, appropriate upgrading and safety of strategic infrastructure, critical infrastructure, and regionally significant infrastructure;</u></li> <li>...</li> </ol> | <p>CIAL strongly supports the approach that urban development and infrastructure is consolidated and integrated with the urban environment.</p> <p>CIAL also seeks that this objective direct that urban development does not result in adverse effects on important infrastructure.</p> | <p>Refer to section 3 and 6 of my statement of evidence regarding the recognition of strategic, critical and regionally significant infrastructure in the strategic directions section of the PDP.</p> <p>In my view, it would be more efficient for SD-03 to be amended to address these considerations.</p> |
| SD-03     | 254.19 | <p>Amend as follows:</p> <p>Across the District:</p>                                                                                                                                                                                                                                                                                                                                                              | <p>CIAL supports a strategic objective related to infrastructure. This is a key resource management issue for the district and it is essential that direction is given in this chapter to</p>                                                                                            | <p>Refer to sections 4 to 6 of my statement of evidence regarding the recognition of strategic, critical and regionally significant</p>                                                                                                                                                                       |

| Provision                 | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                  | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Energy and infrastructure |        | <p>1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;</p> <p>2. <u>the social, economic and environmental and cultural benefits of</u> infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant infrastructure:</p> <p>a. <u>is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled is-able to operate efficiently and effectively;</u> and</p> <p>c. <del>is enabled, while:</del></p> <p style="padding-left: 40px;"><del>i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and</del></p> <p style="padding-left: 40px;"><del>ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</del></p> <p>b. <u>strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <p style="padding-left: 40px;"><u>avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, except within the existing Kaiapoi residential area</u></p> | <p>direct all other objectives and policies in other chapters.</p> <p>However, CIAL seeks that this strategic objective be amended to better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure.</p> <p>CIAL has sought specific recognition of issues related to the Airport. It may also be appropriate to insert similar matters relevant to other strategic infrastructure.</p> | <p>infrastructure in the strategic directions section of the PDP.</p> <p>For the reasons set out in those sections, I generally support the recommended relief sought by CIAL. I do not support the relief set out in proposed paragraph 2(b)(i) and (ii). I consider such level of detail is inappropriate for a strategic level objective and is best placed in the Energy and Infrastructure chapter.</p> <p>In light of the above, I recommend the following drafting of SD-O3:</p> <p><i>Across the District:</i></p> <p>1. <i>improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;</i></p> <p>2. <u><i>the social, economic and environmental and cultural benefits of</i></u> infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant infrastructure:</p> <p>b. <u><i>is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled is-able to operate efficiently and effectively;</i></u> and</p> <p>ci. <del><i>is enabled, while:</i></del></p> <p style="padding-left: 40px;"><del><i>i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need</i></del></p> |

| Provision           | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CIAL Explanation                                                                                                                                  | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                     |        | <p><u>where density is to be retained at one unit per 300m2 or 600m2 in the areas identified on the planning maps; and</u></p> <p>ii. <u>managing the risk of birdstrike to aircraft using Christchurch International Airport;</u></p> <p>3. <u>the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that infrastructure.</u></p> <p>4. the nature, timing, and sequencing of new development and new infrastructure is integrated and coordinated; and</p> <p>5. encourage more sustainable outcomes as part of subdivision and development, including through the use of energy efficient buildings, green infrastructure and renewable energy generation.</p> |                                                                                                                                                   | <p><i>and operational need of the infrastructure; and</i></p> <p><i>ii.—managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</i></p> <p><i>b. strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects.</i></p> <p>3. <i>the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that infrastructure.</i></p> <p>4. ....</p> |
| SD-04<br>Rural land | 254.20 | <p>Amend as follows:</p> <p>Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that:</p> <p><u>1.</u> it remains available for productive rural activities by:</p> <p><u>a.</u> providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resource of Rural Zones and limit other activities; and</p> <p><u>b.</u> ensuring that within rural areas the establishment and operation of rural production activities are not limited by</p>                                                                                                                                                                                                                                                      | CIAL seeks that this objective is amended to direct that development and land use does not result in adverse effects on strategic infrastructure. | <p>Refer to sections 4 to 6 of my statement of evidence regarding the recognition of strategic, critical and regionally significant infrastructure in the strategic directions section of the PDP.</p> <p>In my view, it would be more efficient for SD-03 to be amended to address these considerations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Provision                                               | Sub no        | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                      | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                         |               | <p>new incompatible sensitive activities .; and</p> <p>2. <u>development and land use does not adversely affect the efficient operation, use and development of strategic infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>UFD-P1</p> <p>Density of residential development</p> | <p>254.21</p> | <p>Amend as follows:</p> <p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> <li>1. provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;</li> <li>2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> <li>a. supports, and has ready access to, existing Commercial and Mixed Use Zone, schools, public transport and open space;</li> <li>b. supports well connected walkable communities;</li> <li>c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and</li> <li>d. located away from any Heavy Industrial Zone.</li> </ol> </li> <li>3. <u>avoid residential development that is incompatible with, or adversely effects, the efficient operation, use and development of strategic infrastructure.</u></li> </ol> | <p>If not located in appropriate areas, residential intensification can be incompatible with the operation of strategic infrastructure and can cause reverse sensitivity effects, and in turn can result in occupants being exposed to adverse effects from the operation of strategic infrastructure. Intensification of residential development may not be appropriate where it would result in those outcomes.</p> | <p>Refer to sections 4 to 6 of my statement of evidence regarding intensification of noise sensitive activities within the Air Noise Contours.</p> <p>For the reasons set out in my statement of evidence, I support the intent of the relief sought by CIAL, subject to minor amendments that seek to focus CIAL’s recommended relief on “intensification” of residential development. My recommended drafting is as follows:</p> <p><i>In relation to the density of residential development:</i></p> <ol style="list-style-type: none"> <li>1. <i>provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;</i></li> <li>2. <i>locate any Medium Density Residential Zone so it:</i> <ol style="list-style-type: none"> <li>a. <i>supports, and has ready access to, existing Commercial and Mixed Use Zone, schools, public transport and open space;</i></li> <li>b. <i>supports well connected walkable communities;</i></li> <li>c. <i>avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and</i></li> <li>d. <i>located away from any Heavy</i></li> </ol> </li> </ol> |

| Provision                                                                         | Sub no        | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | J Kyle comment / recommendation                                                                                                                                                                                                                                   |
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|                                                                                   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p style="text-align: center;"><i>Industrial Zone.</i></p> <p>3. <u><i>avoid intensification of residential development that is incompatible with, or adversely effects, the efficient operation, use and development of strategic infrastructure.</i></u></p>    |
| <p>UFD-P2</p> <p>Identification/location of new Residential Development Areas</p> | <p>254.22</p> | <p>In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> <li>1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;</li> <li>2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that <del>they</del> <u>it</u>: <ol style="list-style-type: none"> <li>a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;</li> <li>b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</li> <li>c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</li> <li>d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;</li> </ol> </li> </ol> | <p>CIAL supports policy direction which sets appropriate parameters for urban growth and form. However, CIAL is opposed to any new residential development within the 50 dBA Ldn Air Noise Contour, for the reasons explained above.</p> <p>While there is an exception enabling residential development within the Air Noise Contours in Kaiapoi, that exception applies to a limited area of land and was provided in order to support earthquake recovery. The exception in CRPS Policy 6.3.5(4) is for residential activities: <i>"within an existing [at the time that this policy was made operative] residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A"</i>. The Future Development Areas in Kaiapoi are provided to accommodate urban development pursuant to the NPS UD. It is most appropriate, and consistent with the CRPS Policy 6.3.5(4), if the part of the Future Development Area within the 50dB Ldn Air Noise Contour are reserved for non-sensitive urban development such as business or industrial land use, rather than residential intensification. CIAL seeks amendment to the planning approach for the part of the Future Development Area within the Air Noise Contours at Kaiapoi to locate residential development outside of the contours.</p> | <p>Refer to sections 4 to 6 of my statement of evidence regarding intensification of noise sensitive activities within the Air Noise Contours.</p> <p>For the reasons set out in my statement of evidence, I support the intent of the relief sought by CIAL.</p> |

| Provision                                                                                      | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | J Kyle comment / recommendation                                                                                                                                                                                                                                   |
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|                                                                                                |        | <ul style="list-style-type: none"> <li>e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</li> <li>f. are informed through the development of an ODP;</li> <li>g. supports reductions in greenhouse gas emissions; and</li> <li>h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-06.</li> <li>i. <u>avoids adverse reverse sensitivity effects the efficient operation, use and development of strategic infrastructure.</u></li> </ul>                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                   |
| <p>UFD-P3</p> <p>Identification/location and extension of Large Lot Residential Zone areas</p> | 254.23 | <p>Amend as follows:</p> <p>In relation to the identification/location of Large Lot Residential Zone areas:</p> <ol style="list-style-type: none"> <li>1. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;</li> <li>2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: <ul style="list-style-type: none"> <li>a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;</li> <li>b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy;</li> </ul> </li> </ol> | <p>CIAL supports policy direction which sets appropriate parameters for development of Large Lot Residential Zone areas.</p> <p>CIAL is opposed to any intensification of noise sensitive activities within the 50 dBA Ldn Air Noise Contour which would expose occupants to undesirable levels of aircraft noise, while exposing CIAL to adverse reverse sensitivity effects. It is important that strategic infrastructure is protected from reverse sensitivity effects arising from new residential development areas.</p> | <p>Refer to sections 4 to 6 of my statement of evidence regarding intensification of noise sensitive activities within the Air Noise Contours.</p> <p>For the reasons set out in my statement of evidence, I support the intent of the relief sought by CIAL.</p> |



| Provision                                                                       | Sub no        | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | J Kyle comment / recommendation                                                                                                                                                                                                                     |
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|                                                                                 |               | <p>c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;</p> <p>d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; <del>and</del></p> <p>e. is informed through the development of an ODP; <del>and</del>.</p> <p>f. <u>avoids reverse sensitivity effects the efficient operation, use and development of strategic infrastructure.</u></p>                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                     |
| <p>UFD-P10</p> <p>Managing reserve sensitivity effects from new development</p> | <p>254.24</p> | <p>Amend as follows:</p> <p>Within Residential Zones and new development areas in Rangiora and Kaiapoi:</p> <ol style="list-style-type: none"> <li>1. avoid residential activity that has <del>the potential to limit</del> <u>adverse effects on, or is incompatible with,</u> the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport <u>50 dBA Ldn Air</u> Noise Contour, unless within an <del>existing</del> <u>Residential Zone in Kaiapoi which was in existence at the time this plan was made operative,</u> where density is to be retained at one unit per <u>300m<sup>2</sup> or 600m<sup>2</sup></u> in the areas <u>identified on the planning maps;</u></li> <li>2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening, without compromising the</li> </ol> | <p>CIAL supports this policy, particularly the requirement to avoid noise sensitive activities within the Air Noise Contour.</p> <p>CIAL considers the drafting could be further expanded and clarified. And CIAL considers that within existing residentially zoned areas in Kaiapoi, further intensification should be avoided, beyond that which is already permitted. CIAL seeks that the residential density in this area within the 50dB Ldn Air Noise Contour is not increased compared to what is presently allowed.</p> | <p>Refer to section 4 and 5 of my statement of evidence regarding intensification of noise sensitive activities within the Air Noise Contours.</p> <p>For the reasons set out in that section, I support the recommended relief sought by CIAL.</p> |

| Provision | Sub no | CIAL submission (relief requested)           | CIAL Explanation | J Kyle comment / recommendation |
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|           |        | efficient delivery of new development areas. |                  |                                 |

### Energy, Infrastructure and Transport

| Provision | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| EI-P6     | Support in part | <p>Amend as follows:</p> <p><del>Manage Avoid</del> adverse effects of <del>other incompatible</del> activities <del>(including adverse reverse sensitivity effects) on and development of energy and</del> infrastructure, including by <del>the following</del>:</p> <ol style="list-style-type: none"> <li>ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; <del>and</del></li> <li><u>avoiding the establishment of noise sensitive activities within the 50 dBA Ldn Air Noise Contour;</u></li> <li><u>managing the risk of bird strike to aircraft using Christchurch International Airport;</u></li> <li>...</li> </ol> | <p>CIAL seeks that this policy direction is strengthened by requiring avoidance rather than management of adverse effects.</p> <p>CIAL also suggests the policy could specify in more detail particular issues arising in the district, such as those related to noise sensitive activities and bird strike risk, which arise with respect to CIAL's operations.</p> <p>There may be additional matters relevant to other strategic infrastructure which should also be listed.</p> | <p>Refer to section 4 to 6 and 8 of my statements of evidence regarding the introduction of these provisions.</p> <p>In light of the above, while I support the overall intent of CIAL's relief, further drafting amendments are recommended, as set below, to further rationalise the provisions relating to Christchurch International Airport and to match the drafting approach used in the Right of Reply for Hearing Stream 5 (note red tracking from Hearing Stream 5 Right of Reply, green tracking my further recommended amendments):</p> <p><b>Effects of other activities and development on energy and infrastructure</b> Manage adverse effects, <u>including reverse sensitivity effects</u>, of <u>incompatible</u> <del>other</del> activities and development on energy and infrastructure, including by the following:</p> <ol style="list-style-type: none"> <li>ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and</li> <li>with regards to <del>the National Grid</del> <del>and</del><sup>34</sup> major electricity distribution lines, in addition to (1) above, by ensuring that: <ol style="list-style-type: none"> <li>safe buffer distances are</li> </ol> </li> </ol> |

| Provision | Sub no | CIAL submission (relief requested) | CIAL Explanation | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|           |        |                                    |                  | <p>identified in the District Plan for managing the effects of incompatible activities and development on <del>the National Grid</del> and major electricity distribution lines including support structures;</p> <p>b. sensitive activity and development that may compromise the <del>National Grid</del> and<sup>36</sup> major electricity distribution lines, <del>including those associated with intensive farming activities indoor primary production,</del> are excluded from establishing within identified safe buffer distances <u>to the extent reasonably possible;</u></p> <p>c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, <del>repair</del> <u>replacement,</u><sup>39</sup> upgrading and development <del>of the National Grid</del> and<sup>40</sup> major electricity distribution lines; and</p> <p><u>2A. with regards to the National Grid, in addition to (1) above:</u></p> <p><u>a. mapping the National Grid and identifying buffer corridors in the District Plan within which sensitive activities, including the expansion of an existing sensitive activity, are not provided for; and</u></p> <p><u>b. to the extent reasonably possible, managing other activities to avoid reverse sensitivity effects, on the National Grid and</u></p> <p>3. <u>with regards to Christchurch</u></p> |

| Provision     | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CIAL Explanation                                                                                                                                                                             | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|               |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                              | <p><u>International Airport by ensuring that:</u></p> <p><u>a. the intensification or establishment of noise sensitive activities within the 50dB Ldn Air Noise Contour is avoided; and,</u></p> <p><u>b. activities that may give rise to bird strike risk on aircraft using Christchurch International Airport are appropriately managed;</u></p> <p>4. ensuring buildings, other structures and vegetation do not obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, including for radiocommunication associated with critical infrastructure, strategic infrastructure, regionally significant infrastructure, a lifeline utility, and for emergency purposes and day to day operations of an emergency service.</p> |
| TRAN-Overview | Support in part | <p>Amend as follows:</p> <p>This chapter contains transport provisions generally applicable to all activities that occur throughout the District (unless otherwise specified). The application of the transport provisions is discussed further below in the transport rules.</p> <p>A functioning transport system and transport modes are essential facilities and services that assist in meeting the social and economic well-being of people and communities and promote the efficient functioning of the District. The transport system therefore forms an important component of the physical resources of the District.</p> <p><u>Land use and subdivision is managed to protect Waimakariri District's land transport corridors and infrastructure from incompatible activities that could undermine the provision of an</u></p> | <p>CIAL considers the importance of protecting the Strategic Transport Network and relevant important infrastructure from incompatible activities should be referred to in the overview.</p> | <p>The significant role that Christchurch international Airport has supporting the Canterbury Region and New Zealand as a whole has been set out in Statements of Evidence for Hearing Stream 1 by Ms Hayman and Mr Hampson.</p> <p>It is appropriate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Provision | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                             | CIAL Explanation                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                 | <p><u>integrated, safe, responsive, and sustainable land-based transport system, which includes the Strategic Transport Network and relevant infrastructure.</u></p> <p>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.</p> |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| TRAN-04   | Support in part | <p>Amend as follows:</p> <p>Effects of activities on the transport system</p> <p><del>Adverse effects on the</del> District's transport system <u>is protected</u> from <u>incompatible activities and adverse effects</u>, including reverse sensitivity effects, <del>are avoided, remedied or mitigated</del></p>                                                                           | <p>CIAL is a part of the strategic transport network in the district. CIAL supports recognition and protection of the function of the network. It is important for this objective to seek that the transport system be protected from incompatible activities and adverse effects.</p> | <p>CIAL's submission with respect to this matter was not addressed during Hearing Stream 5. It is assumed that it has been allocated to Hearing Stream 10A.</p> <p>Notwithstanding, section 6 of my statement of evidence provides a discussion around the rationalisation of relief sought by CIAL. I therefore consider that CIAL's relief with respect to other chapters of the PDP will effectively resolve this submission point.</p> <p>I also note that the right of reply for this chapter recommends amending this objective as follows:</p> <p><b>TRANS-04 Effects of activities on the transport system</b></p> <p>Adverse effects on the District's transport system from activities, including reverse sensitivity, are avoided, remedied or mitigated, <u>so the safety, efficiency and resilience of the transport system is not constrained or compromised.</u></p> <p>I support this revised objective and consider it broadly addresses the intent of CIAL's submission.</p> |
| TRAN-P15  | Support in part | <p>Amend as follows:</p> <p>Effects of activities on the transport system</p> <p>Ensure, <del>to the extent considered reasonably</del></p>                                                                                                                                                                                                                                                    | <p>CIAL supports recognition and protection of the function of the transport network. It is important for this policy to direct that adverse effects from</p>                                                                                                                          | <p>CIAL's submission with respect to this matter was not addressed during Hearing Stream 5. It is assumed that it has been allocated to Hearing Stream 10A.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                             | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|           |        | <p><del>practicable</del>, that other activities do not compromise the safe, <u>effective</u> and efficient operation, maintenance, repair, upgrading or development of the transport system, including through:</p> <ol style="list-style-type: none"> <li>managing access to the road corridor, and activities and development adjacent to road/rail level crossings, particularly where it is necessary to achieve protection of the safe and efficient functioning of the transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure, and regionally significant infrastructure;</li> <li>avoiding, <del>remedying or mitigating</del> <u>adverse effects, including</u> reverse sensitivity effects, on the <u>safe, effective and efficient</u> transport system; and</li> <li>providing for ease of access for service and emergency service vehicles.</li> </ol> | activities on land transport corridors are 'avoided', rather than 'remedied' or 'mitigated'. | I support the relief sought by CIAL with respect to this provision. Christchurch International Airport both part of the transport system and as well as regionally significant, critical and strategic infrastructure. Use of the language "to the extent considered reasonably practicable" establishes too low a threshold for the management of activities that could have an effect on the Airport. This "loose" policy approach runs contrary to the management framework that CIAL has proposed and that I generally support for noise sensitive activities and bird strike within the PDP. |

#### Natural Features and Landscapes

| Provision                                                                                                                                                         | Sub no | CIAL submission (relief requested) | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                          | J Kyle comment / recommendation                                                                      |
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| NFL-R8 (Centre pivot and travelling irrigators), NFL-R10 (woodlots and shelterbelts), NFL-R11 (planting restricted tree species), NFL-R12 (mining and quarrying), | 254.37 | Retain                             | CIAL supports restrictions on these activities in the Waimakariri River ONF. While CIAL is aware these rules are in place primarily to protect natural features and landscapes, CIAL notes that the activities managed through these rules also have the potential to increase risk of bird strike, particularly where they take place so close to the Waimakariri River. | Refer to section 8 of my statement of evidence regarding the introduction of bird strike provisions. |

### Natural character of freshwater bodies

| Provision                                                                                       | Sub no            | CIAL submission (relief requested)                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                           | J Kyle comment / recommendation                                                                      |
|-------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Rules and activity<br>Standards relating to planting vegetation within freshwater body setbacks | 254.41,<br>254.42 | Insert additional matter of discretion related to management of bird strike risk. | Planting has the potential to increase habitat for bird strike risk species (such as Black backed gulls or Canada Geese), particularly in and around the Waimakariri River. CIAL seeks that thought is given to this potential when planting is carried out in this environment.<br><br>CIAL will be able to advise on types of plant species that may be compatible with planting programmes while minimising any potential increase in bird strike risk. | Refer to section 8 of my statement of evidence regarding the introduction of bird strike provisions. |

### Subdivision

| Provision | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| SUB-01    | Support in part | Amend as follows<br>Subdivision design achieves an integrated pattern of land use, development, and urban form that:<br><br>1. provides for anticipated land use and density that achieve the identified future character, form or function of zones;<br><br>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;<br><br>3. supports protection of cultural and heritage values, conservation values; <del>and</del><br><br>4. supports community resilience to climate change and risk from natural hazards; <del>and</del><br><br>5. <u>does not give rise to adverse effects on strategic infrastructure.</u> | Subdivision is closely related to residential density and development. Density must be set appropriately to manage development outcomes.<br><br>Residential density is a fundamental aspect of ensuring that appropriate levels of development are maintained within the higher noise environment in the 50 dBA Ldn Air Noise Contour. It is important that subdivision does not give rise to adverse effects on strategic infrastructure, such as CIA.<br><br>CIAL supports the approach to consolidate urban development and maintain rural character. | Refer to sections 4 to 6 of my statement of evidence.<br><br>Furthermore, in my experience, subdivision influences land use development patterns and, notably, density of development as controls on land use activities are defined per site. Accordingly, I support the relief sought by CIAL, however recommend a further minor amendment (as shown below) to address some of the matters raised in my statement of evidence regarding intensification of noise sensitive activities:<br><br><i>Subdivision design achieves an integrated pattern of land use, development, and urban form that:</i><br><br>1. provides for anticipated land use and density that achieve the identified future character, form or function of zones;<br><br>2. consolidates urban development and |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                            | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><i>maintains rural character except where required for, and identified by, the District Council for urban development;</i></p> <p>3. <i>supports protection of cultural and heritage values, conservation values; <del>and</del></i></p> <p>4. <i>supports community resilience to climate change and risk from natural hazards; <del>and</del></i></p> <p>5. <i><u>Does not facilitate development that give rise to adverse effects on strategic infrastructure.</u></i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SUB-P1    | 254.44 | <p>Amend as follows:</p> <p>Enable subdivision that:</p> <ol style="list-style-type: none"> <li>1. within Residential Zones, incorporates best practice urban design, access to open space and CPTED principles;</li> <li>2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks;</li> <li>3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid;</li> <li>4. <u>avoids noise sensitive activities establishing within the 50 dBA Ldn Air Noise Contour so as not to compromise the efficient operation of Christchurch International Airport or the health, well-being and amenity of people;</u></li> <li>5. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and</li> <li>6. supports the character, amenity values, form and function for the relevant zone.</li> </ol> | <p>Subdivision is closely related to residential density and development. Lot sizes must be set appropriately to manage development outcomes. This is particularly important within the 50 dBA Ldn Air Noise Contour where controls on lot size and residential density are a fundamental aspect of ensuring that appropriate levels of development are maintained within the higher noise environment in the contours.</p> | <p>Refer to sections 4 to 6 of my statement of evidence.</p> <p>For the reasons set out in my evidence, I support the recommended relief proposed by CIAL, however recommend a further minor amendment (as shown below) to address some of the matters raised in my statement of evidence regarding intensification of noise sensitive activities:</p> <p><i>Enable subdivision that:</i></p> <ol style="list-style-type: none"> <li>1. <i>within Residential Zones, incorporates best practice urban design, access to open space and CPTED principles;</i></li> <li>2. <i>minimises reverse sensitivity effects on infrastructure including through the use of setbacks;</i></li> <li>3. <i>avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid;</i></li> <li>4. <i><u>avoids noise sensitive activities intensifying or establishing within the 50 dBA Ldn Air Noise Contour so as not to compromise the efficient operation of Christchurch International Airport or the health, well-being and amenity of</u></i></li> </ol> |



| Provision | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|           |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <i>people;</i><br>5. ...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SUB-P2    | Support in part | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL supports this policy, provided lot sizes are no smaller than lot sizes currently allowed within the 50 dBA Ldn Air Noise Contour. It is important that minimum lot sizes are set appropriately to enable development in appropriate locations, and that subdivision occurs in appropriate areas which avoid reverse sensitivity effects on strategic infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No comment as no amendments recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SUB-P5    | Support         | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL supports this policy. Lot sizes must be set appropriately to manage development outcomes, and lot sizes should not be smaller than the minimum specified for the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No comment as no amendments recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SUB-P6    | Support in part | Amend as follows<br>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 areas has been included in the District Plan and each ODP shall:<br>...<br>i. show how other potential adverse effects <del>on and/or</del> from <del>nearby</del> -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><br>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</u> | CIAL supports the inclusion of criteria for Outline Development Plans. CIAL considers that adverse effects <i>on</i> strategic infrastructure should be treated differently to adverse effects <i>from</i> strategic infrastructure.<br>It will not always be possible or reasonable for existing strategic infrastructure to avoid, remedy or mitigate adverse effects on a new development area.<br>Infrastructure operates within a variety of locational or functional constraints which may mean that avoidance of adverse effects is not possible.<br>The reference to "nearby" should be removed to avoid any doubt that this policy also applies to Christchurch International Airport – which may not be considered 'nearby' but which may nevertheless be impacted by effects arising from development in these zones. | For the reasons set out in my evidence, I support the recommended relief proposed by CIAL, however recommend a further minor amendment (as shown below) to address some of the matters raised in my statement of evidence regarding the increasing utilisation of infrastructure over time:<br>...<br>i. <i>show how other potential adverse effects <u>on and/or</u> from <u>nearby</u>-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.</u></i><br>j. <i><u>show how reverse sensitivity effects on strategic infrastructure will be avoided, acknowledging that in some case the utilisation of that infrastructure will</u></i> |

| Provision                                                                     | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                 |
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|                                                                               |        | <u>minor effects will be managed.;</u>                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>increase over time.;</u>                                                                                                                                                                                                                                                                                     |
| SUB-R1<br>All zones                                                           | 254.48 | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL supports the conditions which must be met in order for a boundary adjustment to be consented as a controlled activity.                                                                                                                                                                                                                                                                                                                            | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the retention of rules that seek to ensure subdivision meets minimum allotment size requirements. I therefore support CIAL's submission to retain this provision.                                                            |
| SUB-R2<br>All zones                                                           | 254.49 | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL supports this rule restricting controlled activity subdivision, noting that there is a specific rule relating to subdivision within the 50 dBALdn Air Noise Contour.<br><br>Although that specific rule is contained in SUB-R2(1)(d), CIAL considers it would be helpful for plan users if an advice note were included to advise plan users that there are more specific rules for subdivision that could result in a different activity status. | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the retention of rules that seek to ensure subdivision meets minimum allotment size requirements. I therefore support CIAL's submission to retain this provision.                                                            |
| SUB-R10                                                                       | 254.50 | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL supports a non-complying activity status for subdivision in the GRUZ that creates an allotment area less than 20ha.                                                                                                                                                                                                                                                                                                                               | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I note my recommended amendments to SUB-R11 which seeks to ensure that all undersized subdivision within the 50dB Ldn Air Noise Contour is subject to a non-complying activity status. |
| SUB-R11<br>50 dB Ldn Air Noise Contour for Christchurch International Airport | 254.51 | Amend as follows:<br>Subdivision resulting in an allotment that is less than <del>4ha</del> <u>the minimum allotment size for the zone</u> within the 50dBA Ldn noise contour for Christchurch International Airport<br><br><u>Rural lifestyle All zones</u> Activity status: NC<br>Activity status when compliance not achieved: N/A<br><br><u>Any application arising from this rule will be limited notified to Christchurch International</u> | CIAL seeks that subdivision within the 50 dBA Ldn Air Noise Contour which creates an undersized lot be non-complying, regardless of the zone.                                                                                                                                                                                                                                                                                                          | For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.                                                                                                                                                                                      |

| Provision                                               | Sub no                                                                                                                                                                                                                                                                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CIAL Explanation                                        | J Kyle comment / recommendation                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |
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|                                                         |                                                                                                                                                                                                                                                                                                          | <u>Airport Limited.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |
| SUB-S1<br>Allotment size and dimensions                 | 254.52                                                                                                                                                                                                                                                                                                   | <p>Amend as follows</p> <p><b>SUB-S1 Allotment size and dimensions</b></p> <table border="1" data-bbox="555 432 1095 959"> <tr> <td data-bbox="555 432 824 959">1. All allotments created shall comply with Table SUB-1</td> <td data-bbox="824 432 1095 959"> <p><b>Activity status when compliance not achieved:</b></p> <p><b>1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS</b></p> <p><b>2. In any other zones: NC</b></p> <p><b><u>3. Within the 50dBA Ldn Air Noise Contour: NC</u></b></p> </td> </tr> </table> <p><b>Table SUB-1: Minimum allotment sizes and dimensions</b></p> <p>The following shall apply:</p> <p>For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.</p> <p>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.</p> <p>Allotments for unstaffed infrastructure, excluding for any balance area, are exempt from the</p> | 1. All allotments created shall comply with Table SUB-1 | <p><b>Activity status when compliance not achieved:</b></p> <p><b>1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS</b></p> <p><b>2. In any other zones: NC</b></p> <p><b><u>3. Within the 50dBA Ldn Air Noise Contour: NC</u></b></p> | <p>CIAL is concerned to ensure that the existing residential density is retained within the 50 dBA Ldn Air Noise Contour and that any further intensification in residential zones within the Contour beyond what is permitted in the operative plan is prevented.</p> <p>CIAL seeks that all other minimum allotment sizes are retained.</p> | <p>For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.</p> |
| 1. All allotments created shall comply with Table SUB-1 | <p><b>Activity status when compliance not achieved:</b></p> <p><b>1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS</b></p> <p><b>2. In any other zones: NC</b></p> <p><b><u>3. Within the 50dBA Ldn Air Noise Contour: NC</u></b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |

| Provision | Sub no                 | CIAL submission (relief requested)                                                                                                                             | CIAL Explanation                                                                                                                                                                                                                                         | J Kyle comment / recommendation |  |  |
|-----------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--|--|
|           |                        | minimum site sizes in Table SUB-1.                                                                                                                             |                                                                                                                                                                                                                                                          |                                 |  |  |
|           |                        | <table border="1"> <thead> <tr> <th data-bbox="546 331 822 416">Zone</th> <th data-bbox="822 331 1095 416">Minimum allotment area</th> </tr> </thead> </table> | Zone                                                                                                                                                                                                                                                     | Minimum allotment area          |  |  |
| Zone      | Minimum allotment area |                                                                                                                                                                |                                                                                                                                                                                                                                                          |                                 |  |  |
|           |                        | <u>Residential zones</u>                                                                                                                                       |                                                                                                                                                                                                                                                          |                                 |  |  |
|           |                        | Large Lot Residential Zone                                                                                                                                     | 2,500m <sup>2</sup> with a minimum average of 5,000m <sup>2</sup> for allotments within the subdivision                                                                                                                                                  |                                 |  |  |
|           |                        | General Residential Zone                                                                                                                                       | 500m <sup>2</sup><br><a href="#">600m<sup>2</sup> where the site is within the 50dBA Ldn Air Noise Contour</a>                                                                                                                                           |                                 |  |  |
|           |                        | Medium Density Residential Zone                                                                                                                                | 200m <sup>2</sup><br><a href="#">300m<sup>2</sup> where the site is within the 50dBA Ldn Air Noise Contour</a><br><br>No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved |                                 |  |  |
|           |                        | Settlement Zone                                                                                                                                                | 600m <sup>2</sup>                                                                                                                                                                                                                                        |                                 |  |  |
|           |                        | <u>Rural zones</u>                                                                                                                                             |                                                                                                                                                                                                                                                          |                                 |  |  |
|           |                        | General Rural Zone                                                                                                                                             | 20ha                                                                                                                                                                                                                                                     |                                 |  |  |
|           |                        | Rural Lifestyle Zone                                                                                                                                           | 4ha                                                                                                                                                                                                                                                      |                                 |  |  |
|           |                        | Bonus allotment                                                                                                                                                | 1ha                                                                                                                                                                                                                                                      |                                 |  |  |

| Provision                   | Sub no | CIAL submission (relief requested)                                                                                                                                               |                                                                                                                              | CIAL Explanation                                                                                                                             | J Kyle comment / recommendation                                                       |
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|                             |        | ...                                                                                                                                                                              |                                                                                                                              |                                                                                                                                              |                                                                                       |
|                             |        | <u>Special Purpose Zones</u>                                                                                                                                                     |                                                                                                                              |                                                                                                                                              |                                                                                       |
|                             |        | Special Purpose Zone (Kāinga Nohoanga) <ul style="list-style-type: none"> <li>Māori land including within the Tuahiwi Precinct and the Large Lot Residential Precinct</li> </ul> | No minimum                                                                                                                   |                                                                                                                                              |                                                                                       |
|                             |        | <ul style="list-style-type: none"> <li>Other land outside the Tuahiwi Precinct and the Large Lot Residential Precinct</li> </ul>                                                 | 4ha                                                                                                                          |                                                                                                                                              |                                                                                       |
|                             |        | <ul style="list-style-type: none"> <li>Other land within the Tuahiwi Precinct</li> </ul>                                                                                         | 600m <sup>2</sup>                                                                                                            |                                                                                                                                              |                                                                                       |
|                             |        | <ul style="list-style-type: none"> <li>Other land within the Large Lot Residential Precinct</li> </ul>                                                                           | 2,500m <sup>2</sup> with a minimum average of 5,000m <sup>2</sup> for allotments within the subdivision                      |                                                                                                                                              |                                                                                       |
|                             |        | Special Purpose Zone (Kaiapoi Regeneration)                                                                                                                                      | 500m <sup>2</sup>                                                                                                            |                                                                                                                                              |                                                                                       |
|                             |        |                                                                                                                                                                                  | <a href="#">600m<sup>2</sup> where the site is within the 50dBA Ldn noise contour for Christchurch International Airport</a> |                                                                                                                                              |                                                                                       |
| SUB-S3<br>Residential yield | 254.53 | Amend as follows<br><b>SUB-S3 Residential yield</b>                                                                                                                              |                                                                                                                              | CIAL is neutral as to the application of this standard in areas outside of the 50 dBA Ldn Air Noise Contour. However, within the Contour, it | For the reasons set out in sections 4 to 6 of my statement of evidence, I support the |

| Provision                              | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                            | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | J Kyle comment / recommendation                                                                                                                                                                                                                                                           |
|----------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |        | <p>1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Yield <u>or where located within the 50dBA Ldn Air Noise Contour</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> | <p><b>Activity status when compliance not achieved: NC</b></p> <p>will not necessarily be appropriate to require a <i>minimum</i> density of 15 households per hectare (or 12 households per hectare). Intensification of residential activity within the Contour will result in amenity effects on occupants in areas where aircraft noise is 50dBA Ldn or above, and this can lead to adverse reverse sensitivity effects on the Airport, which must be avoided as per RPS Policy 6.3.5 (which exempts existing residentially zoned urban area, and residential greenfield area identified for Kaiapoi, but does not otherwise provide an exemption from the strict "avoid" policy direction).</p> | recommended relief proposed by CIAL.                                                                                                                                                                                                                                                      |
| SUB-MCD9<br>Airport and aircraft noise | 254.54 | Retain, and ensure this matter of control and discretion is referenced in all rules which may apply to activities and land within the 50dBA Ldn Air Noise Contour.                                                                                                                                                            | <p>CIAL strongly supports a matter of control and discretion addressing reverse sensitivity effects on Christchurch International Airport.</p> <p>However, this matter of control and discretion is not referenced in any rules. CIAL seeks that it is inserted into all rules which will, or may, apply to land within the 50dBA Ldn Air Noise Contour</p>                                                                                                                                                                                                                                                                                                                                          | I support the inclusion of a matter of control and discretion to the effect of that contained in SUB-MDD9, however updates are required to the relevant rules to ensure such matters are appropriately considered for subdivision activities occurring within the 50dB Ldn Noise Contour. |

#### General District Wide Matters

| Provision            | Sub no | CIAL submission (relief requested)                                                                                                                                                                                      | CIAL Explanation                                                                                                                                                                                                                               | J Kyle comment / recommendation                                                                                            |
|----------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Noise</b>         |        |                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                |                                                                                                                            |
| Noise - Introduction | 254.55 | <p>Amend as follows:</p> <p>Noise effects require management because they can affect the health of people, natural values, and amenity values. The character, level and duration of sound, and the time at which it</p> | <p>CIAL supports the reference to the air noise contours but seeks amendment to correct and clarify this discussion. Air noise contours do not control noise sensitive land uses.</p> <p>They identify where aircraft noise occurs, and at</p> | For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL. |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CIAL Explanation                                                                                                                                                                                                                                                                                                                      | J Kyle comment / recommendation                                                                                                   |
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|           |        | <p>occurs are all factors affecting the perception of noise and how tolerable it is. This chapter contains objectives, policies and rules to manage the effects of noise for different receiving environments and activities.</p> <p>This chapter does not control noise from aircraft in flight,. However, <del>aircraft noise contours are used to control land uses where they may be subject to</del> noise from aircraft using Christchurch International Airport and Rangiora Airfield <u>is felt in parts of the district. The Air Noise Contours show where aircraft noise occurs, and at what levels. There are provisions in this chapter and in other parts of the Plan which apply to activities within the Air Noise Contours. This includes residential density controls on land within the 50dBA Ldn Air Noise Contour (which is the outer control boundary for aircraft noise in Greater Christchurch), and, within the 55dBA Ldn Air Noise Contour, additional acoustic mitigation requirements on top of the requirements applicable to the 50dBA Ldn Air Noise Contour.</u></p> <p>Noise from main transport routes can adversely affect residential amenity for people living nearby. Acoustic design for residential development near identified main roads and rail corridors is required to ensure noise levels within residential units do not adversely affect the health and wellbeing of occupants.</p> | <p>what level it occurs. This then informs planning rules.</p> <p>CIAL supports the reference to other potentially relevant District Plan chapters in this Introduction. It is important that thorough and explicit cross references are included to ensure plan users are directed to the relevant provisions in other chapters.</p> |                                                                                                                                   |
| NOISE-O3  | 254.57 | <p>Amend as follows:</p> <p>The avoidance of noise sensitive activities within the 65dBA and 55dBA Ldn Noise Contours for Rangiora Airfield <u>and within the 50dBA Ldn Air Noise Contour for Christchurch International Airport.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>CIAL supports this objective and seeks that it makes reference to Christchurch International Airport as well as Rangiora Airfield.</p>                                                                                                                                                                                             | <p>For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.</p> |
| NOISE-P1  | 254.28 | <p>Retain</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>CIAL supports this general policy, noting that there is also a more specific policy related to the Air Noise Contour (P4). The specific policy applicable to aircraft noise should override this</p>                                                                                                                               | <p>For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.</p> |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | general policy, to the extent that there is any inconsistency.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| NOISE-P4  | 254.59 | <p>Amend as follows:</p> <p>Protect Christchurch International Airport from reverse sensitivity effects by:</p> <ol style="list-style-type: none"> <li>avoiding Noise Sensitive Activities within the 50 dBA Ldn Air Noise Contour by limiting the density of any residential unit or minor residential unit to a maximum of 1 residential unit or minor residential unit per 4ha, except within existing Kaiapoi Residential Zones, <u>or the residential greenfield priority areas for Kaiapoi</u> identified in Chapter 6 – Map A of the RPS (gazetted 6 December 2013) <del>or any residential Development Area</del>; and</li> <li>requiring noise insulation <u>for new buildings and additions to existing buildings</u> within the <del>50dBA Ldn and</del> 55 dBA Ldn <u>Air</u> Noise Contour for Christchurch International Airport.</li> </ol> | <p>CIAL supports this specific policy addressing reverse sensitivity effects associated with aircraft noise. However, CIAL opposes any exemption for new residential Development Areas within the 50 dBA Ldn Air Noise Contour.</p> <p>The exemption in RPS Policy 6.3.5 applied to existing (at that time – i.e. when Chapter 6 was made operative) residential land and greenfield priority land in Kaiapoi. This exemption was provided to offset the displacement of residences as a result of the 2010/2011 earthquakes. This exception is unique to Kaiapoi and is expressly stated in the RPS. There is no similar rationale to support an exemption for the Future Development Area in northern Kaiapoi.</p> <p>As the rules relating to land use within the 50 dBA Ldn Air Noise Contour apply to various zones, CIAL seeks that this objective is either replicated in each relevant zone chapter or that thorough and explicit cross references are made in the relevant zone chapters.</p> <p>CIAL seeks amendment to the second part of this policy to reflect the fact that first and foremost, noise sensitive activities must be avoided within the 50 dBA Ldn Air Noise Contour. There is an additional layer of planning regulation at the 55 dBA Ldn Air Noise Contour which applies to all new buildings or additions (whether or not they are occupied by noise sensitive activities).</p> | <p>For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.</p> <p>In order to rationalise the relief sought by CIAL however, I recommend some of the detail that CIAL has suggested be contained in the Strategic Directions, Urban Form and Development, Residential and Rural Zones be instead integrated into the Noise Chapter as follows:</p> <p><b>Airport Noise Contour</b></p> <p>Protect Christchurch International Airport from reverse sensitivity effects by:</p> <ol style="list-style-type: none"> <li>avoiding noise sensitive activities within the 50 dBA Ldn Noise Contour by: <ol style="list-style-type: none"> <li>limiting the density of any residential unit or minor residential unit to <u>a maximum of:</u> <ol style="list-style-type: none"> <li><u>1 residential unit or minor residential unit per 600m<sup>2</sup> within Area A of the Residential Zone in Kaiapoi;</u></li> <li><u>1 residential unit or minor residential unit per 300m<sup>2</sup> within Area B of the Residential Zone in Kaiapoi;</u></li> <li><u>1 residential unit or minor residential unit per 4ha in the Rural Lifestyle Zone;</u></li> <li><u>1 residential unit per 20ha in the General Residential Zone;</u></li> <li><u>Avoiding the development of all other noise sensitive</u></li> </ol> </li> </ol> </li> </ol> |



| Provision                                                                                                                                                                                                        | Sub no                                                                                      | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation  | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |  |                                                                                                                                                                                                                  |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
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|                                                                                                                                                                                                                  |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   | <p><del>activities (not otherwise provided for in NOISE- P4(1)(a)); , except within existing Kaiapoi Residential Zones, greenfield priority areas identified in Chapter 6— Map A of the RPS (gazetted 6 December 2013) or any residential Development Area; and</del></p> <p>b. requiring noise insulation <u>for new buildings and additions to existing buildings</u> within the <u>50 dBA Ldn and 55 dBA Ldn Noise Contour for Christchurch International Airport.</u></p> |                                       |  |                                                                                                                                                                                                                  |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
| NOISE-R14<br>55 dBA Ldn Noise Contour for Christchurch International Airport                                                                                                                                     | 254.60                                                                                      | Retain with amendment:<br><table border="1" data-bbox="555 799 1086 1410"> <tr> <td data-bbox="555 799 801 963"><b>NOISE- R14</b></td> <td data-bbox="801 799 1086 963"><b>Buildings in the 55 dBA Ldn Air Noise Contour for Christchurch International Airport</b></td> </tr> <tr> <td colspan="2" data-bbox="555 963 1086 1066"><b>Activity status: PER</b><br/>Where:</td> </tr> <tr> <td data-bbox="555 1066 801 1410">1. any new building or any addition to an existing building for an activity listed in Table NOISE-1 within the 55 dBA Ldn <u>Air</u> Noise Contour for Christchurch International Airport, shown on the planning</td> <td data-bbox="801 1066 1086 1410"><b>Activity status when compliance not achieved: NC</b></td> </tr> </table> | <b>NOISE- R14</b> | <b>Buildings in the 55 dBA Ldn Air Noise Contour for Christchurch International Airport</b>                                                                                                                                                                                                                                                                                                                                                                                   | <b>Activity status: PER</b><br>Where: |  | 1. any new building or any addition to an existing building for an activity listed in Table NOISE-1 within the 55 dBA Ldn <u>Air</u> Noise Contour for Christchurch International Airport, shown on the planning | <b>Activity status when compliance not achieved: NC</b> | CIAL supports inclusion of this rule and noise mitigation standards in the Plan, and proposes further amendments to align with the most up to date recommendations of its expert acoustic consultants.<br><br>However, CIAL seeks that this rule is moved to the Zone chapters where it will be more accessible and visible to plan users. If that relief is rejected, CIAL seeks that thorough and explicit cross references are made in the Zone chapters to ensure plan users are directed to this provision. | For the reasons set out in sections 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL. |
| <b>NOISE- R14</b>                                                                                                                                                                                                | <b>Buildings in the 55 dBA Ldn Air Noise Contour for Christchurch International Airport</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |  |                                                                                                                                                                                                                  |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
| <b>Activity status: PER</b><br>Where:                                                                                                                                                                            |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |  |                                                                                                                                                                                                                  |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
| 1. any new building or any addition to an existing building for an activity listed in Table NOISE-1 within the 55 dBA Ldn <u>Air</u> Noise Contour for Christchurch International Airport, shown on the planning | <b>Activity status when compliance not achieved: NC</b>                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |  |                                                                                                                                                                                                                  |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation | J Kyle comment / recommendation |
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|           |        | <p>map, shall be insulated from aircraft noise to ensure indoor sounds levels stated in Table NOISE-1 are not exceeded, <del>when windows and doors are closed</del>, and:</p> <p>2. <u>windows and doors need to be closed to achieve the internal noise levels specified in Table NOISE-1, an alternative ventilation system shall be provided which satisfies clause G4 of the New Zealand Building Code and provides satisfactory internal thermal conditions.</u></p> <p>a. noise insulation calculations and verification shall be as follows:</p> <p>i. building consent applications shall be accompa</p> |                  |                                 |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                       | CIAL Explanation | J Kyle comment / recommendation |
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|           |        | <p>nied by a report detailing calculations that show how the required sound insulation and construction methods have been determined;</p> <p>b. for the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation</p> |                  |                                 |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL Explanation | J Kyle comment / recommendation |
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|           |        | <p>between the contours;</p> <p>c. <del>if required by the District Council,</del> in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall</p> |                  |                                 |

| Provision                                              | Sub no                | CIAL submission (relief requested)                                      |  | CIAL Explanation                                                                                                                                                                                                                                                             | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------|-----------------------|-------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        |                       | be improved to the required standard and re-tested prior to occupation. |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| NOISE- TABLE 1<br>Noise Contour Indoor Design Levels   | 254.61                | Amend as follows<br>NOISE-TABLE1 Noise Contour Indoor Design Levels     |  | CIAL supports inclusion of indoor design and sound level requirements for building in the 55 dBALdn Air Noise Contour for Christchurch International Airport. CIAL considers the advice note proposed for the rule below is more appropriately located alongside this table. | While I support the intent of CIAL’s relief, an efficient and effective alternative is to reference the Advise Note table in the header of Table 1, therefore ensuring all advise notes in the chapter are contained in one place and creating clarity and certainty for plan users.<br><br>Recommended alternative drafting is as follows:<br><br>NOISE-TABLE1 Noise Contour Indoor Design Levels ( <a href="#">*refer to Advice Note 2</a> )<br><br>[relocate recommended advice note to advice note table] |
| <b>Building Type and Activity</b>                      |                       | <b>Indoor Design and Sound Level</b>                                    |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Residential units or Minor Residential units</b>    |                       |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bedrooms                                               | 65 dBALAE / 40 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Other habitable room                                   | 75 dBALAE / 50 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Visitor Accommodation</b>                           |                       |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bedrooms, living rooms                                 | 65 dBALAE / 40 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Conference meeting rooms                               | 65 dBALAE / 40 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Service Activities                                     | 75 dBALAE / 60 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Educational Facilities</b>                          |                       |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Libraries, study areas, teaching areas, assembly areas | 65 dBALAE / 40 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Workshops,                                             | 85 dBALAE / 60 dBALdn |                                                                         |  |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Provision                                             | Sub no                | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation | J Kyle comment / recommendation |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
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|                                                       |                       | <table border="1"> <tr> <td data-bbox="555 290 806 331">gymnasiums</td> <td data-bbox="806 290 1084 331"></td> </tr> <tr> <td colspan="2" data-bbox="555 338 1084 386"><b>Retail activities, Retail Services and Offices</b></td> </tr> <tr> <td data-bbox="555 392 806 434">Conference rooms</td> <td data-bbox="806 392 1084 434">65 dBALAE / 40 dBALdn</td> </tr> <tr> <td data-bbox="555 440 806 481">Private offices</td> <td data-bbox="806 440 1084 481">70 dBALAE / 45 dBALdn</td> </tr> <tr> <td data-bbox="555 488 806 564">Open plan offices, exhibition spaces</td> <td data-bbox="806 488 1084 564">75 dBALAE / 50 dBALdn</td> </tr> <tr> <td data-bbox="555 571 806 612">Data processing</td> <td data-bbox="806 571 1084 612">80 dBALAE / 55 dBALdn</td> </tr> <tr> <td data-bbox="555 619 806 724">Shops, supermarkets, showrooms</td> <td data-bbox="806 619 1084 724">85 dBALAE / 55 dBALdn</td> </tr> </table>                                                                                                                                                                                                                                                               | gymnasiums       |                                 | <b>Retail activities, Retail Services and Offices</b> |  | Conference rooms | 65 dBALAE / 40 dBALdn | Private offices | 70 dBALAE / 45 dBALdn | Open plan offices, exhibition spaces | 75 dBALAE / 50 dBALdn | Data processing | 80 dBALAE / 55 dBALdn | Shops, supermarkets, showrooms | 85 dBALAE / 55 dBALdn |  |  |
| gymnasiums                                            |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| <b>Retail activities, Retail Services and Offices</b> |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| Conference rooms                                      | 65 dBALAE / 40 dBALdn |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| Private offices                                       | 70 dBALAE / 45 dBALdn |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| Open plan offices, exhibition spaces                  | 75 dBALAE / 50 dBALdn |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| Data processing                                       | 80 dBALAE / 55 dBALdn |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
| Shops, supermarkets, showrooms                        | 85 dBALAE / 55 dBALdn |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |
|                                                       |                       | <p data-bbox="555 756 725 782"><b><u>Advisory Note</u></b></p> <ul style="list-style-type: none"> <li data-bbox="555 804 1084 1002">• <u>Noise insulation calculations and verification shall be as follows:</u> <ul style="list-style-type: none"> <li data-bbox="600 874 1084 1002">○ <u>Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.</u></li> <li data-bbox="600 1018 1084 1225">○ <u>For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.</u></li> </ul> </li> <li data-bbox="555 1248 1084 1426">• <u>In conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District</u></li> </ul> |                  |                                 |                                                       |  |                  |                       |                 |                       |                                      |                       |                 |                       |                                |                       |  |  |

| Provision                                                                                                                                                                                                                                                                                                                                                                                | Sub no                                                                                                                                                                                                                                                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                         | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                          | <a href="#">Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |
| NOISE-R17<br>50dBA Ldn Noise<br>Contour for<br>Christchurch<br>International Airport                                                                                                                                                                                                                                                                                                     | 254.62                                                                                                                                                                                                                                                                                   | Amend as follows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CIAL supports inclusion of this rule, with amendments as shown.                                                                                                                                                                                                                                                                                                                                                                                                          | For the reasons set out in sections 4 to 6 of my statement of evidence, I support the intent of the relief proposed by CIAL.<br><br>As set out in my evidence however, I consider that some of CIAL's relief can be consolidated into a single rule within the Noise chapter of the PDP. This would replace a number of rules sought by CIAL in the Residential, Rural, Rural Lifestyle, Industrial and Commercial and Mixed Use Zones. Accordingly, I recommend that NOISE-R17(1) be amended as follows:<br><br><b>NOISE-R17:</b><br><b>Activity Status: PER</b><br>Where:<br>1. the activity is <a href="#">a residential activity or residential unit</a> located within Residential Zones, <a href="#">a Rural or Rural Lifestyle Zone and complies with the relevant density rules for that zone</a> ; <del>or</del><br><br><b>Activity status: RDIS</b><br>Where:<br>3. <a href="#">all other noise sensitive activity in any Residential Zone</a> ; and<br>4. <a href="#">the activity meets the indoor sound levels stated in Table NOISE 1, when windows and doors are closed.</a><br><br><a href="#">Activity Status where non-compliance not achieved: RDIS</a> |                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                          | <b>Noise sensitive activities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | It is not appropriate, nor consistent with the RPS Policy, to have a permitted activity rule within the 50 dBA Ldn Air Noise Contour for noise sensitive activities which meet indoor sound design levels when windows and doors are closed. The most effective way to avoid adverse effects is to avoid noise sensitive activities establishing in the first place. Noise sensitive land uses often involve use of outdoor areas, which cannot be insulated from noise. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                          | <table border="1"> <tr> <td><b>Activity status: PER</b><br/>Where:<br/><del>1.</del> the activity is <a href="#">a residential activity</a> located within <a href="#">a Residential Zones and complies with the relevant density rules for that zone</a>; <del>or</del><br/><br/><del>2.</del> <a href="#">any activity meets the indoor sounds levels stated in Table NOISE 1, when windows and doors are closed.</a></td> <td><b>Activity status when compliance not achieved: 1. For residential activities: RDIS</b><br/><br/><b>Matters of discretion are restricted to:</b><br/>NOISE-MD2 - Management of noise effects<br/>NOISE-MD3 - Acoustic insulation<br/><br/><b>For all other noise sensitive activities: NC</b></td> </tr> <tr> <td></td> <td><b>Notification</b><br/>An application for a restricted discretionary activity under this rule where compliance is not achieved with NOISE-R17 (1), shall be limited notified only to Christchurch International Airport Limited.</td> </tr> </table> | <b>Activity status: PER</b><br>Where:<br><del>1.</del> the activity is <a href="#">a residential activity</a> located within <a href="#">a Residential Zones and complies with the relevant density rules for that zone</a> ; <del>or</del><br><br><del>2.</del> <a href="#">any activity meets the indoor sounds levels stated in Table NOISE 1, when windows and doors are closed.</a>                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Activity status when compliance not achieved: 1. For residential activities: RDIS</b><br><br><b>Matters of discretion are restricted to:</b><br>NOISE-MD2 - Management of noise effects<br>NOISE-MD3 - Acoustic insulation<br><br><b>For all other noise sensitive activities: NC</b> |
| <b>Activity status: PER</b><br>Where:<br><del>1.</del> the activity is <a href="#">a residential activity</a> located within <a href="#">a Residential Zones and complies with the relevant density rules for that zone</a> ; <del>or</del><br><br><del>2.</del> <a href="#">any activity meets the indoor sounds levels stated in Table NOISE 1, when windows and doors are closed.</a> | <b>Activity status when compliance not achieved: 1. For residential activities: RDIS</b><br><br><b>Matters of discretion are restricted to:</b><br>NOISE-MD2 - Management of noise effects<br>NOISE-MD3 - Acoustic insulation<br><br><b>For all other noise sensitive activities: NC</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                          | <b>Notification</b><br>An application for a restricted discretionary activity under this rule where compliance is not achieved with NOISE-R17 (1), shall be limited notified only to Christchurch International Airport Limited.                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                          |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | CIAL Explanation | J Kyle comment / recommendation                                                                                                                                                                                                                                                                              |
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|           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                  | <p>Matters of discretion are restricted to:</p> <p><a href="#">NOISE-MD2 – Management of noise effects.</a></p> <p><a href="#">NOISE-MD3 Acoustic Insulation</a></p> <p><b>Activity status: NC</b></p> <p>Where:</p> <p>1. <a href="#">all other noise sensitive activity not in a residential zone.</a></p> |
|           |        | <p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>● <del>Noise insulation calculations and verification shall be as follows:</del> <ul style="list-style-type: none"> <li>○ <del>Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined.</del></li> <li>○ <del>For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours.</del></li> <li>○ <del>If required by the District Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council’s Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and</del></li> </ul> </li> </ul> |  |                  |                                                                                                                                                                                                                                                                                                              |



| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                            | J Kyle comment / recommendation                                                                                           |
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|           |        | <p style="text-align: center;"><del>re-tested prior to occupation.</del></p> <ul style="list-style-type: none"> <li>◆ <u>The 55 dBA Ldn Air Noise Contour applies as an additional layer over the 50 dBA Ldn Air Noise Contour. For the avoidance of doubt, any property lying within the 55 dBALdn Air Noise Contour is also subject to the rules applicable to the 50 dBALdn Air Noise Contour.</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                           |
| NOISE-MD2 | 254.63 | <p>Amend as follows:</p> <p>Management of noise effects</p> <ol style="list-style-type: none"> <li>1. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</li> <li>2. The extent and effectiveness of any indoor noise insulation.</li> <li>3. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise effects through other means, e.g. screening by other structures, or distance from noise sources.</li> <li>4. The ability to meet acoustic insulation requirements through alternative technologies or materials.</li> <li>5. The extent to which the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future residents and occupiers.</li> <li><del>6. The reasonableness and effectiveness of any legal instrument to be registered against the title that is binding on the owner and owner's succession in title, containing a 'no complaint' clause relating to the noise of</del></li> </ol> | <p>CIAL largely supports these matters of discretion relating to the management of noise effects and seek that they be retained.</p> <p>However, CIAL does not consider a no complaints covenant to be an appropriate mechanism for managing noise effects as they do not avoid noise effects from occurring (which should be the goal), they just restrict occupants from complaining.</p> | <p>For the reasons set out in both CIAL's submission and the section 42A report, I support CIAL's recommended relief.</p> |

| Provision                   | Sub no                      | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation                                                                             | J Kyle comment / recommendation                                                                                                                                                                                                        |                                                           |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                              |
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|                             |                             | <del>aircraft using Christchurch International Airport.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                              |                                                                                                                                                                                                                                        |                                                           |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                              |
| NOISE-MD3                   | 254.64                      | Retain<br>Acoustic insulation<br>1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise effects through other means.<br>2. The ability to provide effective acoustic insulation through alternative technologies or materials.<br>3. The extent to which the provision of a report from an acoustic specialist <del>which</del> provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future residents and occupiers.<br>4. Any potential reverse sensitivity effects on other activities that may arise from residential accommodation or other noise sensitive activities that do not meet acoustic insulation requirements necessary to mitigate any adverse effects of noise.<br>5. The location of any nearby business or infrastructure activities and the degree to which any sensitive activities may be adversely affected. | CIAL considers these matters for discretion are appropriate and seeks that they be retained. | As set out by Ms Smith, acoustic insulation is a key tool used to manage aircraft noise effects. I therefore support the recommended relief sought by CIAL and note that it has been supported in principle by the section 42A report. |                                                           |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                              |
| <b>Temporary Activities</b> |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                              |                                                                                                                                                                                                                                        |                                                           |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                              |
| TEMP-R4<br>Filming          | 254.65                      | Amend as follows<br><b>TEMP-R4 Filming</b><br><table border="1" data-bbox="548 1300 1093 1434"> <tr> <td><b>All zones</b></td> <td><b>Activity status: PER</b></td> <td><b>Activity status when compliance not achieved: RDIS</b></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>All zones</b>                                                                             | <b>Activity status: PER</b>                                                                                                                                                                                                            | <b>Activity status when compliance not achieved: RDIS</b> | CIAL supports the limit of 31 consecutive days duration for filming and seeks further that a requirement is inserted requiring that this activity does not occur within the 50dBA Ldn Air Noise Contour unless compliance with indoor sound design requirements is shown.<br><br>Filming requires sound stages and other facilities | I support the relief to the extent that some elements of filming activities could potentially be considered noise sensitive. |
| <b>All zones</b>            | <b>Activity status: PER</b> | <b>Activity status when compliance not achieved: RDIS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                              |                                                                                                                                                                                                                                        |                                                           |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                              |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                          | J Kyle comment / recommendation                                                                                                                                                                                                        |
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|           |        | <p>Where:</p> <ol style="list-style-type: none"> <li>1. the maximum duration of the activity is 31 consecutive days at any one site within a 12 month period;</li> <li>2. site preparation is a maximum of seven days before the activity;</li> <li>3. site restoration is a maximum of seven days following the completion of the activity;</li> <li>4. all temporary structures and equipment is removed from the site within seven days following</li> </ol> | <p><b>Matters of discretion are restricted to:</b></p> <p>TEMP-MD1 – character and amenity values</p> <p>TEMP-MD2 – Transport</p> <p>TEMP-MD3 – Site alteration, disturbance and remediation</p> <p>TEMP-MD4 – Public safety and security</p> <p><b>Notification:</b></p> <p><u><a href="#">Any application arising from TEMP- R4 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></u></p> | <p>which need a quiet environment in which to operate.</p> <p>It is important that any application for filming within the Noise Contour is notified to CIAL in order to manage any potential effects arising from such a location.</p> |

| Provision                                                                         | Sub no                                   | CIAL submission (relief requested)                                 |                                                                                                      |  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                                                                   |                                          |                                                                    | completion of the activity; and<br><br>5. there is a total maximum of 250 vehicle movements per day. |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| TEMP-R7<br><br>Any temporary building or structure ancillary to construction work | 254.66                                   | Amend as follows                                                   |                                                                                                      |  | CIAL is neutral in regard to this rule, provided it does not enable temporary accommodation within the 50 dBA Ldn Air Noise Contour. In that case, it is important that the 31 day limitation is retained.<br><br>CIAL seeks that this rule is amended to ensure that temporary accommodation is not permitted as of right within the 50 dBA Ldn Christchurch International Air Noise Contour.<br><br>It is important that any application for temporary accommodation within the Noise Contour is notified to CIAL. | Note my recommended amendments to the Noise provisions mean that all noise sensitive activities (including temporary residential which is not separately distinguished from residential activity) is subject to the relevant District Plan rules.<br><br>As a consequential amendment, it may be useful to clarify within the introductory text that cross references to density rules within chapters contained in Part 3 remain relevant insofar as it relates to the 50dB Ldn Air Noise Contour. |
|                                                                                   | TEMP- R7                                 | Any temporary building or structure ancillary to construction work |                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>All zones</b>                                                                  | <b>Activity status: PER</b>              | <b>Activity status when compliance not achieved: RDIS</b>          |                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                   | Where:<br>1. every temporary building or | <b>Matters of discretion are restricted to:</b><br>TEMP-MD1 -      |                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Provision | Sub no | CIAL submission (relief requested) |                                                                                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                              | J Kyle comment / recommendation |  |
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|           |        |                                    | <p>structure is removed from the site within 31 days of completion of the building or construction works or after the Code of Compliance Certificate for the subject building or construction works has been issued, whichever occurs first.;</p> <p>2. <u>no temporary accommodation shall be located within the 50 dBA Ldn Air Noise Contour.</u></p> | <p>Character and amenity values</p> <p>TEMP-MD2 - Transport</p> <p>TEMP-MD3 - Site alteration, disturbance and remediation</p> <p>TEMP-MD4 - Public safety and security</p> <p><b>Notification:</b><br/> <u>Any application involving a breach of TEMP-R7 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                 |  |

**PART 3 – AREA SPECIFIC MATTERS**

**RESZ- General objectives and policies for all Residential Zones**

| Provision             | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                  | CIAL Explanation                                                                                                                                                                                    | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| RESZ-<br>Introduction | 254.67 | <p>Amend as follows</p> <p>...</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International the Airport and to avoid adverse amenity effects on residents.</u></p>                                                                                                                               | <p>CIAL seeks recognition in the Introduction that density controls are important to avoid adverse reverse sensitivity effects on the Airport.</p>                                                  | <p>I support CIAL’s recommended relief for the reasons set out in sections 4 and 5 of my evidence. Section 6 provides some discussion regarding the rationalisation of these provisions.</p> <p>With respect to this amendment, I support the proposed addition to the introduction and recommend a further amendment to draw plan users attention to the Noise section of the PDP. This cross reference is important to ensure that consolidation of reverse sensitivity related matters in the PDP is not inadvertently overlooked by plan users.</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International the Airport and to avoid adverse amenity effects on residents. These controls are contained in both the Noise chapter and the Residential Zone and reference should be made to both.</u></p> |
| RESZ-01               |        | <p>Amend as follows</p> <p><b>Residential growth, location and timing</b></p> <p>Sustainable residential growth that:</p> <ol style="list-style-type: none"> <li>1. provides more housing in appropriate locations in a timely manner according to growth needs;</li> <li>2. is responsive to community and district needs; <del>and</del></li> <li>3. enables new development, as well as redevelopment or existing Residential Zones.;</li> </ol> | <p>Residential growth must be done in a manner that avoids adverse reverse sensitivity effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.</p> | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Provision                                        | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                                                                                               | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                                  |        | <p><u>and</u></p> <p>4. <u>allows critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| RESZ-02                                          |        | Retain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CIAL supports direction to locate residential land in appropriate locations.                                                                                                                                   | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL.                                                                                                                                                                                                                                                                                                                                                                                       |
| RESZ-03                                          |        | <p>Amend as follows</p> <p><b>Residential form, scale, design and amenity values</b></p> <p>A form, scale and design of development that:</p> <ol style="list-style-type: none"> <li>1. achieves a good quality residential environment that is attractive and functional;</li> <li>2. supports community health, safety and well-being;</li> <li>3. maintains differences between zones; <u>and</u></li> <li>4. manages adverse effects on the surrounding environment.; <u>and</u></li> <li>5. <u>avoids adverse effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.</u></li> </ol> | Residential development must be done in a manner that avoids adverse reverse sensitivity effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.              | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary.</p>                                                                                                                              |
| RESZ-P15<br>Medium Density Residential Standards |        | <p>Apply the Medium Density Residential Standards across all relevant residential zones in the district except in circumstances where a qualifying matter is relevant (including matters of significance such as:</p> <ol style="list-style-type: none"> <li>3. <u>historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga);; <u>and</u></u></li> <li>4. <u>the avoidance of adverse impacts on the effective and efficient operation of the</u></li> </ol>                                                                                 | The CIAL supports the policy as proposed in the Variation as it recognises circumstances where the MDRS should not apply. A minor amendment is required for the reasons outlined above for submission point 1. | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>With respect to this policy, to avoid potential confusion around the reference to some qualifying matters over others and whether some take prominence over others, it would be prudent in my view to amend the policy as follows:</p> |

| Provision  | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|            |        | <u>Christchurch International Airport</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>Apply the Medium Density Residential Standards across all relevant residential zones in the district except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</i>                                                                                                                                                                                                                                                                                                                                                            |
| New Policy | 254.71 | <p>Insert a new policy as follows or, if CIAL's primary relief is rejected, cross-reference directly and explicitly to relevant policies in other parts of the Plan:</p> <p><u>Protect critical infrastructure, regionally significant infrastructure, and strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on residential land, including by:</u></p> <p><u>1. within the Christchurch International Airport 50 dBA Ldn Air Noise Contour for Christchurch International Airport, avoiding residential units on sites under 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps; and</u></p> <p><u>1. ...</u> [insert specifics that may be relevant to other strategic infrastructure]</p> | <p>A policy emphasising the importance of protecting infrastructure from reverse sensitivity effects caused by incompatible land use is important and is a matter relevant to the use, development and protection of resources in the zone. If this relief is rejected CIAL seeks that, at a minimum, provisions cross-reference clearly to policies in other parts of the Plan requiring avoidance of adverse reverse sensitivity effects so that it is clear the policy is relevant to activities in the Residential Zones.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>In my view, it would be more efficient and effective for this policy to focus on the management of reverse sensitivity effects within the 50dB Ldn Air Noise Boundary only. My recommended drafting of the revised policy is as follows:</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, avoid residential units on sites under 300m<sup>2</sup> or 600m<sup>2</sup> in the areas of Kaiapoi identified on the planning maps.</u></p> |

#### GRZ-General Residential Zone

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                        | CIAL Explanation                                                                                                                                                                                                                                                                    | J Kyle comment / recommendation                                                                                                                                                                                                                           |
|-----------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New rule  | 254.72 | <p>Insert new rule as follows or, amend existing rules where appropriate to give effect to the below relief</p> <p><u>GRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA Ldn Air Noise Contour</u></p> | <p>CIAL is concerned to avoid further intensification of noise sensitive land uses within the 50 dBA Ldn Air Noise Contour. This is necessary to avoid exposure of occupants to heightened levels of noise and protect the Airport operations from reverse sensitivity effects.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> |



| Provision                                                                                                                                                                                    | Sub no                                                                                                                                                                                                                                                                             | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            | CIAL Explanation                                                                                                                                                                                                                                 | J Kyle comment / recommendation                                                                                                                                       |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                    | <p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any new residential activity or residential unit proposed on a site within the 50 dBALdn Air Noise Contour that does not meet the minimum allotment size of 600m<sup>2</sup> or which does not meet built form standard GRZ-BFS2;</li> <li>any other noise sensitive activity within the 50 dBALdn Air Noise Contour.</li> </ol>                                                                                                                                                                                                                                                                                                                                                          | <p><b>Activity status when compliance not achieved: N/A</b></p> <p><b>Matters of discretion are limited to:</b></p> <p>RES-MD[xx] – Christchurch International Airport</p> | <p>While the strict “avoid” policy in RPS Policy 6.3.5(4) does not apply to existing residential zones, it is still appropriate to insert some controls on development of noise sensitive activities within the 50dBA Ldn Air Noise Contour.</p> | <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| GRZ-R7                                                                                                                                                                                       | 257.73                                                                                                                                                                                                                                                                             | <p>Amend as follows</p> <table border="1" data-bbox="555 927 1090 1382"> <thead> <tr> <th colspan="2" data-bbox="555 927 1090 986">GRZ-R7 Boarding house</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 986 844 1382"> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site, including any on site managers.</li> </ol> </td> <td data-bbox="844 986 1090 1382"> <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b>Notification:</b></p> <p>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</p> </td> </tr> </tbody> </table> |                                                                                                                                                                            | GRZ-R7 Boarding house                                                                                                                                                                                                                            |                                                                                                                                                                       | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site, including any on site managers.</li> </ol> | <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b>Notification:</b></p> <p>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</p> | <p>CIAL supports limitations on larger scale boarding house activities. Where a proposal for a boarding house for more than eight people is lodged for a site under the 50 dBA Ldn Air Noise Contour, issues of reverse sensitivity and amenity impacts of aircraft noise will be relevant considerations. CIAL should be notified in such cases.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “boarding house” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| GRZ-R7 Boarding house                                                                                                                                                                        |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site, including any on site managers.</li> </ol> | <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b>Notification:</b></p> <p>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |                                                                                                                                                                                                                                                  |                                                                                                                                                                       |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Provision                                                                                                                   | Sub no                                                                                                                                                                                                                                                                                                                         | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CIAL Explanation                                           | J Kyle comment / recommendation |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| GRZ-R8                                                                                                                      | 254.74                                                                                                                                                                                                                                                                                                                         | <p>Amend as follows</p> <table border="1" data-bbox="555 347 1099 962"> <tr> <td colspan="2" data-bbox="555 347 1099 432"><b>GRZ-R8 Residential disability care or care facility</b></td> </tr> <tr> <td data-bbox="555 432 808 544"><b>Activity status: PER</b></td> <td data-bbox="808 432 1099 544"><b>Activity status when compliance not achieved: <u>N/A RDIS</u></b></td> </tr> <tr> <td data-bbox="555 544 808 962"> <p><u>Where:</u></p> <p>1. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p> </td> <td data-bbox="808 544 1099 962"> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R8 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> </td> </tr> </table> | <b>GRZ-R8 Residential disability care or care facility</b> |                                 | <b>Activity status: PER</b>                                                                                                 | <b>Activity status when compliance not achieved: <u>N/A RDIS</u></b>                                                                                                                                                                                                                  | <p><u>Where:</u></p> <p>1. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p>                                                                                                                                                                                                                                                                                                                                                                  | <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R8 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p>                                                                                                                                                                                                                                                                                                                    | <p>Care facilities are noise sensitivity activities. As such, further scrutiny is required if they are to be located within the 50 dBA Ldn Air Noise Contour.</p> <p>This kind of noise sensitive activity within residential areas in the contour should still be subject to scrutiny so that effects on occupants and airport operations can be considered.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “residential disability care or care facility” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <b>GRZ-R8 Residential disability care or care facility</b>                                                                  |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                 |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Activity status: PER</b>                                                                                                 | <b>Activity status when compliance not achieved: <u>N/A RDIS</u></b>                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                 |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><u>Where:</u></p> <p>1. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p>                              | <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R8 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                 |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| GRZ-R9                                                                                                                      | 254.75                                                                                                                                                                                                                                                                                                                         | <p>Amend as follows</p> <table border="1" data-bbox="555 1026 1099 1415"> <tr> <td colspan="2" data-bbox="555 1026 1099 1085"><b>GRZ-R9 Visitor accommodation</b></td> </tr> <tr> <td data-bbox="555 1085 808 1415"> <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a maximum of eight people shall be accommodated per site.</p> </td> <td data-bbox="808 1085 1099 1415"> <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written</u></p> </td> </tr> </table>                                                                                                                                                                                                                   | <b>GRZ-R9 Visitor accommodation</b>                        |                                 | <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a maximum of eight people shall be accommodated per site.</p> | <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written</u></p> | <p>Visitor accommodation is a noise sensitive activity unless it is designed, operated and constructed to a standards which mitigates the effects of aircraft noise on occupants.</p> <p>CIAL supports Discretionary status for visitor accommodation for more than eight people. Accommodation at that scale may require increased scrutiny for a variety of reasons, including where it is proposed to be located within the 50dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that “visitor accommodation” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>GRZ-R9 Visitor accommodation</b>                                                                                         |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                 |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a maximum of eight people shall be accommodated per site.</p> | <p><b>Activity status when compliance not achieved: DIS</b></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a site within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written</u></p>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                            |                                 |                                                                                                                             |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sub no                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL Explanation                    | J Kyle comment / recommendation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| GRZ-R12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 275.76                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Amend as follows</p> <table border="1" data-bbox="555 395 1084 1423"> <thead> <tr> <th colspan="2" data-bbox="555 395 1084 450"><b>GRZ-R12 Educational facility</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 450 819 1423"> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am-9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage; and</li> <li>The facility shall</li> </ol> </td> <td data-bbox="819 450 1084 1423"> <p><b>Activity status when compliance with GRZ- R12(1)-(5) is not achieved:</b></p> <p><b>DIS</b></p> <p><b>Activity status when compliance with GRZ-R12(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b>Notification:</b></p> <p><u>Any application involving a breach of GRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> </td> </tr> </tbody> </table> | <b>GRZ-R12 Educational facility</b> |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am-9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage; and</li> <li>The facility shall</li> </ol> | <p><b>Activity status when compliance with GRZ- R12(1)-(5) is not achieved:</b></p> <p><b>DIS</b></p> <p><b>Activity status when compliance with GRZ-R12(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b>Notification:</b></p> <p><u>Any application involving a breach of GRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> | <p>Education facilities are noise sensitive activities. This kind of activity within residential areas in the contour should still be subject to scrutiny so that effects on occupants and airport operations can be considered.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that an “educational facility” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <b>GRZ-R12 Educational facility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am-9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage; and</li> <li>The facility shall</li> </ol> | <p><b>Activity status when compliance with GRZ- R12(1)-(5) is not achieved:</b></p> <p><b>DIS</b></p> <p><b>Activity status when compliance with GRZ-R12(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b>Notification:</b></p> <p><u>Any application involving a breach of GRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Sub no                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | CIAL Explanation                  | J Kyle comment / recommendation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | not include the parking or storage of more than one heavy vehicle on the site of the activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| GRZ-R13                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 254.155                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Amend as follows</p> <table border="1" data-bbox="555 644 1075 1437"> <thead> <tr> <th colspan="2" data-bbox="555 644 1075 703"><b>GRZ-R13 Childcare facility</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 703 808 1437"> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of</li> </ol> </td> <td data-bbox="808 703 1075 1437"> <p><b>Activity status when compliance with <u>GRZ- R13(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance with <u>GRZ-R13(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> </td> </tr> </tbody> </table> |  | <b>GRZ-R13 Childcare facility</b> |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of</li> </ol> | <p><b>Activity status when compliance with <u>GRZ- R13(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance with <u>GRZ-R13(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> | <p>Childcare facilities are noise sensitive activities. This kind of activity should still be subject to scrutiny so that effects on occupants and airport operations can be considered.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “childcare facility” would likely be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17. To remove any ambiguity, I recommend a further consequential amendment to the definition of “noise sensitivity activity” to expressly include “childcare facility”.</p> |
| <b>GRZ-R13 Childcare facility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of</li> </ol> | <p><b>Activity status when compliance with <u>GRZ- R13(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance with <u>GRZ-R13(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> <p><b><u>Notification:</u></b></p> <p><u>Any application involving a breach of GRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Provision                                                                                                                                                                                                            | Sub no                                                                                                                                                                                                                                                                                                                             | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | CIAL Explanation                    | J Kyle comment / recommendation |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                    | 7:00am- 9:00pm<br>Monday to<br>Friday;<br><br>4. The facility shall<br>not result in more<br>than two non-<br>residential<br>activities within a<br>residential block<br>frontage; and<br><br>5. The facility shall<br>not include the<br>parking ort<br>storage of more<br>than one heavy<br>vehicle on the<br>site of the<br>activity.<br><br>6. <u>the site is not<br/>           within the 50 dBA<br/>           Ldn Air Noise<br/>           Contour.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                     |                                 |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GRZ-R15                                                                                                                                                                                                              | 254.77                                                                                                                                                                                                                                                                                                                             | Amend as follows<br><br><table border="1" data-bbox="555 991 1075 1398"> <thead> <tr> <th colspan="2" data-bbox="555 991 1075 1050"><b>GRZ-R15 Health care facility</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1050 810 1398"> <b>Activity status: PER</b><br/><br/>           Where:<br/><br/>           1. The activity shall<br/>           only be located<br/>           on sites with<br/>           frontage and the<br/>           primary entrance<br/>           to a strategic<br/>           road, arterial<br/>           road or collector<br/>           road;         </td> <td data-bbox="810 1050 1075 1398"> <b>Activity status when<br/>           compliance with<br/> <u>GRZ- R15(1)-(5) is<br/>           not achieved: DIS</u></b><br/><br/> <b>Activity status when<br/>           compliance with<br/> <u>GRZ-R15(6) is not<br/>           achieved: RDIS</u></b><br/><br/> <b><u>Matters of discretion<br/>           are limited to:</u></b> </td> </tr> </tbody> </table> |  | <b>GRZ-R15 Health care facility</b> |                                 | <b>Activity status: PER</b><br><br>Where:<br><br>1. The activity shall<br>only be located<br>on sites with<br>frontage and the<br>primary entrance<br>to a strategic<br>road, arterial<br>road or collector<br>road; | <b>Activity status when<br/>           compliance with<br/> <u>GRZ- R15(1)-(5) is<br/>           not achieved: DIS</u></b><br><br><b>Activity status when<br/>           compliance with<br/> <u>GRZ-R15(6) is not<br/>           achieved: RDIS</u></b><br><br><b><u>Matters of discretion<br/>           are limited to:</u></b> | Health care facilities are noise sensitive<br>activities. This kind of activity within residential<br>areas in the contour should still be subject to<br>scrutiny so that effects on occupants and airport<br>operations can be considered. | While I support the intent of CIAL’s<br>submission for the reasons set out in<br>sections 4 and 5 of my statement of<br>evidence, I also consider rationalisation of<br>the relief sought is appropriate, as set out in<br>section 6 of my statement of evidence.<br><br>Given my recommended amendments to<br>NOISE-R17, I do not consider it is efficient or<br>effective to replicate the same relief within<br>the General Residential Zone.<br><br>Further, I note that a “health care facility”<br>would be captured by the default noise<br>sensitive activity rule proposed by CIAL<br>above (Submission 254.72) and also by my<br>recommended amendments to NOISE-R17. |
| <b>GRZ-R15 Health care facility</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                     |                                 |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Activity status: PER</b><br><br>Where:<br><br>1. The activity shall<br>only be located<br>on sites with<br>frontage and the<br>primary entrance<br>to a strategic<br>road, arterial<br>road or collector<br>road; | <b>Activity status when<br/>           compliance with<br/> <u>GRZ- R15(1)-(5) is<br/>           not achieved: DIS</u></b><br><br><b>Activity status when<br/>           compliance with<br/> <u>GRZ-R15(6) is not<br/>           achieved: RDIS</u></b><br><br><b><u>Matters of discretion<br/>           are limited to:</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                     |                                 |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL Explanation                                                                                                                                                                                                                                                  | J Kyle comment / recommendation                                                                                                                                    |
|-----------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |        | <p>2. The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</p> <p>3. The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am-6:00pm Monday to Friday;</p> <p>4. The facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>5. The facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p> <p>6. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p> | <p><u>RES-MD[xx] – Christchurch International Airport</u></p> <p><b>Notification:</b></p> <p><u>Any application involving a breach of GRZ-R15 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                                                                                    |
| GRZ-R19   | 254.78 | <p>Amend as follows</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>GRZ-R19 Multi-unit residential development</b></p> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Multi-unit residential developments should be restricted within the 50 dBA Ldn Air Noise Contour as they represent potentially significant residential development and intensification which would be inappropriate in this area and</p>                       | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of</p> |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                 | CIAL Explanation                                                                                                                                                                                                                                                                                                                         | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |        | <p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</li> <li>3. a design statement shall be provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p>RES-MD7 – Outdoor storage</p> <p><u><a href="#">Where the site is within the 50 dBA Ldn Air Noise Contour:</a></u></p> <p><u><a href="#">RES-MD[xx] – Christchurch International Airport</a></u></p> <p><b>Notification:</b></p> | <p><b>Activity status when compliance not achieved: DIS</b></p> | <p>would potentially expose a larger number of occupants to undesirable levels of aircraft noise, while exposing CIAL to adverse reverse sensitivity effects.</p> <p>CIAL supports RDIS status for this activity and seeks an additional matter of discretion for proposals that are located within the 50dBA Ldn Air Noise Contour.</p> | <p>the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “multi-unit residential development” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |

| Provision                                                                                                                                                                                                                                                                                                                            | Sub no                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | CIAL Explanation                  | J Kyle comment / recommendation |                              |                                                          |                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                                                                                                                                                                                                                                                                      |                                                          | An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified <del>to</del> , <u>except that any application within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                   |                                 |                              |                                                          |                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| GRZ-R20                                                                                                                                                                                                                                                                                                                              | 254.79                                                   | <p>Amend as follows</p> <table border="1" data-bbox="555 783 1075 1425"> <thead> <tr> <th colspan="2" data-bbox="555 783 1075 842"><b>GRZ-R20 Retirement village</b></th> </tr> <tr> <th data-bbox="555 842 810 922"><b>Activity status: RDIS</b></th> <th data-bbox="810 842 1075 922"><b>Activity status when compliance not achieved: DIS</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 922 810 1425"> <p>Where:</p> <ol style="list-style-type: none"> <li>a design statement is provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p>RES-MD7 – Outdoor storage</p> <p><u>Where the site is within the 50 dBA Ldn Air Noise Contour:</u></p> </td> <td data-bbox="810 922 1075 1425"></td> </tr> </tbody> </table> |  | <b>GRZ-R20 Retirement village</b> |                                 | <b>Activity status: RDIS</b> | <b>Activity status when compliance not achieved: DIS</b> | <p>Where:</p> <ol style="list-style-type: none"> <li>a design statement is provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p>RES-MD7 – Outdoor storage</p> <p><u>Where the site is within the 50 dBA Ldn Air Noise Contour:</u></p> |  | <p>Retirement villages are noise sensitive activities. CIAL supports RDIS status for this activity and seeks an additional matter of discretion for proposals that are located within the 50dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “retirement village” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <b>GRZ-R20 Retirement village</b>                                                                                                                                                                                                                                                                                                    |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                   |                                 |                              |                                                          |                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Activity status: RDIS</b>                                                                                                                                                                                                                                                                                                         | <b>Activity status when compliance not achieved: DIS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                   |                                 |                              |                                                          |                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Where:</p> <ol style="list-style-type: none"> <li>a design statement is provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p>RES-MD7 – Outdoor storage</p> <p><u>Where the site is within the 50 dBA Ldn Air Noise Contour:</u></p> |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                   |                                 |                              |                                                          |                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| Provision                                                                                                                                 | Sub no                                                                                                                                                                                                                                                                                     | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | CIAL Explanation                                                                                     | J Kyle comment / recommendation                                                        |                                                                                                                                           |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                                                                                                                           |                                                                                                                                                                                                                                                                                            | <p><a href="#">RES-MD[xx] – Christchurch International Airport</a></p> <p><b>Notification:</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. <a href="#">Any application within the 50dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p>                                                                                                                                                                                                                                                                                                   |  |                                                                                                      |                                                                                        |                                                                                                                                           |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| GRZ-R23                                                                                                                                   | 254.80                                                                                                                                                                                                                                                                                     | <p>Amend as follows</p> <table border="1" data-bbox="555 922 1075 1353"> <thead> <tr> <th colspan="2" data-bbox="555 922 1075 976">GRZ-R23 Camping grounds</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 976 810 1353"> <p><b>Activity status: DIS</b></p> <p><u>Where:</u></p> <p>1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour</a></p> </td> <td data-bbox="810 976 1075 1353"> <p><b>Activity status when compliance not achieved: <del>N/A-NC</del></b></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of GRZ-R23 (1) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> </td> </tr> </tbody> </table> |  | GRZ-R23 Camping grounds                                                                              |                                                                                        | <p><b>Activity status: DIS</b></p> <p><u>Where:</u></p> <p>1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour</a></p> | <p><b>Activity status when compliance not achieved: <del>N/A-NC</del></b></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of GRZ-R23 (1) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> | <p>Campgrounds are noise sensitive activities and should not be located within the 50 dBA Ldn Air Noise Contour. It is not possible to insulate a tent or caravan such that adverse noise effects can be mitigated. As such, it is particularly important that these activities are not enabled.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Residential Zone.</p> <p>Further, I note that a “camping ground” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| GRZ-R23 Camping grounds                                                                                                                   |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                      |                                                                                        |                                                                                                                                           |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Activity status: DIS</b></p> <p><u>Where:</u></p> <p>1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour</a></p> | <p><b>Activity status when compliance not achieved: <del>N/A-NC</del></b></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of GRZ-R23 (1) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                      |                                                                                        |                                                                                                                                           |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| GRZ-BFS1                                                                                                                                  | 254.81                                                                                                                                                                                                                                                                                     | Amend as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | CIAL seeks that the current residential densities in the operative District Plan are retained within | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the |                                                                                                                                           |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Sub no                                                  | CIAL submission (relief requested) |  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| Site density                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                         | <b>GRZ-BFS1 Site density</b>       |  | the 50 dB ALdn Air Noise Contour. While there was an exemption to the strict “avoid” policy in the RPS provided for existing residential areas and greenfield priority areas in Kaiapoi, that does not mean it will be appropriate to continue to intensify development in these locations. Enabling lower site densities than currently permitted will expose additional occupants to aircraft noise at levels known to cause amenity effects, and will in turn result in adverse reverse sensitivity effects on Airport operations. Where there is other land outside the Contours available for urban development, those areas should be preferred. | <p>retention of the Operative Plan densities. I note further amendments to CIAL’s requested relief is necessary to achieve this outcome, as follows:</p> <p><b>GRZ-BFS1 Site Density</b></p> <ol style="list-style-type: none"> <li><a href="#">Outside of the 50 dBA Ldn Air Noise Contour</a>, site density shall be a maximum of one residential unit per 500m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</li> <li><a href="#">Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour as shown on the planning maps the minimum net site area is as follows:</a><br/><br/><a href="#">Kaiapoi Area A 600m<sup>2</sup></a><br/><a href="#">Kaiapoi Area B 300m<sup>2</sup></a></li> </ol> <p>A new map / overlay which identifies the Kaiapoi Areas A and B should also be included in the PDP.</p> |
| <ol style="list-style-type: none"> <li><a href="#">outside of the 50 dBA Ldn Air Noise Contour</a>, site density shall be a maximum of one residential unit per 500m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</li> <li><a href="#">within the 50 dBA Ldn Air Noise Contour</a>, site density shall be a maximum of one residential unit per 600m<sup>2</sup> of net site area</li> <li>Where a site is less than 500m<sup>2</sup>, one residential unit is allowed.</li> <li>This rule does not apply to any minor residential unit, or residential unit in a requirement village.</li> </ol> | <b>Activity status when compliance not achieved: NC</b> |                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**MRZ-Medium Density Residential Zone**

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                     | Sub no                                                                                                                                                                                         | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                               | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| MRZ-P1<br>Housing types                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                | Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The CIAL supports the policy. A minor amendment is required, however, to align with General Residential Policy P15 (Submission Point 9 above). | While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary. |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| New rule                                                                                                                                                                                                                                                                                                                                                                                                                      | 254.82                                                                                                                                                                                         | <p>Insert new rule as follows</p> <table border="1" data-bbox="562 675 1106 1423"> <tr> <td colspan="2" data-bbox="562 675 1106 786"><b><u>MRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBALdn Air Noise Contour</u></b></td> </tr> <tr> <td data-bbox="562 786 808 1423"> <p><b><u>Activity status: RDIS</u></b><br/><u>Where:</u></p> <ol style="list-style-type: none"> <li><u>Any new residential activity or residential unit proposed on a site within the 50 dBA Ldn Air Noise Contour that does not meet the minimum allotment size of 300m<sup>2</sup> or which does not meet built form standard GRZ-BFS2;</u></li> <li><u>any other noise sensitive activity within the 50 dBA</u></li> </ol> </td> <td data-bbox="808 786 1106 1423"> <p><b><u>Activity status when compliance not achieved: N/A</u></b><br/><br/><b><u>Matters of discretion are limited to:</u></b><br/><u>RES-MD[xx] - Christchurch International Airport</u></p> </td> </tr> </table> | <b><u>MRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBALdn Air Noise Contour</u></b>                       |                                                                                                                                                                                                                                                                                                                                                                 | <p><b><u>Activity status: RDIS</u></b><br/><u>Where:</u></p> <ol style="list-style-type: none"> <li><u>Any new residential activity or residential unit proposed on a site within the 50 dBA Ldn Air Noise Contour that does not meet the minimum allotment size of 300m<sup>2</sup> or which does not meet built form standard GRZ-BFS2;</u></li> <li><u>any other noise sensitive activity within the 50 dBA</u></li> </ol> | <p><b><u>Activity status when compliance not achieved: N/A</u></b><br/><br/><b><u>Matters of discretion are limited to:</u></b><br/><u>RES-MD[xx] - Christchurch International Airport</u></p> | <p>CIAL is concerned to avoid further intensification of land within the 50 dBALdn Air Noise Contour. This is necessary to avoid exposure of occupants to heightened levels of noise and protect the Airport from reverse sensitivity effects.</p> <p>CIAL seeks that the densities for the zone which are contained in the operative district plan be retained within the 50 dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, in my experience, noise sensitive activities are typically managed per activity rather than based on ground coverage. I therefore do not consider that reference to BFS2 (a standard relating to building coverage) is necessary.</p> |
| <b><u>MRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBALdn Air Noise Contour</u></b>                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b><u>Activity status: RDIS</u></b><br/><u>Where:</u></p> <ol style="list-style-type: none"> <li><u>Any new residential activity or residential unit proposed on a site within the 50 dBA Ldn Air Noise Contour that does not meet the minimum allotment size of 300m<sup>2</sup> or which does not meet built form standard GRZ-BFS2;</u></li> <li><u>any other noise sensitive activity within the 50 dBA</u></li> </ol> | <p><b><u>Activity status when compliance not achieved: N/A</u></b><br/><br/><b><u>Matters of discretion are limited to:</u></b><br/><u>RES-MD[xx] - Christchurch International Airport</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Provision                                                                                                                             | Sub no                                                                                                                                                                                                                                                                                                                              | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | CIAL Explanation                                    | J Kyle comment / recommendation |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     | <a href="#">Ldn Air Noise Contour.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                     |                                 |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MRZ-R7                                                                                                                                | 254.83                                                                                                                                                                                                                                                                                                                              | Amend as follows<br><table border="1" data-bbox="555 421 1115 858"> <thead> <tr> <th colspan="2" data-bbox="555 421 1115 475">MRZ-R7 Boarding house</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 475 808 858"> <b>Activity status: PER</b><br/>           Where:<br/>           1. a maximum of eight people shall be accommodated per site, including any on site managers.         </td> <td data-bbox="808 475 1115 858"> <b>Activity status when compliance not achieved: DIS</b><br/><br/> <b>Notification:</b><br/> <a href="#">Any application involving a site within the 50 dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</a> </td> </tr> </tbody> </table>                                                         |  | MRZ-R7 Boarding house                               |                                 | <b>Activity status: PER</b><br>Where:<br>1. a maximum of eight people shall be accommodated per site, including any on site managers. | <b>Activity status when compliance not achieved: DIS</b><br><br><b>Notification:</b><br><a href="#">Any application involving a site within the 50 dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</a>                                            | CIAL supports limitations on larger scale boarding house activities. Where a proposal for a boarding house for more than eight people is lodged for a site under the 50 dBA Ldn Air Noise Contour, issues of reverse sensitivity and amenity impacts of aircraft noise will be relevant considerations. CIAL should be notified in such cases. | While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.<br><br>Further, I note that a “boarding house” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.                               |
| MRZ-R7 Boarding house                                                                                                                 |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                     |                                 |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Activity status: PER</b><br>Where:<br>1. a maximum of eight people shall be accommodated per site, including any on site managers. | <b>Activity status when compliance not achieved: DIS</b><br><br><b>Notification:</b><br><a href="#">Any application involving a site within the 50 dBA Ldn Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</a>                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                     |                                 |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MRZ-R8                                                                                                                                | 254.84                                                                                                                                                                                                                                                                                                                              | Amend as follows<br><table border="1" data-bbox="555 916 1115 1423"> <thead> <tr> <th colspan="2" data-bbox="555 916 1115 1002">MRZ-R8 Residential disability care or care facility</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1002 808 1423"> <b>Activity status: PER</b><br/> <b>Where:</b><br/>           1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour.</a> </td> <td data-bbox="808 1002 1115 1423"> <b>Activity status when compliance not achieved: N/A RDIS</b><br/><br/> <b>Matters of discretion are limited to:</b><br/> <a href="#">RES-MD[xx] – Christchurch International Airport</a><br/><br/> <b>Notification:</b><br/> <a href="#">Any application involving a breach of MRZ-R8 shall be limited notified at least to Christchurch</a> </td> </tr> </tbody> </table> |  | MRZ-R8 Residential disability care or care facility |                                 | <b>Activity status: PER</b><br><b>Where:</b><br>1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour.</a>           | <b>Activity status when compliance not achieved: N/A RDIS</b><br><br><b>Matters of discretion are limited to:</b><br><a href="#">RES-MD[xx] – Christchurch International Airport</a><br><br><b>Notification:</b><br><a href="#">Any application involving a breach of MRZ-R8 shall be limited notified at least to Christchurch</a> | Care facilities are noise sensitivity activities.<br><br>Any noise sensitive activity within the contour should be subject to scrutiny where proposed to ensure that it is established in an appropriate location and will be designed and operated appropriately.                                                                             | While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.<br><br>Further, I note that a “residential disability care or care facility” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17. |
| MRZ-R8 Residential disability care or care facility                                                                                   |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                     |                                 |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Activity status: PER</b><br><b>Where:</b><br>1. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour.</a>           | <b>Activity status when compliance not achieved: N/A RDIS</b><br><br><b>Matters of discretion are limited to:</b><br><a href="#">RES-MD[xx] – Christchurch International Airport</a><br><br><b>Notification:</b><br><a href="#">Any application involving a breach of MRZ-R8 shall be limited notified at least to Christchurch</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                     |                                 |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Provision                                                                                                                                                                                                                                                                                                    | Sub no                                                                                                                                                                                                                                                                                                                                                        | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL Explanation                                                                                                                    | J Kyle comment / recommendation |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               | <a href="#">International Airport (absent its written approval).</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MRZ-R9                                                                                                                                                                                                                                                                                                       | 254.85                                                                                                                                                                                                                                                                                                                                                        | <p>Amend as follows</p> <table border="1"> <tr> <td colspan="2"> <p><b>MRZ-R9 Visitor accommodation</b></p> <p><i>This rule does not apply to any camping ground provided for under MRZ-R28.</i></p> </td> </tr> <tr> <td> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site.</li> </ol> </td> <td> <p><b>Activity status when compliance not achieved: DIS</b></p> </td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                      | <p><b>MRZ-R9 Visitor accommodation</b></p> <p><i>This rule does not apply to any camping ground provided for under MRZ-R28.</i></p> |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site.</li> </ol>                                                                                                                                                 | <p><b>Activity status when compliance not achieved: DIS</b></p>                                                                                                                                                                                                                                                                                               | <p>CIAL supports this rule for the same reasons as outlined above with respect to rule GRZ-R9.</p>                                                                                                                                                                    | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, I note that "visitor accommodation" would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p>   |
| <p><b>MRZ-R9 Visitor accommodation</b></p> <p><i>This rule does not apply to any camping ground provided for under MRZ-R28.</i></p>                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a maximum of eight people shall be accommodated per site.</li> </ol>                                                                                                                                                 | <p><b>Activity status when compliance not achieved: DIS</b></p>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| MRZ-R12                                                                                                                                                                                                                                                                                                      | 254.86                                                                                                                                                                                                                                                                                                                                                        | <p>Amend as follows</p> <table border="1"> <tr> <td colspan="2"> <p><b>MRZ-R12 Educational facility</b></p> </td> </tr> <tr> <td> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>the maximum GFA of building occupied by the educational</li> </ol> </td> <td> <p><b>Activity status when compliance <u>with MRZ-R12(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance <u>with MRZ-R12(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><a href="#">RES-MD[xx] - Christchurch International Airport</a></p> <p><b><u>Notification:</u></b></p> </td> </tr> </table> | <p><b>MRZ-R12 Educational facility</b></p>                                                                                          |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>the maximum GFA of building occupied by the educational</li> </ol> | <p><b>Activity status when compliance <u>with MRZ-R12(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance <u>with MRZ-R12(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><a href="#">RES-MD[xx] - Christchurch International Airport</a></p> <p><b><u>Notification:</u></b></p> | <p>Education facilities are noise sensitive activities. Any noise sensitive activity within the contour should be subject to scrutiny where proposed to ensure that it is established in an appropriate location and will be designed and operated appropriately.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, I note that an "educational facility" would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <p><b>MRZ-R12 Educational facility</b></p>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>the maximum GFA of building occupied by the educational</li> </ol> | <p><b>Activity status when compliance <u>with MRZ-R12(1)-(5) is not achieved: DIS</u></b></p> <p><b>Activity status when compliance <u>with MRZ-R12(6) is not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <p><a href="#">RES-MD[xx] - Christchurch International Airport</a></p> <p><b><u>Notification:</u></b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                     |                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation                                                                                                                                                        | J Kyle comment / recommendation |
|-----------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|           |        | <p>facility shall be 200m2;</p> <p>3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am- 9:00pm Monday to Friday;</p> <p>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct where there shall be no limit to the number of non-residential activities within a block; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p> <p>6. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p> | <p><u>Any application involving a breach of MRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                 |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Sub no                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CIAL Explanation                  | J Kyle comment / recommendation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| MRZ-R13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 254.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Amend as follows</p> <table border="1" data-bbox="562 347 1104 1415"> <thead> <tr> <th colspan="2" data-bbox="562 347 1104 406"><b>MRZ-R13 Childcare facility</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="562 406 808 1415"> <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am- 9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage, except</li> </ol> </td> <td data-bbox="808 406 1104 1415"> <p><b>Activity status when compliance with MRZ-R13 (1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R13 (6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><a href="#">RES-MD[xx] – Christchurch International Airport</a></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of MRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> </td> </tr> </tbody> </table> | <b>MRZ-R13 Childcare facility</b> |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am- 9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage, except</li> </ol> | <p><b>Activity status when compliance with MRZ-R13 (1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R13 (6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><a href="#">RES-MD[xx] – Christchurch International Airport</a></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of MRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> | <p>Childcare facilities are noise sensitive activities. Any noise sensitive activity within the contour should be subject to scrutiny where proposed to ensure that it is established in an appropriate location and will be designed and operated appropriately.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, I note that a “childcare facility” would likely be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17. To remove any ambiguity, I recommend a further consequential amendment to the definition of “noise sensitivity activity” to expressly include “childcare facility”.</p> |
| <b>MRZ-R13 Childcare facility</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>The maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am- 9:00pm Monday to Friday;</li> <li>The facility shall not result in more than two non-residential activities within a residential block frontage, except</li> </ol> | <p><b>Activity status when compliance with MRZ-R13 (1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R13 (6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><a href="#">RES-MD[xx] – Christchurch International Airport</a></p> <p><b>Notification:</b></p> <p><a href="#">Any application involving a breach of MRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Provision                                                                                                                                                                                                                                                 | Sub no                                                                                                                                                                                                                                                                                       | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | CIAL Explanation                    | J Kyle comment / recommendation |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              | <p>in the Residential Commercial Precinct where there shall be no limit to the number of non-residential activities within a block; and</p> <p>5. The facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p> <p>6. <u>the site is not within the 50 dBA Ldn Air Noise Contour.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                     |                                 |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| MRZ-R15                                                                                                                                                                                                                                                   | 254.88                                                                                                                                                                                                                                                                                       | <p>Amend as follows</p> <table border="1" data-bbox="557 948 1099 1437"> <thead> <tr> <th colspan="2" data-bbox="557 948 1099 1002"><b>MRZ-R15 Health care facility</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="557 1002 810 1437"> <p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</p> <p>2. The maximum GFA of building occupied by the</p> </td> <td data-bbox="810 1002 1099 1437"> <p><b>Activity status when compliance with MRZ-R15(1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R15(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> </td> </tr> </tbody> </table> |  | <b>MRZ-R15 Health care facility</b> |                                 | <p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</p> <p>2. The maximum GFA of building occupied by the</p> | <p><b>Activity status when compliance with MRZ-R15(1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R15(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> | <p>Health care facilities are noise sensitive activities. Any noise sensitive activity within the contour should be subject to scrutiny where proposed to ensure that it is established in an appropriate location and will be designed and operated appropriately.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, I note that a “health care facility” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <b>MRZ-R15 Health care facility</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                     |                                 |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. The activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</p> <p>2. The maximum GFA of building occupied by the</p> | <p><b>Activity status when compliance with MRZ-R15(1)-(5) is not achieved: DIS</b></p> <p><b>Activity status when compliance with MRZ-R15(6) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RES-MD[xx] - Christchurch International Airport</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                     |                                 |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                   | CIAL Explanation | J Kyle comment / recommendation |
|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|
|           |        | <p>educational facility shall be 200m2;</p> <p>3. The hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am- 6:00pm Monday to Friday;</p> <p>4. The facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct where there shall be no limit to the number of non-residential activities within a block; and</p> <p>5. The facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p> <p><u>6. the site is not within the 50 dBA</u></p> | <p><b>Notification:</b><br/> <u>Any application involving a breach of MRZ-R15 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                  |                                 |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Sub no                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | CIAL Explanation             | J Kyle comment / recommendation                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                          | <a href="#">Ldn Air Noise Contour.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                              |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MRZ-R18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 254.89                                                   | <p><b>MRZ-R18 Multi-unit residential development</b></p> <table border="1" data-bbox="551 507 1115 1414"> <thead> <tr> <th data-bbox="551 507 813 584"><b>Activity status: RDIS</b></th> <th data-bbox="813 507 1115 584"><b>Activity status when compliance not achieved: DIS</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="551 584 813 1414"> <p>Where:</p> <ol style="list-style-type: none"> <li>any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>at least 50% of all residential units within a development shall have a habitable space located at ground level;<del>and</del></li> <li>a design statement shall be provided with the application.<del>;</del><br/><a href="#">and</a></li> <li><del>the site is not within the 50 dBALdn Air Noise Contour.</del></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> </td> <td data-bbox="813 584 1115 1414"></td> </tr> </tbody> </table> |  | <b>Activity status: RDIS</b> | <b>Activity status when compliance not achieved: DIS</b> | <p>Where:</p> <ol style="list-style-type: none"> <li>any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>at least 50% of all residential units within a development shall have a habitable space located at ground level;<del>and</del></li> <li>a design statement shall be provided with the application.<del>;</del><br/><a href="#">and</a></li> <li><del>the site is not within the 50 dBALdn Air Noise Contour.</del></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> |  | <p>CIAL supports RDIS status for this activity and seeks an additional matter of discretion for proposals that are located within the 50dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.</p> <p>Further, I note that a “multi-unit residential development” would be captured by the default noise sensitive activity rule proposed by CIAL above (Submission 254.72) and also by my recommended amendments to NOISE-R17.</p> |
| <b>Activity status: RDIS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Activity status when compliance not achieved: DIS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                              |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Where:</p> <ol style="list-style-type: none"> <li>any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>at least 50% of all residential units within a development shall have a habitable space located at ground level;<del>and</del></li> <li>a design statement shall be provided with the application.<del>;</del><br/><a href="#">and</a></li> <li><del>the site is not within the 50 dBALdn Air Noise Contour.</del></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                              |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Provision                                                                          | Sub no                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | CIAL Explanation                  | J Kyle comment / recommendation |                              |                                                          |                                                                                    |  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                    |                                                          | RES-MD2 – Residential design principles<br>RES-MD7 – Outdoor storage<br><u>RES-MD[xx] – Christchurch International Airport</u><br><b>Notification:</b><br>An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified, <u>except that any application involving a breach of MRZ-R18(4) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u>                                                                                                                             |  |                                   |                                 |                              |                                                          |                                                                                    |  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| MRZ-R19                                                                            | 257.90                                                   | Amend as follows<br><table border="1" data-bbox="562 1086 1104 1414"> <thead> <tr> <th colspan="2" data-bbox="562 1086 1104 1145"><b>MRZ-R19 Retirement village</b></th> </tr> <tr> <th data-bbox="562 1145 813 1225"><b>Activity status: RDIS</b></th> <th data-bbox="813 1145 1104 1225"><b>Activity status when compliance not achieved: DIS</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="562 1225 813 1414">           Where:<br/>           1. a design statement shall be provided with the application. <u>and</u> </td> <td data-bbox="813 1225 1104 1414"></td> </tr> </tbody> </table> |  | <b>MRZ-R19 Retirement village</b> |                                 | <b>Activity status: RDIS</b> | <b>Activity status when compliance not achieved: DIS</b> | Where:<br>1. a design statement shall be provided with the application. <u>and</u> |  | CIAL supports RDIS status for this activity and seeks an additional matter of discretion for proposals that are located within the 50dBA Ldn Air Noise Contour. | While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Medium Density Residential Zone.<br><br>Further, I note that a “retirement village” would be captured by the default noise sensitive activity rule proposed by CIAL above |
| <b>MRZ-R19 Retirement village</b>                                                  |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                   |                                 |                              |                                                          |                                                                                    |  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Activity status: RDIS</b>                                                       | <b>Activity status when compliance not achieved: DIS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                   |                                 |                              |                                                          |                                                                                    |  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Where:<br>1. a design statement shall be provided with the application. <u>and</u> |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                   |                                 |                              |                                                          |                                                                                    |  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Provision                    | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CIAL Explanation             | J Kyle comment / recommendation                                                            |                                                                                                                                                                                 |
|------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |        | <p>2. <a href="#">the site is not within the 50 dBA Ldn Air Noise Contour.</a></p> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p>RES-MD7 – Outdoor storage</p> <p><a href="#">Where the site is within the 50 dBA Ldn Air Noise Contour: RES-MD[xx] – Christchurch International Airport</a></p> <p><b>Notification:</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. <a href="#">Any application involving a breach of MRZ-R19 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></p> |                              | (Submission 254.72) and also by my recommended amendments to NOISE-R17.                    |                                                                                                                                                                                 |
| MRZ-BFS1<br>Site density     | 254.91 | <p>Amend as follows</p> <table border="1" data-bbox="555 1374 1093 1437"> <tr> <td><b>MRZ-BFS1 Site density</b></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>MRZ-BFS1 Site density</b> | CIAL seeks that residential densities in the operative District Plan are retained to avoid | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the retention of the Operative Plan densities. I note further amendments to CIAL’s requested |
| <b>MRZ-BFS1 Site density</b> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                                                                                            |                                                                                                                                                                                 |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CIAL Explanation                                                                                                                                                                                                                                                                                                                      | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |        | <p>1. <a href="#">Outside of the 50 dBA Ldn Air Noise Contour</a>, site density shall be a maximum of one residential unit per 200m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</p> <p>2. <a href="#">within the 50 dBA Ldn Air Noise Contour, site density shall be a maximum of one residential unit per 300m<sup>2</sup> of net site area</a></p> <p>3. Where a site is less than 500m<sup>2</sup>, one residential unit is allowed.</p> <p>4. This rule does not apply to any minor residential unit, or residential unit in a requirement village.</p> | <p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD2 – Residential design principles</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p> | <p>further intensification of land within the 50 dBA Ldn Air Noise Contour.</p> <p>relief is necessary to achieve this outcome, as follows:</p> <p><b>MRZ-BFS1 Site Density</b></p> <p>3. <a href="#">Outside of the 50 dBA Ldn Air Noise Contour</a>, site density shall be a maximum of one residential unit per 500m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</p> <p>4. <a href="#">Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour as shown on the planning maps the minimum net site area is as follows:</a></p> <p><a href="#">Kaiapoi Area A 600m<sup>2</sup></a><br/> <a href="#">Kaiapoi Area B 300m<sup>2</sup></a></p> <p>A new map / overlay which identifies the Kaiapoi Areas A and B should also be included in the PDP.</p> |

**RESZ – Matters of discretion for all Residential Zones**

| Provision                                     | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CIAL Explanation                                                                                                                                                                                                                                                          | J Kyle comment / recommendation                                                                                                     |
|-----------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| RES-MD[xx]<br>Insert new matter of discretion |        | <p>Insert new matter of discretion as follows<br/> <a href="#">Christchurch International Airport</a></p> <ol style="list-style-type: none"> <li>1. <a href="#">the extent to which effects on amenity, as a result of the sensitivity of noise sensitive activities to current and future noise generation from aircraft, are proposed to be managed;</a></li> <li>2. <a href="#">whether reverse sensitivity effects that may limit the operation, maintenance or upgrade of Christchurch International Airport are avoided.</a></li> </ol> | <p>CIAL seeks that a new matter of discretion be inserted to ensure that any proposed noise sensitive activity within the contour be subject to scrutiny to ensure that it is established in an appropriate location and will be designed and operated appropriately.</p> | <p>For the reasons set out in sections 4 to 5 of my evidence, I support the inclusion of the proposed new matter of discretion.</p> |

**RURZ – General Objectives and Policies for all Rural Zones**

| Provision           | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                          | CIAL Explanation                                                                                                                                | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| RURZ – introduction | 259.93 | <p>Amend as follows<br/>                     ...<br/> <a href="#">Within the 50 dBA Ldn Air Noise Contour residential density is also restricted in order to avoid the location of sensitive activities where they will experience adverse amenity effects, and to avoid adverse reverse sensitivity effects on Christchurch International Airport.</a></p> | <p>Density controls are important to avoid adverse reverse sensitivity effects on the Airport. This should be recorded in the introduction.</p> | <p>I support CIAL’s recommended relief for the reasons set out in sections 4 and 5 of my evidence. Section 6 provides some discussion regarding the rationalisation of these provisions.</p> <p>With respect to this amendment, I support the proposed addition to the introduction and recommend a further amendment to draw plan users attention to the Noise section of the PDP. This cross reference is important to ensure that consolidation of reverse sensitivity related matters in the PDP is not inadvertently overlooked by plan users.</p> <p><a href="#">Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International the Airport and to avoid adverse amenity effects on residents. These controls are contained in both the Noise chapter and the Rural Zones and reference should be made to both.</a></p> |

| Provision                          | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CIAL Explanation                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RURZ-01<br>Rural environment       |        | Amend as follows:<br>An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising: <ol style="list-style-type: none"> <li>1. the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; and</li> <li>2. the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form.;</li> <li>3. <u>the importance of allowing critical infrastructure, regionally significant infrastructure, and strategic infrastructure to develop and operate without being compromised by reverse sensitivity or incompatible activities.</u></li> </ol> | CIAL supports policy direction to retain rural openness over built form. The need to support the operation of critical infrastructure, regionally significant infrastructure, and strategic infrastructure is also submitted to be an important outcome to recognise.                                  | I support the intent of CIAL's submission for the reasons set out in sections 4, 5 and 8 of my statement of evidence.                                                                                                                                                                                                                                           |
| RURZ-P5<br>Minor residential units | 254.95 | Amend as follows<br>Provide for a minor residential unit on a site, which includes a tiny home, while: <ol style="list-style-type: none"> <li>1. ensuring that any minor residential unit is subservient to any residential unit on the site; <u>and</u></li> <li>2. <u>ensuring minor residential units within the 50 dBA Ldn Air Noise Contour are only able to be occupied by family member/s who are dependent in some way on the household living within the primary residential unit.</u></li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CIAL seeks that minor residential units within the 50 dBA Ldn Air Noise Contour are limited to family flats (consistent with the approach in the Christchurch District Plan) to protect the Airport from reverse sensitivity effects and to avoid exposure of occupants to heightened levels of noise. | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary. |

| Provision | Sub no          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                        | J Kyle comment / recommendation                                                                                           |
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| RURZ-P8   | Support in part | <p>Amend as follows:</p> <p>Minimise the potential for reverse sensitivity effects by:</p> <ol style="list-style-type: none"> <li>1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities;</li> <li>2. <u>managing adverse effects on strategic infrastructure, including through:</u> <ol style="list-style-type: none"> <li>a. <u>avoiding noise sensitive activities within the 50 dBALdn Air Noise Contour and ensuring that, in this location, the density of residential units is kept to a maximum of 1 residential unit per 4 hectares in the Residential Lifestyle Zone and 1 residential unit per 20ha in the General Rural Zone;</u></li> <li>b. <u>managing the risk of birdstrike to aircraft using Christchurch International Airport;</u></li> <li>c. <u>[any additional matters that may be relevant to other infrastructure]</u></li> </ol> </li> <li>3. managing the establishment of new sensitive activities near other primary production activities;</li> <li>4. ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, and rural industry; and</li> </ol> | <p>A policy emphasising the importance of protecting strategic infrastructure from reverse sensitivity effects caused by incompatible land use is important. Either amend this policy as proposed or cross-reference clearly to policy requiring avoidance of adverse reverse sensitivity effects in the Noise, Subdivision, or Energy and Infrastructure chapters.</p> | <p>I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence.</p> |



| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                 | CIAL Explanation | J Kyle comment / recommendation |
|-----------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|
|           |        | 5. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished. |                  |                                 |

#### GRUZ-General Rural Zone

| Provision                                 | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL Explanation                                                                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                        |
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| GRUZ-P2<br>Limiting fragmentation of land | 254.97 | <p>Amend as follows:</p> <p>Maintain opportunities for land to be used for primary production activities within the zone by limiting further fragmentation of land in a manner that avoids sites being created, or residential units being erected, on sites that are less than 20ha, unless:</p> <ol style="list-style-type: none"> <li>1. associated with the development of infrastructure which reduces the size of the balance lot or site to below 20ha;</li> <li>2. associated with the establishment of a bonus residential unit or creation of a bonus allotment;</li> <li>3. the erection of a residential unit is protected by a legacy provision in this Plan; and</li> <li>4. is the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this Plan;</li> <li>5. <u>provided the development is not on land within the 50 dBA Ldn Air Noise Contour.</u></li> </ol> | <p>CIAL supports policy direction to avoid fragmentation of land and to avoid sites being created in the General Rural Zone that are less than 20ha. However, CIAL does not consider the exceptions provided for would be appropriate within the 50 dBA Ldn Air Noise Contour, and seeks that they are not applicable to land within the contours.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary.</p> |
| New rule                                  | 254.98 | Insert new rule as follows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Noise sensitive activities must be avoided within the 50 dBA Ldn Air Noise Contour in rural zones. This policy direction requires a non-complying activity status for such activities.                                                                                                                                                                 | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is                                                                                                                                                                                       |

| Provision                                                                                                                                                                                                                                                                        | Sub no                                                                                                                                                                                                                                          | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation                                                                                                                                                                                                                                                     | J Kyle comment / recommendation                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                 | <p><b><u>GRUZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBALdn Air Noise Contour</u></b></p> <table border="1" data-bbox="555 400 1061 777"> <tr> <td data-bbox="555 400 808 777"> <p><b><u>Activity status: PER</u></b></p> <p><u>Where:</u></p> <p>1. <u>there is no more than one residential unit on a lot with a minimum net site area of 20ha</u></p> <p><b><u>Activity status: NC</u></b></p> <p><u>All other noise sensitive activities</u></p> </td> <td data-bbox="808 400 1061 777"> <p><b><u>Activity status when compliance with GRUZ-R[xx](1) not achieved: NC</u></b></p> </td> </tr> </table>                                                                                                                                                                                                                                                                                                                               | <p><b><u>Activity status: PER</u></b></p> <p><u>Where:</u></p> <p>1. <u>there is no more than one residential unit on a lot with a minimum net site area of 20ha</u></p> <p><b><u>Activity status: NC</u></b></p> <p><u>All other noise sensitive activities</u></p> | <p><b><u>Activity status when compliance with GRUZ-R[xx](1) not achieved: NC</u></b></p> | <p>There are a variety of rules applicable to noise sensitive activities in the GRUZ (R5, R7, R16, R25, R26, R34, and R39). CIAL considers a single rule applicable to noise sensitive activities within the 50dBA Ldn Air Noise Contour is the most simple and appropriate way to apply the direction CRPS Policy 6.3.5(4). In the alternative, specific clauses or standards could be added to each of the rules which relate to noise sensitive activities, to the same effect as the rule sought in this submission.</p> | <p>appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Rural Zone.</p>        |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b><u>Activity status: PER</u></b></p> <p><u>Where:</u></p> <p>1. <u>there is no more than one residential unit on a lot with a minimum net site area of 20ha</u></p> <p><b><u>Activity status: NC</u></b></p> <p><u>All other noise sensitive activities</u></p>             | <p><b><u>Activity status when compliance with GRUZ-R[xx](1) not achieved: NC</u></b></p>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                      |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>GRUZ-R3<br/>Residential unit</p>                                                                                                                                                                                                                                              | <p>254.99</p>                                                                                                                                                                                                                                   | <p>Amend as follows</p> <table border="1" data-bbox="555 847 1061 1437"> <tr> <td colspan="2" data-bbox="555 847 1061 1023"> <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p> </td> </tr> <tr> <td data-bbox="555 1023 808 1437"> <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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) below. <u>These exceptions do not apply to</u></p> </td> <td data-bbox="808 1023 1061 1437"> <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), or GRUZ-R3 (6), or</b></p> </td> </tr> </table> | <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p>                                                                       |                                                                                          | <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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) below. <u>These exceptions do not apply to</u></p>                                                                                                                                                                                                                                             | <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), or GRUZ-R3 (6), or</b></p> | <p>CIAL seeks that any noise sensitive activity located within the 50 dBA Ldn Air Noise Contour that does not meet the minimum net site area of 20ha per residential unit be non-complying. CIAL does not consider the exceptions proposed would be appropriate within the 50 dBA Ldn Air Noise Contour.</p> | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL.</p> <p>While I acknowledge this approach is slight departure from the approach recommended with respect to similar provisions (i.e. the reliance on NOISE-R17), this amendment is necessary to ensure that NOISE-R17 can engage the density requirements of the zone.</p> |
| <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p>                                                                                   |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                      |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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) below. <u>These exceptions do not apply to</u></p> | <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), or GRUZ-R3 (6), or</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                      |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Sub no                                                  | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     | CIAL Explanation                      | J Kyle comment / recommendation |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         | <a href="#">land within the 50 dBALdn Air Noise Contour;</a><br>2. ... [etc]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>GRUZ-R3 (7) not achieved: NC</b> |                                       |                                 |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |
| GRUZ-R4<br>Minor residential unit                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 254.100                                                 | Amend as follows<br><table border="1" data-bbox="555 491 1061 1425"> <thead> <tr> <th colspan="2" data-bbox="555 491 1061 545"><b>GRUZ-R4 Minor residential unit</b></th> </tr> <tr> <th data-bbox="555 545 810 641"><b>Activity status: PER</b></th> <th data-bbox="810 545 1061 641"><b>Activity status when compliance not achieved: NC</b></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="555 641 1061 657">Where:</td> </tr> <tr> <td data-bbox="555 657 810 1425">           1. the maximum GFA of the minor residential unit shall be 90m<sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m<sup>2</sup>);<br/><br/>           2. there shall be only one minor residential unit per site; or<br/><br/>           3. there shall be only one minor residential unit per delineated area within a site; or<br/><br/>           4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two         </td> <td data-bbox="810 657 1061 1425"></td> </tr> </tbody> </table> |                                     | <b>GRUZ-R4 Minor residential unit</b> |                                 | <b>Activity status: PER</b> | <b>Activity status when compliance not achieved: NC</b> | Where: |  | 1. the maximum GFA of the minor residential unit shall be 90m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m <sup>2</sup> );<br><br>2. there shall be only one minor residential unit per site; or<br><br>3. there shall be only one minor residential unit per delineated area within a site; or<br><br>4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two |  | Minor residential units should be restricted within the 50 dBA Ldn Air Noise Contour in the same way that occurs in rural zones in Christchurch District – where they are limited to use for family flats. | While I acknowledge the intent of CIAL’s submission, whether an activity is noise sensitive is not defined by the family relationship or dependency of the primary dwelling occupier. |
| <b>GRUZ-R4 Minor residential unit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                       |                                 |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |
| <b>Activity status: PER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Activity status when compliance not achieved: NC</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                       |                                 |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |
| Where:                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                       |                                 |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |
| 1. the maximum GFA of the minor residential unit shall be 90m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m <sup>2</sup> );<br><br>2. there shall be only one minor residential unit per site; or<br><br>3. there shall be only one minor residential unit per delineated area within a site; or<br><br>4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                       |                                 |                             |                                                         |        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                                                                       |

| Provision                             | Sub no                                 | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | CIAL Explanation            | J Kyle comment / recommendation |                                       |                                        |                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |
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|                                       |                                        | minor residential units per site;<br><del>and</del><br>5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates).; <del>and</del><br>6. <u>for any site within the 50 dBA Ldn Air Noise Contour, a minor residential unit shall occupied by family member/s who are dependent in some way on the household living within that residential unit.</u> |  |                             |                                 |                                       |                                        |                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |
| GRUZ-R12<br>Farm quarry               | 254.101                                | Amend as follows<br><table border="1" data-bbox="555 1257 1064 1414"> <tr> <td colspan="2" data-bbox="555 1257 1064 1321"><b>GRUZ-R12 Farm quarry</b></td> </tr> <tr> <td data-bbox="555 1321 810 1414"><b>Activity status: PER</b><br/>Where:</td> <td data-bbox="810 1321 1064 1414"><b>Activity status when compliance</b></td> </tr> </table>                                                                                                                                                                                                           |  | <b>GRUZ-R12 Farm quarry</b> |                                 | <b>Activity status: PER</b><br>Where: | <b>Activity status when compliance</b> | Quarrying activities can present a bird strike risk if not carefully managed. CIAL seeks that a farm quarry be restricted discretionary where located within a 13km radius of the Christchurch International Airport runway. Any bird strike risk activity should be subject to scrutiny where proposed to ensure that it is designed, managed | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |
| <b>GRUZ-R12 Farm quarry</b>           |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                             |                                 |                                       |                                        |                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |
| <b>Activity status: PER</b><br>Where: | <b>Activity status when compliance</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                             |                                 |                                       |                                        |                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |

| Provision                        | Sub no  | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | J Kyle comment / recommendation                                                                        |
|----------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                                  |         | <p>1. any farm quarry shall be set back a minimum of:</p> <p>a. 300m from the building footprint or any residential unit or minor residential unit on a site under different ownership;</p> <p>b. 100m from any site boundary of a site under different ownership;</p> <p>c. 100m from a road boundary of a public road; and</p> <p>d. 100m from any SNA.</p> <p>2. <u>The site is not within 1.3km of the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u></p> | <p>and operated to avoid attracting bird species which constitute a hazard to aircraft.</p> <p><b>with GRUZ- R12(1) is not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ- R12(2) is not achieved: RDIS</b></p> <p><b>Matters of discretion are limited to:</b></p> <p><u>RURZ-MD[xx] – Bird strike risk</u></p> <p><b>Notification:</b></p> <p><u>Any application involving a breach of GRUZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                        |
| GRUZ-R30<br>Quarrying activities | 254.102 | Amend as follows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Quarrying activities can present a bird strike risk if not carefully managed. CIAL seeks that a quarry be restricted discretionary where located                                                                                                                                                                                                                                                                                                                                                                                             | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sub no                                                         | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | J Kyle comment / recommendation                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                | <p><b>GRUZ-R30 Quarrying activities</b><br/> <i>This rule does not apply to any farm quarry provided for under GRUZ-R12</i></p> <table border="1" data-bbox="551 416 1077 1198"> <tr> <td data-bbox="551 416 808 1198"> <p><b>Activity status: DIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The quarry shall be set back a minimum of 1000m from a Residential Zone.</li> </ol> <p><b>Activity status: RDIS</b></p> <ol style="list-style-type: none"> <li><u>The site is within 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u></li> </ol> <p><b>With respect to GRUZ- R30(2), matters of discretion are limited to:</b></p> <p><u>RURZ-MD[xx] – Bird strike risk</u></p> </td> <td data-bbox="815 416 1077 1198"> <p><b>Activity status when compliance not achieved: NC</b></p> </td> </tr> </table> | <p><b>Activity status: DIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The quarry shall be set back a minimum of 1000m from a Residential Zone.</li> </ol> <p><b>Activity status: RDIS</b></p> <ol style="list-style-type: none"> <li><u>The site is within 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u></li> </ol> <p><b>With respect to GRUZ- R30(2), matters of discretion are limited to:</b></p> <p><u>RURZ-MD[xx] – Bird strike risk</u></p> | <p><b>Activity status when compliance not achieved: NC</b></p>                                                | <p>within a 13km radius of the Christchurch International Airport runway. Any bird strike risk activity should be subject to scrutiny where proposed to ensure that it is designed, managed and operated to avoid attracting bird species which constitute a hazard to aircraft.</p> <p>Alternatively, CIAL seeks that discretionary activity status is retained, but that any application within 13km of the</p> |  |
| <p><b>Activity status: DIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>The quarry shall be set back a minimum of 1000m from a Residential Zone.</li> </ol> <p><b>Activity status: RDIS</b></p> <ol style="list-style-type: none"> <li><u>The site is within 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u></li> </ol> <p><b>With respect to GRUZ- R30(2), matters of discretion are limited to:</b></p> <p><u>RURZ-MD[xx] – Bird strike risk</u></p> | <p><b>Activity status when compliance not achieved: NC</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| GRUZ-R31<br>Waste management facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 254.103                                                        | <p>Insert new non-complying activity rule which is applicable to waste management facilities within 13km radius of Christchurch International Airport runways.</p> <p>Insert clause indicating that notification of any application arising from this requested new rule will be made at least to CIAL.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Depending on the type of waste being handled, waste management facilities may present a bird strike risk activity. In particular, a putrescible waste facility poses a high bird hazard risk up to 13km from the runway ends. As such, waste management facilities should be non-complying within 13km radius of the Airport runways in Waimakariri District.</p>                                                                                                                                                                         | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

| Provision                                                | Sub no                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                           |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| GRUZ-32<br>Composting facility                           | 254.104                                                  | <p>Retain this rule.</p> <p>Insert advice note which states that composting facilities within 13km radius of Christchurch International Airport runways have the potential to increase bird strike risk, and this issue must be considered in respect of an application for a composting facility in that area.</p> <p>Insert a note on notification stating that any application within 13km of the thresholds of the runways at Christchurch International Airport be limited notified at least to Christchurch International Airport (absent its written approval).</p> | <p>CIAL supports the discretionary activity status proposed for new composting facilities.</p> <p>Composting facilities can increase bird strike risk at the Airport. As such, they should be managed within 13km radius of the Airport runways.</p>                   | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p>                                                                                                                                                                                                             |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| GRUZ-R40<br>Multi-unit residential development           | 254.105                                                  | <p>Retain</p> <table border="1" data-bbox="555 751 1066 951"> <tr> <td colspan="2"><b>GRUZ-R40 Multi-unit residential development</b></td> </tr> <tr> <td><b>Activity status: NC</b></td> <td><b>Activity status when compliance not achieved: N/A</b></td> </tr> </table>                                                                                                                                                                                                                                                                                                 | <b>GRUZ-R40 Multi-unit residential development</b>                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                           | <b>Activity status: NC</b> | <b>Activity status when compliance not achieved: N/A</b> | <p>CIAL supports non-complying activity status for multi-unit residential development in this zone and seeks that it be retained. This type of development is not appropriate in rural areas.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the General Rural Zone.</p> |
| <b>GRUZ-R40 Multi-unit residential development</b>       |                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Activity status: NC</b>                               | <b>Activity status when compliance not achieved: N/A</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| GRUZ-R41<br>Residential unit                             | 254.106                                                  | <p>Retain</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>CIAL supports non-complying activity status for residential units located on a site with a net site area of less than 20ha. CIAL seeks that this rule be retained, and that none of the exceptions apply to land within the 50 dBA Ldn Air Noise Contour.</p>       | <p>While I support the intent of CIAL's submission for the reasons set out in section 4 and 5 of my statement of evidence, I note my recommended amendments to NOISE-R17 seek to manage over density land use activities within the 50dB Ldn Air Noise Contour, which are subject to a non-complying activity status.</p> |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| GRUZ-R42<br>Minor residential unit in General Rural Zone | 254.107                                                  | <p>Retain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>CIAL supports non-complying activity status for minor residential units located on a site with a net site area of less than 20ha. CIAL seeks that this rule be retained, and that none of the exceptions apply to land within the 50 dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL's submission for the reasons set out in section 4 and 5 of my statement of evidence, I note my recommended amendments to NOISE-R17 seek to manage over density land use activities within the 50dB Ldn Air Noise Contour, which are subject to a non-complying activity status.</p> |                            |                                                          |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                           |

**RLZ-Rural Lifestyle Zone**

| Provision                                                                                                          | Sub no                                      | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CIAL Explanation                                                                                                                                                                                                                                                                                   | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                        |                                       |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                     |
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| RLZ-P2                                                                                                             | 254.108                                     | <p>Amend as follows</p> <p>Activities in the Rural Lifestyle Zone</p> <p>Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than 4ha, unless:</p> <ol style="list-style-type: none"> <li>1. associated with the development of infrastructure which reduces the size of the balance lot or site to below 4ha;</li> <li>2. associated with the establishment of a bonus residential unit or creation of a bonus allotment;</li> <li>3. the erection of a residential unit is protected by a legacy provision in this Plan; and</li> <li>4. Is the establishment of a minor residential unit, where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this Plan;</li> <li>5. <u>provided the development is not on land within the 50 dBA Ldn Air Noise Contour.</u></li> </ol> | <p>CIAL supports policy direction to avoid development of residential units on sites that are less than 4ha. However, CIAL does not consider the exceptions provided for would be appropriate within the 50 dBA Ldn Air Noise Contour, and seeks a carve out for the land within the contours.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary.</p> |                                       |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                     |
| New rule                                                                                                           | 254.109                                     | <p>Insert new rule as follows</p> <table border="1" data-bbox="555 1203 1070 1401"> <tr> <td colspan="2" data-bbox="555 1203 1070 1315"><b>RLZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA Ldn Air Noise Contour</b></td> </tr> <tr> <td data-bbox="555 1315 792 1401"><b>Activity status:</b><br/><b>PER</b></td> <td data-bbox="792 1315 1070 1401"><b>Activity status when compliance with</b></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>RLZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA Ldn Air Noise Contour</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                        | <b>Activity status:</b><br><b>PER</b> | <b>Activity status when compliance with</b> | <p>CIAL is concerned to avoid further intensification of land within the 50 dBA Ldn Air Noise Contour. This is necessary to protect the Airport from reverse sensitivity effects and to avoid exposure of occupants to heightened levels of noise.</p> <p>There are a variety of rules applicable to noise sensitive activities in the RLZ (R3, R4, R5, R7). CIAL considers a single rule applicable to noise sensitive activities within the 50dBA Ldn Air Noise Contour is the most simple and</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or</p> |
| <b>RLZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA Ldn Air Noise Contour</b> |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                        |                                       |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                     |
| <b>Activity status:</b><br><b>PER</b>                                                                              | <b>Activity status when compliance with</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                        |                                       |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                     |



| Provision                                                                                                                                                                                                                                                                                       | Sub no                                                                                                                                                                                                                                                                    | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | J Kyle comment / recommendation                                                |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           | <p><u>Where:</u></p> <p>1. <u>there is no more than one residential unit on a lot with a minimum net site area of 4ha</u></p> <p><b>Activity status: NC</b></p> <p><u>All other noise sensitive activities</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>GRUZ- R[xx](1) not achieved: NC</b></p> | <p>appropriate way to apply the direction CRPS Policy 6.3.5(4). In the alternative, specific clauses or standards could be added to each of the rules which relate to noise sensitive activities, to the same effect as the rule sought in this submission.</p> <p>Either insert this rule into the zone chapter or cross-reference clearly to NOISE-R17 requiring avoidance of noise sensitive activities within the 50 dBA Ldn Air Noise Contour (provided the relief sought in relation to NOISE-17 is granted).</p> | <p>effective to replicate the same relief within the Rural Lifestyle Zone.</p> |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>RLZ-R3<br/>Residential unit</p>                                                                                                                                                                                                                                                              | <p>254.110</p>                                                                                                                                                                                                                                                            | <p>Amend as follows</p> <table border="1" data-bbox="555 692 1068 1390"> <tr> <td colspan="2" data-bbox="555 692 1068 874"> <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p> </td> </tr> <tr> <td data-bbox="555 874 792 1390"> <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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), (5), (6) and (7) below. <u>These exceptions do not apply to land within the</u></p> </td> <td data-bbox="792 874 1068 1390"> <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), GRUZ-R3 (6), or GRUZ-R3 (7) not achieved: NC</b></p> </td> </tr> </table> |                                               | <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p>                                                                                                                                                                                                                                                                                                                          |                                                                                | <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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), (5), (6) and (7) below. <u>These exceptions do not apply to land within the</u></p> | <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), GRUZ-R3 (6), or GRUZ-R3 (7) not achieved: NC</b></p> | <p>CIAL seeks that any noise sensitive activity located within the 50 dBA Ldn Air Noise Contour that does not meet the minimum net site area of 4ha per residential unit be non-complying. CIAL does not consider the exceptions proposed would be appropriate within the 50 dBA Ldn Air Noise Contour.</p> | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL.</p> <p>While I acknowledge this approach is slight departure from the approach recommended with respect to similar provisions (i.e. the reliance on NOISE-R17), this amendment is necessary to ensure that NOISE-R17 can engage the density requirements of the zone.</p> |
| <p><b>GRUZ-R3 Residential unit</b></p> <p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4; or bonus residential unit provided for under GRUZ-R16.</i></p>                                                                                                  |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Activity status: PER</b></p> <p><u>Where:</u></p> <p>1. a 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), (5), (6) and (7) below. <u>These exceptions do not apply to land within the</u></p> | <p><b>Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS</b></p> <p><b>Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3 (4), GRUZ-R3 (5), GRUZ-R3 (6), or GRUZ-R3 (7) not achieved: NC</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                            |

| Provision                                                                                                                                                                                 | Sub no                                                  | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | CIAL Explanation                     | J Kyle comment / recommendation |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
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|                                                                                                                                                                                           |                                                         | <a href="#">50 dBA Ldn Air Noise Contour;</a><br>2. ... [etc]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| RLZ-R4<br>Minor residential unit                                                                                                                                                          | 254.111                                                 | Amend as follows<br><table border="1" data-bbox="555 459 1061 1425"> <thead> <tr> <th colspan="2" data-bbox="555 459 1061 523"><b>RLZ-R4 Minor residential unit</b></th> </tr> <tr> <th data-bbox="555 523 790 603"><b>Activity status: PER</b></th> <th data-bbox="790 523 1061 603"><b>Activity status when compliance not achieved: NC</b></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="555 603 1061 643">Where:</td> </tr> <tr> <td data-bbox="555 643 790 970">           1. the maximum GFA of the minor residential unit shall be 90m<sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m<sup>2</sup>);         </td> <td data-bbox="790 643 1061 970"></td> </tr> <tr> <td data-bbox="555 970 790 1090">           2. there shall be only one minor residential unit per site; or         </td> <td data-bbox="790 970 1061 1090"></td> </tr> <tr> <td data-bbox="555 1090 790 1265">           3. there shall be only one minor residential unit per delineated area within a site; or         </td> <td data-bbox="790 1090 1061 1265"></td> </tr> <tr> <td data-bbox="555 1265 790 1425">           4. For any site where there is a residential unit and a bonus residential unit         </td> <td data-bbox="790 1265 1061 1425"></td> </tr> </tbody> </table> |  | <b>RLZ-R4 Minor residential unit</b> |                                 | <b>Activity status: PER</b> | <b>Activity status when compliance not achieved: NC</b> | Where: |  | 1. the maximum GFA of the minor residential unit shall be 90m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m <sup>2</sup> ); |  | 2. there shall be only one minor residential unit per site; or |  | 3. there shall be only one minor residential unit per delineated area within a site; or |  | 4. For any site where there is a residential unit and a bonus residential unit |  | Minor residential units should be restricted within the 50 dBA Ldn Air Noise Contour in the same way that occurs in rural zones in Christchurch District – where they are limited to use for family flats only. | While I acknowledge the intent of CIAL's submission, whether an activity is noise sensitive is not defined by the family relationship or dependency of the primary dwelling occupier. |
| <b>RLZ-R4 Minor residential unit</b>                                                                                                                                                      |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| <b>Activity status: PER</b>                                                                                                                                                               | <b>Activity status when compliance not achieved: NC</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| Where:                                                                                                                                                                                    |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| 1. the maximum GFA of the minor residential unit shall be 90m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport up to a maximum of 40m <sup>2</sup> ); |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| 2. there shall be only one minor residential unit per site; or                                                                                                                            |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| 3. there shall be only one minor residential unit per delineated area within a site; or                                                                                                   |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |
| 4. For any site where there is a residential unit and a bonus residential unit                                                                                                            |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                      |                                 |                             |                                                         |        |  |                                                                                                                                                                                           |  |                                                                |  |                                                                                         |  |                                                                                |  |                                                                                                                                                                                                                 |                                                                                                                                                                                       |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CIAL Explanation | J Kyle comment / recommendation |
|-----------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------|
|           |        | <p>there shall be a maximum of two minor residential units per site; <del>and</del></p> <p>5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates).<del>i</del><br/><del>and</del></p> <p><u>6. for any site within the 50 dBA Ldn Air Noise Contour, a minor residential unit shall occupied by family member/s who are dependent in some way on the household living within that residential unit.</u></p> |                  |                                 |

| Provision                                                                                                                                                                                                                                                                                                                                                                                 | Sub no                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CIAL Explanation           | J Kyle comment / recommendation |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |
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| RLZ-R12<br>Farm quarry                                                                                                                                                                                                                                                                                                                                                                    | 254.112                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Amend as follows<br><table border="1" data-bbox="555 347 1068 1414"> <thead> <tr> <th colspan="2" data-bbox="555 347 1068 406"><b>RLZ-R12 Farm quarry</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 406 790 1414"> <b>Activity status:</b><br/> <b>PER</b><br/>           Where:<br/>           1. Any farm quarry shall be set back a minimum of:<br/>           a. 300m from the building footprint or any residential unit or minor residential unit on a site under different ownership;<br/>           b. 100m from any site boundary of a site under different ownership;<br/>           c. 100m from a road boundary of a public road; and<br/>           d. 100m from any SNA.         </td> <td data-bbox="790 406 1068 1414"> <b>Activity status when compliance with RLZ-R12(1) is not achieved: DIS</b><br/><br/> <b>Activity status when compliance with RLZ-R12(2) is not achieved: RDIS</b><br/><br/> <b>Matters of discretion are limited to:</b><br/> <u>RURZ-MD[xx] – Bird strike risk</u><br/><br/> <b>Notification:</b><br/> <u>Any application involving a breach of RLZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> </td> </tr> </tbody> </table> | <b>RLZ-R12 Farm quarry</b> |                                 | <b>Activity status:</b><br><b>PER</b><br>Where:<br>1. Any farm quarry shall be set back a minimum of:<br>a. 300m from the building footprint or any residential unit or minor residential unit on a site under different ownership;<br>b. 100m from any site boundary of a site under different ownership;<br>c. 100m from a road boundary of a public road; and<br>d. 100m from any SNA. | <b>Activity status when compliance with RLZ-R12(1) is not achieved: DIS</b><br><br><b>Activity status when compliance with RLZ-R12(2) is not achieved: RDIS</b><br><br><b>Matters of discretion are limited to:</b><br><u>RURZ-MD[xx] – Bird strike risk</u><br><br><b>Notification:</b><br><u>Any application involving a breach of RLZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> | Quarrying activities can present a bird strike risk if not carefully managed. CIAL seeks that a farm quarry be restricted discretionary where located within a 13km radius of the Christchurch International Airport runway. Any bird strike risk activity should be subject to scrutiny where proposed to ensure that it is designed, managed and operated to avoid attracting bird species which constitute a hazard to aircraft. | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |
| <b>RLZ-R12 Farm quarry</b>                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                                 |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |
| <b>Activity status:</b><br><b>PER</b><br>Where:<br>1. Any farm quarry shall be set back a minimum of:<br>a. 300m from the building footprint or any residential unit or minor residential unit on a site under different ownership;<br>b. 100m from any site boundary of a site under different ownership;<br>c. 100m from a road boundary of a public road; and<br>d. 100m from any SNA. | <b>Activity status when compliance with RLZ-R12(1) is not achieved: DIS</b><br><br><b>Activity status when compliance with RLZ-R12(2) is not achieved: RDIS</b><br><br><b>Matters of discretion are limited to:</b><br><u>RURZ-MD[xx] – Bird strike risk</u><br><br><b>Notification:</b><br><u>Any application involving a breach of RLZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                                 |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |

| Provision                                                                                                                                                               | Sub no                                                         | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                 | CIAL Explanation | J Kyle comment / recommendation                                                                                                                                         |                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                         |                                                                | <p>2. <a href="#">The site is 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</a></p> <p><b>Advisory note</b></p> <ul style="list-style-type: none"> <li>Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11).</li> </ul>                                                                                                                                                                                                                                                                  |                                                                                                                                 |                  |                                                                                                                                                                         |                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                               |
| <p>RLZ-R31<br/>Quarrying activities</p>                                                                                                                                 | <p>254.113</p>                                                 | <p>Amend as follows</p> <table border="1" data-bbox="555 922 1070 1414"> <tr> <td colspan="2" data-bbox="555 922 1070 1050"> <p><b>RLZ-R31 Quarrying activities</b></p> <p><i>This rule does not apply to any farm quarry provided for under RLZ-R12</i></p> </td> </tr> <tr> <td data-bbox="555 1050 790 1414"> <p><b>Activity status: DIS</b></p> <p>Where:</p> <p>1. The quarry shall be set back a minimum of 1000m from a Residential Zone.</p> <p><b>Activity status: RDIS</b></p> </td> <td data-bbox="790 1050 1070 1414"> <p><b>Activity status when compliance not achieved: NC</b></p> </td> </tr> </table> | <p><b>RLZ-R31 Quarrying activities</b></p> <p><i>This rule does not apply to any farm quarry provided for under RLZ-R12</i></p> |                  | <p><b>Activity status: DIS</b></p> <p>Where:</p> <p>1. The quarry shall be set back a minimum of 1000m from a Residential Zone.</p> <p><b>Activity status: RDIS</b></p> | <p><b>Activity status when compliance not achieved: NC</b></p> |  | <p>Quarrying activities can present a bird strike risk if not carefully managed. CIAL seeks that a quarry be restricted discretionary where located within a 13km radius of the Christchurch International Airport runway. Any bird strike risk activity should be subject to scrutiny where proposed to ensure that it is designed, managed and operated to avoid attracting bird species which constitute a hazard to aircraft.</p> <p>Alternatively, CIAL seeks that discretionary activity status for all quarries is retained, but that any application within 13km of the thresholds of the runways at Christchurch International Airport be limited notified at least to Christchurch International Airport (absent its written approval).</p> | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p> |
| <p><b>RLZ-R31 Quarrying activities</b></p> <p><i>This rule does not apply to any farm quarry provided for under RLZ-R12</i></p>                                         |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                 |                  |                                                                                                                                                                         |                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                               |
| <p><b>Activity status: DIS</b></p> <p>Where:</p> <p>1. The quarry shall be set back a minimum of 1000m from a Residential Zone.</p> <p><b>Activity status: RDIS</b></p> | <p><b>Activity status when compliance not achieved: NC</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                 |                  |                                                                                                                                                                         |                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                               |

| Provision                           | Sub no  | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                           |  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                     | J Kyle comment / recommendation                                                                               |
|-------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                     |         | <p>1. <a href="#">The site is 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</a></p> <p><b><a href="#">With respect to GRUZ- R30(2), matters of discretion are limited to:</a></b></p> <p><a href="#">RURZ-MD[xx] – Bird strike risk</a></p>                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |
| RLZ-32<br>Waste management facility | 254.114 | <p>Insert new non-complying activity rule which is applicable to waste management facilities in this zone within 13km radius of Christchurch International Airport runways.</p> <p>Insert clause indicating that notification of any application arising from this requested new rule will be made at least to CIAL.</p>                                                                                                                                     |  | <p>Depending on the type of waste being handled, waste management facilities may present a bird strike risk activity. In particular, a putrescible waste facility poses a high bird hazard risk up to 13km from the runway ends. As such, waste management facilities should be non-complying within 13km radius of the Airport runways in Waimakariri District.</p> | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p> |
| RLZ-33<br>Composting facility       | 254.115 | <p>Retain this rule.</p> <p>Insert advice note which states that composting facilities within 13km radius of Christchurch International Airport runways have the potential to increase bird strike risk, and this issue must be considered in respect of an application for a composting facility in that area.</p> <p>Insert clause indicating that notification of any application arising from this requested new rule will be made at least to CIAL.</p> |  | <p>CIAL supports the discretionary activity status proposed for new composting facilities.</p> <p>Composting facilities can increase bird strike risk at the Airport. As such, they should be managed within 13km radius of the Airport runways.</p>                                                                                                                 | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p> |

| Provision                                                                                                         | Sub no                                                      | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                         | CIAL Explanation                                                                                                                          | J Kyle comment / recommendation                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RLZ-35<br>Camping ground                                                                                          | 254.116                                                     | Amend as follows<br><table border="1"> <tr> <td colspan="2"><b>RLZ-R35 Camping ground</b></td> </tr> <tr> <td><b>Activity status: DIS</b><br/><u>Where:</u><br/><u>It is not located within the 50 dBA Ldn Air Noise Contour.</u></td> <td><b>Activity status when compliance not achieved: N/A-NC</b></td> </tr> </table> | <b>RLZ-R35 Camping ground</b>                                                                                                             |                                                                                                                              | <b>Activity status: DIS</b><br><u>Where:</u><br><u>It is not located within the 50 dBA Ldn Air Noise Contour.</u> | <b>Activity status when compliance not achieved: N/A-NC</b> | Campgrounds are noise sensitive activities and should not be enabled within the 50 dBA Ldn Air Noise Contour. | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Rural Lifestyle Zone. |
| <b>RLZ-R35 Camping ground</b>                                                                                     |                                                             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Activity status: DIS</b><br><u>Where:</u><br><u>It is not located within the 50 dBA Ldn Air Noise Contour.</u> | <b>Activity status when compliance not achieved: N/A-NC</b> |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| RLZ-R40<br>Retirement village                                                                                     | 254.117                                                     | Retain<br><table border="1"> <tr> <td colspan="2"><b>RLZ-R40 Retirement village</b></td> </tr> <tr> <td><b>Activity status: NC</b></td> <td><b>Activity status when compliance not achieved: N/A</b></td> </tr> </table>                                                                                                   | <b>RLZ-R40 Retirement village</b>                                                                                                         |                                                                                                                              | <b>Activity status: NC</b>                                                                                        | <b>Activity status when compliance not achieved: N/A</b>    | CIAL supports non-complying activity status for retirement villages within the Residential Lifestyle zone.    | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Rural Lifestyle Zone. |
| <b>RLZ-R40 Retirement village</b>                                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Activity status: NC</b>                                                                                        | <b>Activity status when compliance not achieved: N/A</b>    |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| RLZ-R41<br>Multi-unit residential development                                                                     | 254.118                                                     | Retain<br><table border="1"> <tr> <td colspan="2"><b>RLZ-R41 Multi-unit residential development</b></td> </tr> <tr> <td><b>Activity status: NC</b></td> <td><b>Activity status when compliance not achieved: N/A</b></td> </tr> </table>                                                                                   | <b>RLZ-R41 Multi-unit residential development</b>                                                                                         |                                                                                                                              | <b>Activity status: NC</b>                                                                                        | <b>Activity status when compliance not achieved: N/A</b>    | CIAL supports non-complying activity status for multi-unit residential developments in this zone.             | While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.<br><br>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Rural Lifestyle Zone. |
| <b>RLZ-R41 Multi-unit residential development</b>                                                                 |                                                             |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Activity status: NC</b>                                                                                        | <b>Activity status when compliance not achieved: N/A</b>    |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                           |                                                                                                                              |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| RURZ-MD[xx]<br>Insert new matter of discretion                                                                    | 254.119                                                     | Insert new matter of discretion as follows<br><u>RURZ-MD[xx] – Bird strike risk</u>                                                                                                                                                                                                                                        | CIAL seeks the insertion of a matter of discretion related to bird strike risk on aircraft. This matter of discretion should apply to any | For the reasons set out in sections 4 to 8 of my evidence, I support the inclusion of the proposed new matter of discretion. |                                                                                                                   |                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                          | CIAL Explanation                                                                                                                                                                                                                                                        | J Kyle comment / recommendation |
|-----------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|           |        | 1. <a href="#">The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft.</a> | bird strike risk activities which are provided for as restricted discretionary activities in the Plan.<br><br>As set out elsewhere in this submission, CIAL seeks a more comprehensive management regime is included in the Plan to manage bird strike risk activities. |                                 |

#### CMUZ-Commercial and Mixed Use Zones

| Provision                                                                                       | Sub no                                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CIAL Explanation                                                                                | J Kyle comment / recommendation |                                            |                                                                          |                               |  |                                                                                          |  |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------|--------------------------------------------------------------------------|-------------------------------|--|------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CMUZ<br>All commercial and mixed use zones and rules                                            | 254.120-124                                                              | <p>Insert new rule applying to each commercial and mixed use zone as follows:</p> <table border="1"> <tr> <td colspan="2"><b><a href="#">CMUZ-R[xx] Noise sensitive activities within 50 dBALdn Air Noise Contour</a></b></td> </tr> <tr> <td><b><a href="#">Activity status: NC</a></b></td> <td><b><a href="#">Activity status when compliance not achieved: N/A</a></b></td> </tr> <tr> <td colspan="2"><b><a href="#">Where:</a></b></td> </tr> <tr> <td colspan="2">1. <a href="#">any noise sensitive activity within the 50 Dba Ldn Air Noise Contour.</a></td> </tr> </table> | <b><a href="#">CMUZ-R[xx] Noise sensitive activities within 50 dBALdn Air Noise Contour</a></b> |                                 | <b><a href="#">Activity status: NC</a></b> | <b><a href="#">Activity status when compliance not achieved: N/A</a></b> | <b><a href="#">Where:</a></b> |  | 1. <a href="#">any noise sensitive activity within the 50 Dba Ldn Air Noise Contour.</a> |  | <p>CIAL seeks that the rules relating to the 50 dBALdn Air Noise Contour be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Commercial Mixed Use Zone.</p> <p>I also recommend that a new sentence be included in the introduction of the General Objectives and Policies for all Commercial and Mixed Use Zones to draw plan users attention to the Noise section of the PDP. This cross reference is important to ensure that consolidation of reverse sensitivity related matters in the PDP is not inadvertently overlooked by plan users.</p> <p><a href="#">Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on the Airport and to avoid adverse amenity effects on residents. These controls are contained in both the Noise chapter and the Commercial and Mixed Use Zone and reference should be made to both.</a></p> |
| <b><a href="#">CMUZ-R[xx] Noise sensitive activities within 50 dBALdn Air Noise Contour</a></b> |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |                                 |                                            |                                                                          |                               |  |                                                                                          |  |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><a href="#">Activity status: NC</a></b>                                                      | <b><a href="#">Activity status when compliance not achieved: N/A</a></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |                                 |                                            |                                                                          |                               |  |                                                                                          |  |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><a href="#">Where:</a></b>                                                                   |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |                                 |                                            |                                                                          |                               |  |                                                                                          |  |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1. <a href="#">any noise sensitive activity within the 50 Dba Ldn Air Noise Contour.</a>        |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |                                 |                                            |                                                                          |                               |  |                                                                                          |  |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



**GIZ-General Industrial Zone**

| Provision                                                                                                                                            | Sub no                                                                 | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CIAL Explanation                                                                              | J Kyle comment / recommendation |                                                                                                                                                      |                                                                        |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Insert new rule                                                                                                                                      | 254.125-127                                                            | <p>Insert new rule applying to each industrial zone as follows:</p> <table border="1" data-bbox="557 488 1072 898"> <tr> <td colspan="2" data-bbox="557 488 1072 571"> <p><b><u>GIZ-R[xx] Noise sensitive activities within 50 dBA Ldn Air Noise Contour</u></b></p> </td> </tr> <tr> <td data-bbox="557 571 792 898"> <p><b><u>Activity status: NC</u></b></p> <p><u>Where:</u></p> <p>1. <u>any noise sensitive activity within the 50 dBA Ldn Air Noise Contour.</u></p> </td> <td data-bbox="792 571 1072 898"> <p><b><u>Activity status when compliance not achieved: N/A</u></b></p> </td> </tr> </table> | <p><b><u>GIZ-R[xx] Noise sensitive activities within 50 dBA Ldn Air Noise Contour</u></b></p> |                                 | <p><b><u>Activity status: NC</u></b></p> <p><u>Where:</u></p> <p>1. <u>any noise sensitive activity within the 50 dBA Ldn Air Noise Contour.</u></p> | <p><b><u>Activity status when compliance not achieved: N/A</u></b></p> | <p>CIAL seeks that the rules relating to the 50 dBALdn Air Noise Contour be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA Ldn Air Noise Contour.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to NOISE-R17, I do not consider it is efficient or effective to replicate the same relief within the Commercial Mixed Use Zone.</p> <p>I also recommend that a new sentence be included in the introduction of the General Objectives and Policies for all Commercial and Mixed Use Zones to draw plan users attention to the Noise section of the PDP. This cross reference is important to ensure that consolidation of reverse sensitivity related matters in the PDP is not inadvertently overlooked by plan users.</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on the Airport and to avoid adverse amenity effects on residents. These controls are contained in both the Noise chapter and the Commercial and Mixed Use Zone and reference should be made to both.</u></p> |
| <p><b><u>GIZ-R[xx] Noise sensitive activities within 50 dBA Ldn Air Noise Contour</u></b></p>                                                        |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                               |                                 |                                                                                                                                                      |                                                                        |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b><u>Activity status: NC</u></b></p> <p><u>Where:</u></p> <p>1. <u>any noise sensitive activity within the 50 dBA Ldn Air Noise Contour.</u></p> | <p><b><u>Activity status when compliance not achieved: N/A</u></b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                               |                                 |                                                                                                                                                      |                                                                        |                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

### Existing Development Areas

| Provision                               | Sub no  | CIAL submission (relief requested) | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | J Kyle comment / recommendation                                                                               |
|-----------------------------------------|---------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| WKP<br>West Kaiapoi<br>Development Area | 254.129 | Retain.                            | <p>West Kaiapoi Development Area covers the Silverstream development which was enabled following the Canterbury Earthquakes. A part of this Development Area is inside the 50dBA Ldn Air Noise Contour.</p> <p>This land is subject to exceptions from CRPS Policy 6.3.5(4) requiring that noise sensitive activities be avoided.</p> <p>CIAL supports this Development Area provided that there are no amendments to the provisions applicable to the land within the Air Noise Contour which would enable more intensification than allowed under the Operative District Plan.</p> | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL. |

### New Development Areas

| Provision                       | Sub no  | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | J Kyle comment / recommendation                                                                               |
|---------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| K – Kaiapoi<br>Development Area | 254.130 | <p>CIAL seeks that that the FDAs proposed on land falling within the 50dBA Ldn Air Noise Contour be limited to development for non-sensitive activities only and do not enable further residential development within the 50dBA Ldn Air Noise Contour, which would be inconsistent with RPS Policy 6.3.5(4). The RPS provides a limited exception for developing land in Kaiapoi within the 50dBA Ldn Air Noise Contour – related to earthquake recovery. While the Greenfield Priority Areas are provided for earthquake recovery, the Future Development Area is not. Hence, further urban development in this area within the 50dBA Ldn Air Noise Contour should not be for noise sensitive activities.</p> | <p>Part of this New Development Area lies within the 50 dBA Ldn Air Noise Contour.</p> <p>CIAL is opposed to the identification of New Development Areas within the 50dBA Ldn Air Noise Contour in Kaiapoi. Enabling residential development in the New Development Area within the 50dBA Ldn Air Noise Contour is contrary to Policy 6.3.5(4) and Policy 6.3.9(5) CRPS. This change would result in new noise sensitive activities (such as residential activities) being able to establish underneath the 50dBA Ldn Air Noise Contours.</p> <p>CIAL seeks that, if this FDA land within the Contour is confirmed, it is provided for business or commercial development, not residential development or other noise sensitive activities.</p> | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL. |

### Special Purpose Zones

| Provision                                           | Sub no  | CIAL submission (relief requested)                                                                                                                                  | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | J Kyle comment / recommendation                                                                               |
|-----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Specific Purpose Zone Kaiapoi Regeneration (SPZ KR) | 254.131 | Where land with this zoning lies within the 50 dBALdn Air Noise Contour, include rules consistent with the relief sought above to avoid noise sensitive activities. | <p>For the reasons outlined above, CIAL seeks that noise sensitive activities are avoided within the 50 dBA Ldn Air Noise Contour, in order to give effect to the CRPS. CIAL is not opposed to the continuation of pre- earthquake residential activities but seeks that otherwise, noise sensitive activities are located outside of the Contours in this zone.</p> <p>CIAL seeks that the relief discussed above with respect to rule NOISE-R17 either be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA Ldn Air Noise Contour.</p> | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL. |

### BIRD STRIKE – INSERT NEW PROVISIONS

| Provision      | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                   | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | J Kyle comment / recommendation                                                                        |
|----------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| New Definition | 254.4  | <p>Insert new definition of "bird strike" as follows:</p> <p><u>Bird Strike means:</u></p> <p><u>When a bird or flock of birds collide with an aircraft</u></p>                                                                                                                                                      | For the reasons set out in Appendix A and below, CIAL seeks a new definition of 'bird strike' is inserted into the Plan.                                                                                                                                                                                                                                                                                                                                                                                | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |
| New Definition | 254.4  | <p>CIAL seeks a new definition as follows</p> <p><u>Bird Strike Risk Activity means:</u></p> <p><u>a. permanent artificial water body;</u></p> <p><u>b. excavation works, including quarrying, which result in ponding exceeding 100m2 or more of open water, for more than a continuous 48 hour period; and</u></p> | Bird strike presents a serious risk to public safety and to the safe and efficient operations at Christchurch International Airport. There are a number of activities which are known to increase the risk of bird strike if they are allowed to take place in the vicinity of the flight paths for aircrafts approaching or departing from the Airport. Those activities should be identified and included within a definition of 'bird strike risk activity' with a corresponding suite of provisions | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |

| Provision        | Sub no                                                                                                                                                                                                                                                                   | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CIAL Explanation                                                                                                                                                                                                                                                                                                      | J Kyle comment / recommendation                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                               |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                  |                                                                                                                                                                                                                                                                          | <p><u>c. commercial pig farming, or cattle feed lots;</u></p> <p><u>d. fruit tree farms;</u></p> <p><u>e. fish and commercial food processing activities with external food storage or waste areas accessible to birds;</u></p> <p><u>f. sewage treatment and disposal facilities;</u></p> <p><u>g. wildlife refuges or conservation areas;</u></p> <p><u>h. recreational areas or golf courses exceeding 2ha;</u></p> <p><u>i. waste management facilities and composting facilities;</u></p> <p><u>j. abattoirs and freezing works.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>controlling these activities within 13km of the Christchurch International Airport runways. This distance reflects the extent in which birds and aircraft are present in the same airspace and thus is the area in which bird strike is at risk of occurring if land use is not managed to mitigate this risk.</p> |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                               |
| New Rule         | 254.132-143,                                                                                                                                                                                                                                                             | <p>Insert provisions managing activities that present a bird strike risk on Christchurch International Airport into all relevant zone chapters covering land within 13km radius of the Airport as follows:</p> <table border="1" data-bbox="607 948 1072 1442"> <tr> <td data-bbox="607 948 712 1442"><u>All Zones</u></td> <td data-bbox="712 948 898 1442"> <p><b><u>Activity status:</u></b> PER</p> <p><u>Where:</u><br/> <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike</u></p> </td> <td data-bbox="898 948 1072 1442"> <p><b><u>Activity status when compliance not achieved:</u></b> RDIS</p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International</p> </td> </tr> </table> | <u>All Zones</u>                                                                                                                                                                                                                                                                                                      | <p><b><u>Activity status:</u></b> PER</p> <p><u>Where:</u><br/> <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike</u></p> | <p><b><u>Activity status when compliance not achieved:</u></b> RDIS</p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International</p> | <p>CIAL seeks that either the drafting proposed, or provisions that will achieve the same outcome of providing appropriate regulation for bird strike risk activities within 8km and 13km of the airport runways, is inserted.</p> <p>CIAL seeks that these provisions are inserted into the relevant zone chapters. Or, if that relief is rejected, inserted into District-Wide rules with clear cross-references included in all relevant zone chapters to ensure plan users are aware of the rules.</p> | <p>For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL.</p> |
| <u>All Zones</u> | <p><b><u>Activity status:</u></b> PER</p> <p><u>Where:</u><br/> <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike</u></p> | <p><b><u>Activity status when compliance not achieved:</u></b> RDIS</p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                               |

| Provision | Sub no | CIAL submission (relief requested) |                                                                                                                                                                                                                                                                                                                      | CIAL Explanation                                                                                                                                                                                                                                                                                   | J Kyle comment / recommendation |
|-----------|--------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|           |        |                                    | <p><u>management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.</u></p> | <p><u>Airport Limited.</u></p>                                                                                                                                                                                                                                                                     |                                 |
|           |        | <p><u>All Zones</u></p>            | <p><b><u>Activity status:</u></b> RDIS<br/><b><u>Where:</u></b></p> <p><u>1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning</u></p>                                                                 | <p><b><u>Activity status when compliance not achieved:</u></b><br/>N/A</p> <p><b><u>Matters of discretion:</u></b><br/>MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b><br/>any application arising from this rule will be notified to Christchurch International Airport Limited.</p> |                                 |

| Provision | Sub no | CIAL submission (relief requested) |                                                                                                                                                                                                                                                                                                                            |                                                                     | CIAL Explanation | J Kyle comment / recommendation |
|-----------|--------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------|---------------------------------|
|           |        |                                    | <p><u>maps</u>); and</p> <p><u>2.</u> with regard to the <u>creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m<sup>2</sup>.</u></p> |                                                                     |                  |                                 |
|           |        | <p><u>All Zones</u></p>            | <p><b>Activity status:</b> NC</p> <p><u>1.</u> any waste management facility, proposed within 13 km radius of the thresholds of the runways at</p>                                                                                                                                                                         | <p><b>Activity status when compliance not achieved:</b><br/>N/A</p> |                  |                                 |

| Provision                       | Sub no      | CIAL submission (relief requested)                                                                                                                                                                                                                                                    | CIAL Explanation                                                                                                                                                                                                                                 | J Kyle comment / recommendation                                                                        |
|---------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                                 |             | <a href="#">Christchurch International Airport as shown on the planning maps.</a>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                  |                                                                                                        |
| Insert new matter of discretion | 254.144-148 | As sought above, insert new matter of discretion as follows <a href="#">MD[xx] – Bird strike risk</a><br><br><a href="#">The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft.</a> | CIAL seeks the insertion of a matter of discretion related to bird strike risk on aircraft. This matter of discretion should apply to any bird strike risk activities which are provided for as restricted discretionary activities in the Plan. | For the reasons set out in section 8 of my statement of evidence, I support the relief sought by CIAL. |

#### VARIATION 1 Planning Maps and Part 1 Introduction and General Provisions

| Provision                                          | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | J Kyle comment / recommendation                                                                               |
|----------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Planning Maps<br>“Qualifying Matter Airport Noise” |        | Amend the qualifying matter on the planning map to show two residential density areas beneath the 50 dBA L <sub>dn</sub> Air Noise Annual Average, Outer Envelope and Operative Contours, as illustrated on the Plan attached as Appendix B(i).<br><br>Amend the qualifying matter name so that it is correctly identified on the planning maps as follows:<br><br>Qualifying Matter <a href="#">Airport Noise Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</a><br><br>Consequential amendments to rules will be required where the qualifying matter is referenced. | The planning maps currently show the spatial extent of the qualifying matter. An amendment is required, however, to provide for two density areas beneath the contour; being Area A (600m <sup>2</sup> ) and Area B (300m <sup>2</sup> ), and to recognise the remodelled Annual Average and Outer Envelope contours and the existing operative contour. The densities proposed reflect the density standards of the operative District Plan and are required to ensure appropriate amenity outcomes for residents below the contour and to ensure the effective and efficient operation of the Airport.<br><br>It is important that the qualifying matter is included on the planning maps with the technically correct label and spatial extent. | For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL. |

| Provision                                                                                                                                                                       | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CIAL Explanation                                                                                                                                                                               | J Kyle comment / recommendation                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Part 1 Introduction and general provisions.</p> <p>Relationships between spatial layers.</p> <p>Resource Management Amendment Act.</p> <p>Qualifying matters Table RSL-1</p> |        | <p>Retain the "Airport noise" qualifying matter in Table RSL-1.</p> <p>Amend the description and reasoning as follows: Qualifying Matter and Area:</p> <p><del>Airport noise</del>— Christchurch International Airport <u>50 dBA Ldn Air Noise Contour</u></p> <p><i>Properties within the Medium Residential Zone of Kaiapoi and within the Christchurch International Airport noise contour.</i></p> <p>Reasoning:</p> <p>A spatial overlay within Kaiapoi, reducing development within the Christchurch <u>International Airport 50 dBA Ldn Air Noise Contour</u> <del>airport noise contour</del> to <u>avoid adverse amenity effects on residents</u>, reduce reverse sensitivity effects <u>on Christchurch Airport, and to ensure the efficient operation of nationally significant infrastructure.</u></p> | <p>Amendments to the technical description is necessary as per submission point 1 above.</p> <p>Expansion of the reasons are required to fully explain the need for the qualifying matter.</p> | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I support the relief sought by CIAL.</p> <p>I also note, in section 6 of my evidence, my rationale for supporting the use of the avoidance directive within this text.</p> |

## Part 2 District Wide Matters

| Provision                                                                  | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Strategic Directions SD-0<u>34</u></p> <p>Energy and Infrastructure</p> |        | <p>Amend as follows:</p> <p>Across the District:</p> <p>4. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;</p> <p><u>5. the social, economic and environmental and cultural benefits of</u> infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant</p> | <p>CIAL supports a strategic objective related to infrastructure. This is a key resource management issue for the district and it is essential that direction is given in this chapter to direct all other objectives and policies in other chapters.</p> <p>However, CIAL seeks that this strategic objective be amended to better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure.</p> <p>CIAL has sought specific recognition of issues related to the Airport. It may also be</p> | <p>Refer to sections 4 to 6 of my statement of evidence regarding the recognition of strategic, critical and regionally significant infrastructure in the strategic directions section of the PDP.</p> <p>For the reasons set out in that section, I generally support the recommended relief sought by CIAL. I do not consider that it is necessary to include the relief set out in proposed paragraph 2(b)(i) and (ii) and consider such level of detail is inappropriate and for a strategic level objective.</p> |



| Provision | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                      | J Kyle comment / recommendation |
|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|           |        | <p>infrastructure:</p> <ul style="list-style-type: none"> <li>• <del>is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled is able to operate efficiently and effectively;</del> and</li> <li>• <del>is enabled, while:</del> <ol style="list-style-type: none"> <li>i. <del>managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure;</del> and</li> <li>ii. <del>managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</del></li> </ol> </li> </ul> <p><u>3. strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <ul style="list-style-type: none"> <li>• <u>avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, except within the existing Kaiapoi residential area where density is to be retained at one unit per 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps; and</u></li> <li>• <u>managing the risk of birdstrike to aircraft using Christchurch International Airport;</u></li> </ul> <p><u>3. the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of</u></p> | <p>appropriate to insert similar matters relevant to other strategic infrastructure.</p> <p>This submission mirrors the CIAL submission on the notified proposed District Plan, but amendments have been made to density description in clause b.i. to clarify the outcomes sought in the objective and to reflect the relief sought in submission point 1 above.</p> |                                 |

| Provision                                                                                                                                                                                                                                                                        | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | J Kyle comment / recommendation                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                  |        | <p><u>that infrastructure;</u></p> <p>4. <u>the ...</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                  |
| <p>Urban Form and Development UFD-P10</p> <p>Managing reverse sensitivity effects from new development</p>                                                                                                                                                                       |        | <p>Amend as follows:</p> <p>Within Residential Zones and new development areas in Rangiora and Kaiapoi:</p> <p>1. avoid residential activity that has <del>the potential to limit adverse effects on, or is incompatible with,</del> the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport <u>50 dBA Ldn Air</u> Noise Contour, unless within an <del>an existing</del> Residential Zone <u>in Kaiapoi which was in existence at the time this plan was made operative, where density is to be retained at one unit per 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps;</u></p> | <p>CIAL supports this policy, particularly the requirement to avoid noise sensitive activities within the Air Noise Contour.</p> <p>CIAL considers the drafting could be further expanded and clarified. And CIAL considers that within existing residentially zoned areas in Kaiapoi, further intensification should be avoided, beyond that which is already permitted. CIAL seeks that the residential density in this area within the 50dB Ldn Air Noise Contour is not increased compared to what is presently allowed.</p> <p>This submission mirrors the CIAL submission on the notified proposed District Plan, but amendments have been made to density description in clause 1 to clarify the outcomes sought in the policy and to reflect the relief sought in submission point 1 above.</p> | <p>Refer to section 4 and 5 of my statement of evidence regarding intensification of noise sensitive activities within the Air Noise Contours.</p> <p>For the reasons set out that section, I support the recommended relief sought by CIAL.</p> |
| <p><b>SUB-R2</b></p> <p><b>Medium Density Zone Activity status: CON</b></p> <p>Where:</p> <p>2. SUB-S1 to SUB-18 are met...</p> <p><b>Notification:</b></p> <p>An application for a controlled activity under this rule is precluded from being publicly or limited notified</p> |        | <p>Retain the provision</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>CIAL supports this provision</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>My recommended amendments to SUB-R11 seek to manage all subdivision within the 50dB Ldn Air Noise Contour.</p>                                                                                                                                |

| Provision                                                                                                                                                                                                                           | Sub no                                                                                                                                                                                                                                                                                                              | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                        |                                                                                                                                                                                                                                                                                                                     |                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--|
| <p><b>SUB-S1 Allotment size and dimensions</b></p> <p>All allotments created shall comply with Table SUB-1</p> <p><b>Activity status when compliance not achieved:</b></p> <p>1. In the Medium Density Residential Zone ... DIS</p> | 81.6-7                                                                                                                                                                                                                                                                                                              | <p>Amend rule SUB-S1.1.1 as follows:</p> <p><b>Activity status when compliance not achieved:</b></p> <p>1. In the Medium Density Residential Zone <u>(except as provided for in 3. below)</u> ... DIS</p> <p>2. ...</p> <p>3. <u>within the Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour: NC</u></p>                                                                                                                                                                                                               | <p>CIAL support the rule insofar as it specifies minimum allotment standards in Table SUB-1.</p> <p>Amendments are required, however, to:</p> <p><del>h.</del> the activity status when compliance with the minimum allotment standards within the MRZ subject to the Airport qualifying matters; and</p> <p><del>i.</del> the allotment standards applicable to subdivision within the MRZ subject to the Airport qualifying matters (see submission point 7 below).</p> <p>These changes are required for the reasons outlined in submission point 1 above.</p> | <p>For the reasons set out in section 4 to 6 of my statement of evidence, I support the recommended relief proposed by CIAL.</p> <p>I also that it is not uncommon in my experience for District Plans utilise both minimum allotment sizes and residential density requirements as a mechanism to managing potential reverse sensitivity effects. Allowing a lower minimum allotment size allows for a greater potential yield (i.e. sites) per subdivision. Density is subsequently provided for per site, thereby potentially increasing the number of noise sensitivity activities within the noise contours.</p> |                                                                        |                                                                                                                                                                                                                                                                                                                     |                                                                                         |  |
| <p><b>Table SUB-1: Minimum allotments sizes and dimensions</b></p>                                                                                                                                                                  | 81.6-7                                                                                                                                                                                                                                                                                                              | <table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum allotment area</th> </tr> </thead> <tbody> <tr> <td>Medium Density Residential Zone (with qualifying matter airport noise)</td> <td> <p>200m<sup>2</sup></p> <p><del>(except if subject to qualifying matter natural hazards)</del></p> <p><u>Within the Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour as shown on the planning maps:</u></p> <p>Kaiapoi Area A 600m<sup>2</sup></p> <p>Kaiapoi Area B 300m<sup>2</sup></p> </td> </tr> </tbody> </table> | Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Minimum allotment area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Medium Density Residential Zone (with qualifying matter airport noise) | <p>200m<sup>2</sup></p> <p><del>(except if subject to qualifying matter natural hazards)</del></p> <p><u>Within the Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour as shown on the planning maps:</u></p> <p>Kaiapoi Area A 600m<sup>2</sup></p> <p>Kaiapoi Area B 300m<sup>2</sup></p> | <p>These changes are required for the reasons outlined in submission point 1 above.</p> |  |
| Zone                                                                                                                                                                                                                                | Minimum allotment area                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                        |                                                                                                                                                                                                                                                                                                                     |                                                                                         |  |
| Medium Density Residential Zone (with qualifying matter airport noise)                                                                                                                                                              | <p>200m<sup>2</sup></p> <p><del>(except if subject to qualifying matter natural hazards)</del></p> <p><u>Within the Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour as shown on the planning maps:</u></p> <p>Kaiapoi Area A 600m<sup>2</sup></p> <p>Kaiapoi Area B 300m<sup>2</sup></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                        |                                                                                                                                                                                                                                                                                                                     |                                                                                         |  |

### Part 3 – Area Specific Matters – Residential Introduction, Objectives and Policies

| Provision         | Sub no | CIAL submission (relief requested) | CIAL Explanation                                                                                | J Kyle comment / recommendation                                                    |
|-------------------|--------|------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| RESZ-Introduction |        | Amend as follows                   | CIAL seeks recognition in the Introduction that density controls are important to avoid adverse | I support CIAL's recommended relief for the reasons set out in sections 4 and 5 of |

| Provision                                        | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CIAL Explanation                                                                                                                                                                                                                                      | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                                  |        | <p>...</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International the Airport and to avoid adverse amenity effects on residents.</u></p>                                                                                                                                                                                                                                            | <p>reverse sensitivity effects on the Airport.</p> <p>This submission mirrors the CIAL submission on the notified proposed District Plan, but with a minor amendment to align the description of the contour with others used in this submission.</p> | <p>my evidence. Section 6 provides some discussion regarding the rationalisation of these provisions.</p> <p>With respect to this amendment, I support the proposed addition to the introduction and recommend a further amendment to draw plan users' attention to the Noise section of the PDP. This cross reference is important to ensure that consolidation of reverse sensitivity related matters in the PDP is not inadvertently overlooked by plan users.</p> <p><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on the Airport and to avoid adverse amenity effects on residents. These controls are contained in both the Noise chapter and the Residential Zone and reference should be made to both.</u></p> |
| RESZ-P15<br>Medium Density Residential Standards | 81.9   | <p>Apply the Medium Density Residential Standards across all relevant residential zones in the district except in circumstances where a qualifying matter is relevant (including matters of significance such as:</p> <p><u>4. historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga); and</u></p> <p><u>5. the avoidance of adverse impacts on the effective and efficient operation of the Christchurch International Airport</u></p> | <p>The CIAL supports the policy as proposed in the Variation as it recognises circumstances where the MDRS should not apply. A minor amendment is required for the reasons outlined above for submission point 1.</p>                                 | <p>While I support the intent of CIAL's submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>With respect to this policy, to avoid potential confusion around the reference to some qualifying matters over others and whether some take prominence over others, it would be prudent in my view to amend the policy as follows:</p> <p><i>Apply the Medium Density Residential Standards across all relevant residential zones in the district except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture</i></p>                                                   |

| Provision                   | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <i>and traditions with their—ancestral lands, water, sites, wāhi tapu, and other taonga).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CIAL New Residential Policy | 81.11  | <p>Insert a new policy as follows or, if CIAL’s primary relief is rejected, cross-reference directly and explicitly to relevant policies in other parts of the Plan:</p> <p><u>Protect critical infrastructure, regionally significant infrastructure, and strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on residential land, including by:</u></p> <p>1. <u>within the Christchurch International Airport 50 dBA Ldn Air Noise Contour for Christchurch International Airport, avoiding residential units on sites under 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps; and</u></p> <p>... [insert specifics that may be relevant to other strategic infrastructure]</p> | <p>A policy emphasising the importance of protecting infrastructure from reverse sensitivity effects caused by incompatible land use is important and is a matter relevant to the use, development and protection of resources in the zone. If this relief is rejected CIAL seeks that, at a minimum, provisions cross- reference clearly to policies in other parts of the Plan requiring avoidance of adverse reverse sensitivity effects so that it is clear the policy is relevant to activities in the Residential Zones.</p> <p>This submission mirrors the CIAL submission on the notified proposed District Plan, but amendments have been made to density description in clause 1 to clarify the outcomes sought in the policy and to reflect the relief sought in submission point 1 above.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>In my view, it would be more efficient and effective for this policy to focus on the management of reverse sensitivity effects within the 50dB Ldn Air Noise Contour only. My recommended drafting of the revised policy is as follows:</p> <p><i><u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, avoid residential units on sites under 300m<sup>2</sup> or 600m<sup>2</sup> in the areas of Kaiapoi identified on the planning maps.</u></i></p> |

### Part 3 – Area Specific Matters – Medium Density Residential Zone Objectives, Policies and Rules

| Provision            | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                    | CIAL Explanation                                                                                                                                      | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                        |
|----------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MRZ-P1 Housing types |        | <p>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments-, <u>except in circumstances where a qualifying matter is relevant.</u></p> | <p>The CIAL supports the policy. A minor amendment is required, however, to align with General Residential Policy P15 (Submission Point 9 above).</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Given my recommended amendments to EI-P6 and NOISE-P4, I do not consider this relief to be necessary.</p> |

| Provision                                                                                                                                                                                                                                                                                                                                                               | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CIAL Explanation                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>MRZ-R2</b><br/><b>Residential unit</b><br/><b>Activity status: Per</b></p> <p>Where:</p> <p>1. the activity complies with MRZ-BFS1.</p> <p>This rule will have immediate legal effect if there is no qualifying matter affecting an individual property.</p> <p>Activity status when compliance not achieved: as set out in the relevant built form standards</p> | 81.12  | <p>Amend the provision by inserting new clause 1 as follows:</p> <p>Where:</p> <p>1. <a href="#">Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour as shown on the planning maps the minimum net site area is as follows:</a></p> <p style="padding-left: 40px;">Kaiapoi Area A 600m<sup>2</sup><br/>Kaiapoi Area B 300m<sup>2</sup></p> <p>2. ...</p> <p>Activity status when compliance not achieved:</p> <p>3. <a href="#">Within the Christchurch International Airport Air Noise Contour – RDIS; with the Matters of discretion restricted to RES-MD15 Effects from qualifying matters – airport noise</a></p> <p>4. as set out in the relevant built form standards</p> <p><b>Notification:</b></p> <p><a href="#">An application for a residential unit that does not comply with MRZ-R2 clause 1 shall be limited notified at least to Christchurch International Airport (absent its written approval)</a></p> | <p>This submission mirrors the CIAL submission on the notified proposed District Plan, but amendments have been made to density description in clause 1 to clarify the outcomes sought in the policy and to reflect the relief sought in submission point 1 above.</p> | <p>While I support the intent of CIAL’s submission for the reasons set out in sections 4 and 5 of my statement of evidence, I also consider rationalisation of the relief sought is appropriate, as set out in section 6 of my statement of evidence.</p> <p>Variation 1 proposes to replace the site density requirements of the PDP with a number of units per site approach, as per the NPSUD. Given the Qualifying Matter Airport Noise and the recommendation to retain the operative density requirements, it is necessary to include relief to the effect of that sought by CIAL. While this is different to the approach recommended for other chapters above, it necessary due to NOISE-R17 engaging density requirements of the zone.</p> |
| <p><b>MRZ-R18</b><br/><b>Multi-unit residential development</b><br/><b>Activity status: RDIS</b></p>                                                                                                                                                                                                                                                                    | 81.13  | <p>Amend the provision as follows:</p> <p><b>Activity status: RDIS</b></p> <p>Where:</p> <p>6. a design statement shall be provided with the application; <a href="#">or</a></p> <p>7. <a href="#">where the site is located within the Christchurch International Airport 50 dBA Ldn Air Noise Contour</a></p> <p><b>Matters of discretion are restricted to:</b></p> <p>...</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>CIAL supports RDIS status for this activity and seeks an additional matter of discretion for proposals that are located within the 50dBA Ldn Air Noise Contour.</p>                                                                                                 | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I support the intent of CIAL’s submission.</p> <p>I note however, that the section 42A report officer is recommending that this rule be deleted as MRZ-BFS1 now controls the number of units per site. I support this approach as it achieves the same outcome as MRZ-R18, albeit in a more concise manner.</p>                                                                                                                                                                                                                                                                                                                                                         |

| Provision                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CIAL Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | J Kyle comment / recommendation                                                                                                                                                                                                                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        | <p><u>RES-MD15 – Effects from qualifying matters - airport noise</u></p> <p><b>Notification:</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified, <u>except where:</u></p> <p>1. <u>the application site is located with the Christchurch International Airport 50 dBA Ldn Air Noise Contour, in which case any application shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                        |
| <p><b>MRZ-BFS1 Number of residential units per site</b></p> <p>3. There shall be no more than 3 residential units per site, except where:</p> <p>a. Within the qualifying matters ... airport noise, there must be no more than 1 residential unit per site</p> <p><b>Notification</b></p> <p>An application for the construction and use of 1, 2 or 3 residential units that does not comply with 1 or more of MRZ-BFS2 to MRZ-BFS12 is precluded</p> | 81.14  | <p>Amend the notification provision as follows:</p> <p><u>An application for the construction of residential units that does not comply with MRZ-BFS1 clause 1.a. shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></p>                                                                                                                                                                                                                                                       | <p>The CIAL supports restricted discretionary activity status for applications that do not meet the qualifying restriction under clause 1 of MRZ-BFS1. Given the significance of the resource management issues, and the potential impact on Airport operations and on the amenity of residential activities beneath the noise contour, it is essential that notification of such applications be provided to the Airport. An amendment to the notification provision is required.</p> | <p>For the reasons set out in section 4 and 5 of my statement of evidence, I support proposed restriction on the number of residential units per site.</p> <p>I also support the restricted discretionary activity status for applications that do not meet the qualifying restriction under clause 1 of MRZ-BFS1.</p> |

| Provision                                                                                                                                                                                                                                 | Sub no | CIAL submission (relief requested)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CIAL Explanation                                                                                                                                                                                                                                                                                                                               | J Kyle comment / recommendation                                                                                                                                                         |
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| <p>from being publicly notified.</p> <p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>...</p> <p>RES-MD15 – Effects from qualifying matters – airport noise</p> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                         |
| <p><b>MRZ-BFS2 Building coverage</b></p> <p>1 Building coverage shall be a maximum of 50% of the net site area...</p> <p><b>Activity status when compliance not achieved: RDIS</b></p>                                                    | 81.15  | <p>Amend the matters of discretion as follows:</p> <p><b>Matters of discretion are restricted to:</b></p> <p>RES-MD17 – Building coverage</p> <p><u><a href="#">RES-MD15 – Effects from qualifying matters – airport noise</a></u></p> <p>Amend the notification provision as follows:</p> <p><b>Notification</b></p> <p>Refer to notification status in MRZ-BFS1, <u><a href="#">except where an application for residential units does not comply with MRZ-BFS2 clause 1 shall be limited notified at least to Christchurch International Airport (absent its written approval).</a></u></p> | <p>The CIAL supports restricted discretionary activity status for applications that do not meet the building coverage requirement of MRZ-BFS2 Given the significance of the resource management issues, and the potential impact on Airport operations, it is essential that notification of such applications be provided to the Airport.</p> | <p>While I support the intent of CIAL’s submission, I do not consider it necessary to mangle building coverage within the 50dB Ldn Air Noise Contour.</p>                               |
| <p><b>RES-MD15 Matters of Discretion</b></p> <p>Effects from qualifying matters – airport noise</p> <p>1. The extent to which effects, as a result of the</p>                                                                             |        | <p>Retain the provision</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>CIAL supports RES-MD15</p>                                                                                                                                                                                                                                                                                                                  | <p>For the reasons set out in sections 4 and 5 of my statement of evidence, I consider it is appropriate to include an airport specific qualifying matter of discretion in the PDP.</p> |



| Provision                                                                                                                                                                                                                                        | Sub no | CIAL submission (relief requested) | CIAL Explanation | J Kyle comment / recommendation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------|------------------|---------------------------------|
| <p>sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p> |        |                                    |                  |                                 |

**Appendix C – Extract from the statement of evidence of Mr Darryl Millar,  
Hearing Stream 1, 1 May 2023.**

## Canterbury Regional Policy Statement

- 15 The Airport is defined, and specifically listed, as "regionally significant infrastructure" and "strategic infrastructure" in the CRPS. The definition of "strategic infrastructure" notes that it includes "facilities, services and installations which are greater than local importance, and can include infrastructure that is nationally significant".
- 16 The term nationally significant infrastructure is not defined in the RMA or in the CRPS, but is defined in the National Policy Statement on Urban Development (NPS UD)<sup>2</sup>, and includes:
- any airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers.*
- 17 Related to this issue, I have reviewed the evidence of Mr Page for CIAL in which he considers the importance of Christchurch Airport and concludes that it is of national and local significance.<sup>3</sup>
- 18 On this basis, it is clear that Christchurch Airport is infrastructure that is nationally significant.
- 19 Chapters 5 and 6 of the CRPS establish a policy framework recognising this importance and the need to ensure appropriate integration of new development with infrastructure and the avoidance of reverse sensitivity effects.
- 20 Chapter 5 deals with land use and infrastructure. **Objective 5.2.1(f) and (g)** requires that development is located and designed so that it functions in a way that:
- enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:*
- ...
- f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;*
- g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure...*

- 21 **Objective 6.2.1** (Recovery Framework) reads, in part:

*Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:*

...

10. *achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;*
  11. *optimises use of existing infrastructure...*
- 22 The CRPS includes the operative Contour on Map A, but does not at this point include the remodelled Contours. Relevant to this, **Policy 6.3.5(4)**, which implements **Objective 6.2.1**, specifically references the Contour and requires that new development should only be provided for if it does not affect the efficient operation, use, development, upgrading and safety of existing strategic infrastructure, "*including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, ...*".
- 23 **Policy 6.3.5(5)**, similarly, reads:

*Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.*

- 24 The 'Principal reasons and explanation' for **Policy 6.3.5** states (in part):

*"Strategic infrastructure represents an important regional and sometimes national asset that should not be compromised by urban growth and intensification... The operation of strategic infrastructure can affect the liveability of residential developments in their vicinity, despite the application of practicable mitigation measures to address effects... It is better to instead select development options ... where such reverse sensitivity constraints do not exist."*

- 25 There are two issues that arise from this:

- 25.1 what is the impact of the phrase "*unless the activity is within an existing residentially zoned urban area*" as used in Policy 6.3.5; and
- 25.2 similarly, why is there an exemption for the "*residential greenfield area identified for Kaiapoi*".

- 26 With respect to the broader reference to "*existing residentially zoned urban area*" used in the policy, it is valid to consider how a district plan should give effect to the CRPS. Some guidance on this issue can be found in the decisions of the Independent Hearings Panel (the *Panel*) appointed to consider the Replacement Christchurch District Plan. Overall, the Panel determined that, although there is no absolute direction in the CRPS to avoid any further noise sensitive activities in existing residentially zoned land within the Air Noise Contour, there is still a need to evaluate whether such activities should be avoided or restricted so as to give proper effect to **Policy 6.3.5** and related CRPS objectives and policies.<sup>4</sup> The Panel recognised the need for an ongoing capacity to assess relevant reverse sensitivity and noise mitigation matters for residential intensification above a certain scale.<sup>5</sup>
- 27 Ultimately, the Panel determined that, for residential zones in the Christchurch District that sit within the Air Noise Contour, residential activities which do not meet permitted zone standards should have restricted discretionary activity status.<sup>6</sup> While this is a specific planning response for Christchurch City, there is no reason why, in my view, the principle of the Panel's findings should not apply to all residential land including in Waimakiriri and Selwyn. Given this, the direct impact of the Panel's assessment and decision was to reinforce the position that density (amongst other things) was a key matter to control in order to give effect to the CRPS.
- 28 What I wish to highlight here is that the position adopted by the Panel underpins an argument supporting the need to map the Contour in the District Plan, including within all relevant existing "*residentially zoned urban*" areas and to ultimately include supporting provisions address the impact of development that does not meet the relevant District Plan standards.
- 29 A similar argument is applicable to the Kaiapoi exemption issue. That said, it is also important to understand why the specific reference to Kaiapoi was included in the policy in the first place. Some guidance on this issue can be found in the 'Principal reasons and explanation' for **Policy 6.3.5** which notes (my emphasis):
- "The only exception to the restriction against residential development within the 50dBA Ldn airport noise contour is provided for at Kaiapoi.*
- Within Kaiapoi land within the 50dBA Ldn airport noise contour has been provided to offset the displacement of residences as a result of the 2010/2011 earthquakes. This exception is unique to Kaiapoi and also allows for a contiguous and consolidated development of Kaiapoi."*
- 30 My reading of this is that this particular exemption does not apply to Kaiapoi in totality. Rather, it applies to "land" that "has been provided to offset" displaced residences. In my view this does not rule out the consideration of a Contour over Kaiapoi as such and, for reasons that I have stated previously in relation to the general existing residentially zoned land exemption (paragraph 28), it reinforces the need for a Contour so that consideration can be given to appropriate district plan provisions.
- 31 As signalled earlier I have also considered whether it would be possible to include a Contour in the PDP that departs from the Contour currently shown on Map A of the CRPS.

- 32 I start by saying that I believe there is a pathway for this. Policy 6.3.5(4) is relevant which reads, in part:

*"Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and ..."*

- 33 Policy 6.3.5(4) does not refer to the airport noise contour as shown on Map A. Rather, the reference in the policy is to the activities as shown on Map A. Given this, it is arguable that a Council can insert updated contours into its District Plan that differ from those shown on Map A, and still be aligned with the CRPS.

- 34 Finally, I note Policy 6.3.9(5)(a):

*In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:*

...

5. *The location and design of any proposed rural residential development shall:*

- a. *avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people...*

- 35 Overall, the policy thrust of the CRPS is clear, as it:

- 35.1 recognises the social and economic importance of the Airport, and the need to integrate land use development with infrastructure;
- 35.2 seeks to avoid incompatible activities within the 50dBA contour which may result in reverse sensitivity effects on the Airport;

**Appendix D – Copy of referenced Objectives and Policies of the CRPS**

## CHAPTER 5 - LAND-USE AND INFRASTRUCTURE

### Objective 5.2.1

#### Location, Design and Function of Development (Entire Region)

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
  - a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
  - b. provides sufficient housing choice to meet the region's housing needs;
  - c. encourages sustainable economic development by enabling business activities in appropriate locations;
  - d. minimises energy use and/or improves energy efficiency;
  - e. enables rural activities that support the rural environment including primary production;
  - f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
  - g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
  - h. facilitates the establishment of papakāinga and marae; and
  - i. avoids conflicts between incompatible activities.

#### **The following policies implement this objective:**

Policy 5.3.1, Policy 5.3.2, Policy 5.3.3, Policy 5.3.4, Policy 5.3.5, Policy 5.3.6, Policy 5.3.7, Policy 5.3.8, Policy 5.3.9, Policy 5.3.10, Policy 5.3.11, Policy 5.3.12 and Policy 5.3.13

#### ***Principal reasons and explanation***

Development, including papakāinga and marae, offers significant social, economic and cultural benefits for the people residing and working in Canterbury. However, it may result in environmental change that is a threat to valued natural and physical resources. Natural resources can be finite and the effects of development, particularly on land resources, can be irreversible. The effects may be direct (for example replacement of rural by urban use or the intensification of the activity) or indirect (off-site or "spill-over" effects).



The pattern of development in the region strongly influences the use of energy, whether this is as a result of the demand for transport or energy required to establish and undertake the activity. As development intensifies and spreads, the demand for transport and energy use increases.

A consolidated pattern of urban development, as the primary focus for accommodating the region's growth, together with a limitation on the extent of areas of rural-residential activity, will:

1. minimise energy use;
2. promote more sustainable forms of development;
3. encourage greater modal choice, reduced trip distances and promote healthier transport options;
4. provide for the efficient use of existing infrastructure; and
5. maintain regional identity and character.

New development also provides the opportunity to enhance the quality of the environment in appropriate circumstances, such as through the provision of open spaces, community facilities, and restoration of ecosystems.

Primary production from Canterbury's rural areas is of significance to the economic and social well-being of Canterbury's people and communities. It is foreseeable that the well-being of future generations will also be strongly influenced by the ability to continue with such primary production. It is important to manage resources and activities in rural areas so that the foreseeable potential of the rural primary base of Canterbury is maintained.

This includes maintaining the primary production resource and the efficient provision of infrastructure and use of other natural resources such as water, in appropriate locations to support primary production.

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### **Objective 5.2.2**

#### **Integration of land-use and regionally significant infrastructure (Wider Region)**

In relation to the integration of land use and regionally significant infrastructure:

1. To recognise the benefits of enabling people and communities to provide for their social, economic and cultural well-being and health and safety and to provide for infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA.
2. To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:
  - a. development does not result in adverse effects on the operation, use and development of regionally significant

- b. adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.
- c. there is increased sustainability, efficiency and liveability.

**The following policies implement this objective:**

Policy 5.3.1, Policy 5.3.2, Policy 5.3.3, Policy 5.3.6, Policy 5.3.7, Policy 5.3.8, Policy 5.3.9, Policy 5.3.10,

Policy 6.3.4, Policy 6.3.5 and Policy 8.3.4.

***Principal reasons and explanation***

Regionally significant infrastructure in the wider region is essential to enable the well-being, health and safety

of people and communities and has the following characteristics:

1. it significantly contributes to the social, economic and cultural well-being of people and communities;
2. it is the subject of considerable financial investment;
3. it is unlikely to be readily replaced or duplicated; and
4. it requires integrated management with other natural and physical resources.

In relation to patterns of land-use, consideration of sequencing and costs of infrastructure development need to be factored into decision-making. These can have significant effects on efficiency and the economic wellbeing of communities. Regionally significant infrastructure provides considerable economic and social benefits to the region. The nature and scale of such infrastructure is distinct to land use generally and has varying characteristics, and accordingly impacts. While the relationship between land use and regionally significant infrastructure is typically interrelated and interdependent such that the provision of infrastructure can have major implications on the sustainable pattern and sequencing of land use, some regionally significant infrastructure is of a nature that does not require it to be so closely integrated with urban areas.

When developing and using regionally significant infrastructure, it is not always practicable to 'internalise' all adverse effects on the environment. In some cases (e.g. airports, ports, and strategic road and rail corridors) the infrastructure influences the quality and use of the environment surrounding it. Recognition of the importance of regionally significant infrastructure will lead to greater weight being given to its requirements. As a consequence, it is desirable to manage the location and form of the surrounding development, to reduce incompatibility and conflicts.

Places that improve liveability are identified in the 2005 New Zealand Urban Design Protocol as those places

that provide a high quality of life where people choose to live and work. They provide attractive living

environments, and offer good leisure and recreational opportunities, and they support a thriving cultural life.

Liveable places provide choices in housing, work, transport and lifestyle opportunities.

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### **Policy 5.3.3**

#### **Management of development (Wider Region)**

To ensure that substantial developments are designed and built to be of a high-quality, and are robust and resilient:

1. through promoting, where appropriate, a diversity of residential, employment and recreational choices, for individuals and communities associated with the substantial development; and
2. where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.

#### ***This policy implements the following objectives:***

Objective 5.2.1, Objective 5.2.2, Objective 5.2.3, Objective 16.2.1 and Objective 16.2.2

#### **Methods**

##### **The Canterbury Regional Council:**

*Should:*

1. Through the Canterbury Regional Land Transport Strategy:
  - a. promote and implement policies to reduce motor vehicle transport demand, especially with respect to single occupant private motor vehicle trips and motor vehicles powered by unsustainable fuels.
  - b. support and implement programmes that make passenger transport services more effective and attractive.
  - c. support and implement policies that encourage the use of active forms of transport such as walking and cycling.
2. Promote that the New Zealand Urban Design Protocol (Ministry for the Environment, March 2005) is applied at the time of planning, assessing and undertaking urban development.

##### **Territorial authorities:**

*Will:*

3. Set out objectives and policies, and may include methods in district plans which, where relevant:
  - a. establish a comprehensive approach for the management of urban and rural residential development.
  - b. ensure demonstration of accordance with this Policy for any substantial development through either:
    - i. including an outline development plan within the district plan; or otherwise
    - ii. specific provisions within the district plan to consider any substantial development, such as by way of the consideration of a concept plan; including by requiring applicants to provide for an outline or concept plan to be lodged at time of application.

**Local authorities:**

*Should:*

4. Co-operate to advance:
  - a. energy conservation and efficiency programmes.
  - b. growth and development planning.
  - c. the development and implementation of appropriate resource management tools and techniques.

***Principal reasons and explanation***

Well designed urban and rural-residential development provides for the social, economic and cultural wellbeing of people and communities and will meet the foreseeable needs of future generations. Design influences the manner in which development functions and relates to the wider environment. It establishes long-term patterns of resource use and character. Effectively re-designing urban and rural-residential areas is generally difficult and expensive. While this policy specifically addresses the design of substantial developments, this must occur within the context of the considerations set out in Policy 5.3.1 and Policy 5.3.2.

This policy specifically sets out to purposefully require for substantial developments consideration of design matters to ensure such development is sustainable, safe, vibrant and efficient. A 'substantial development' will be dependent on the extent, context, location and scale of growth faced by sub-regional areas, and accordingly would be more appropriately considered by district councils, as relevant. However, factors would include the provision of a considerable extent of residential housing, and/or employment opportunities, the extension of existing zoned urban areas, and more intensive development which requires significant new public infrastructure.

For incremental developments that are not identified by the territorial authority as being substantial development, the environmental qualities identified in Policy 5.3.1 apply.

High quality development provides attractive environments in which to live, work and play. This includes:

1. Protecting the important amenity values associated with existing cities, towns and villages;
2. Achieving well designed developments that integrate with natural and physical resources; and
3. Achieving opportunities for walking and cycling.

Robust development maintains or improves well-being, health and safety. This includes:

1. Integrating all the natural and physical resource requirements of a development;
2. Integrating the development into existing cities, towns and villages;
3. Implementing traffic demand management measures, as appropriate;
4. Integrating the provision for public passenger transport with development, as appropriate;
5. Enabling people to meet their day-to-day needs within the local area; and
6. Ensuring substantial development minimises risk from natural hazards.

Resilient development is able to respond to the foreseeable future needs of people and communities with the minimum change and reinvestment. This includes:

1. Enabling housing types to meet changing population structure and preferences;
2. Integrating substantial development with key transport infrastructure and opportunities;
3. Planning for the effects of climate change; and
4. Achieving energy-efficient building location, orientation and design.

Development and/or asset spending programmes provide the opportunity to modify existing urban and rural residential areas. The policy will achieve incremental changes by ensuring that: development is designed appropriately; development is well connected to existing areas; and due consideration is given to the broader effects (including future effects) and context of the development.

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**Policy 5.3.9**  
**Regionally significant infrastructure (Wider Region)**

In relation to regionally significant infrastructure (including transport hubs):

1. avoid development which constrains the ability of this infrastructure to be developed and used without time or other operational constraints that may arise from adverse effects relating to reverse sensitivity or safety;
2. provide for the continuation of existing infrastructure, including its maintenance and operation, without prejudice to any future decision that may be required for the ongoing operation or expansion of that infrastructure; and
3. provide for the expansion of existing infrastructure and development of new infrastructure, while:
  - a. recognising the logistical, technical or operational constraints of this infrastructure and any need to locate activities where a natural or physical resource base exists;
  - b. avoiding any adverse effects on significant natural and physical resources and cultural values and where this is not practicable, remedying or mitigating them, and appropriately controlling other adverse effects on the environment; and
  - c. when determining any proposal within a sensitive environment (including any environment the subject of section 6 of the RMA), requiring that alternative sites, routes, methods and design of all components and associated structures are considered so that the proposal satisfies sections 5(2)(a) – (c) as fully as is practicable.

***This policy implements the following objectives:***

Objective 5.2.1, Objective 5.2.2 and Objective 5.2.3

**Methods**

**The Canterbury Regional Council:**

*Will:*

1. Set out objectives and policies, and may include methods in regional plans which:
  - a. provide for regionally significant infrastructure by reducing constraints on their efficient and effective operation, maintenance and upgrade.
  - b. avoid development that may impact on regionally significant infrastructure.
  - c. avoid, remedy or mitigate the adverse effects of regionally significant infrastructure on the environment.

*Should:*

2. Collaborate with territorial authorities, the New Zealand Transport Agency representatives of Timaru Airport and maritime facilities at Kaikōura and Timaru as well as representatives of the surrounding communities to protect the appropriate functioning of such regionally significant infrastructure.
3. Collaborate with territorial authorities, and where appropriate operators of identified transport hubs and representatives of the surrounding communities to protect the appropriate functioning of identified transport hubs.

**Territorial authorities:**

*Will:*

4. Set out objectives and policies, and may include methods in district plans which:
  - d. avoid sensitive and incompatible land-uses within proximity of identified transport hubs and regionally significant infrastructure where the quality of current or future environment is incompatible with the health requirements and amenity value expectations of people adjacent or within part of the receiving environment of activities undertaken by regionally significant infrastructure.
  - e. avoid land-uses that directly adversely affect the safe operation of regionally significant infrastructure.
  - f. avoid, remedy or mitigate the adverse effects of regionally significant infrastructure on the environment.

**Principal reasons and explanation**

Regionally significant infrastructure including transport hubs and the Timaru Airport and maritime facilities at Kaikōura and Timaru is important for the social and economic well-being of Canterbury. Such facilities provide for the effective movement of people and goods within, into and out of Canterbury, creating important connections between people, places and markets.

When developing, modifying, maintaining and operating regionally significant infrastructure, it is not always practicable, or feasible to internalise all adverse effects on the environment. This often influences the quality and character of the environment surrounding such activities. Consequently, care is needed in terms of avoiding, or managing development that if located within the receiving environment of such facilities may affect their efficient and effective operation and development.

Development may result in activities which are incompatible with the efficient use and development of regionally significant infrastructure. These may be incompatible because they:

1. require a quality, character or type of environment which cannot be reasonably achieved in close proximity to such activities
2. create features which adversely affect the operation and safety of such activities.

Development sensitive to the effects of regionally significant infrastructure, particularly for residential uses, are to be avoided if they may result in the development and use of such facilities being constrained. Often sensitivity arises because the development is incompatible with the noise generated within, or by the facility, including associated activities such as freight storage and movement, especially night time operations

For the Timaru Airport, sensitive activities within close proximity to the airfield would be impacted by overflying planes and glare from airport and approach path lighting which may lead to issues surrounding the safe and efficient functioning of airport operations. For maritime facilities, incompatible activities may also adversely affect operations and safety by creating the potential for conflict between port operations and recreational users in or near shipping zones.

The policy also seeks to avoid development in the vicinity of the Timaru Airport which may directly constrain its development and use. This typically relates to matters which constrain the Airport's safe operation, and includes development underneath the airport's approach and departure paths.

Regionally significant infrastructure will be required to minimise its adverse effects on the surrounding environment to the extent practicable. This includes: managing interfaces to surrounding development to reduce impacts on amenity values; implementing measures to control noise; and ensuring that there is appropriate provision for the necessary management of hazardous substances and stormwater.

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### **Objective 6.2.1**

#### **Recovery framework**

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and

infrastructure framework that:

1. Identifies priority areas for urban development within Greater Christchurch;
2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;
3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;
4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
5. protects and enhances indigenous biodiversity and public space;
6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. maintains the character and amenity of rural areas and settlements;

8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. integrates strategic and other infrastructure and services with land use development;
10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. optimises use of existing infrastructure; and
12. provides for development opportunities on Māori Reserves in Greater Christchurch.

***The following policies implement this objective:***

Policies 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, 6.3.9, 6.3.10, 6.3.11, 6.3.12

***Principal reasons and explanation***

The purpose of this objective is to provide for an outcome where appropriate urban development is enabled within specified spatial areas around Greater Christchurch, so that resources can be focused on rebuilding, and delivering growth and recovery to those priority areas. This provides certainty to all resource users as to locations for development, enabling long-term planning and funding for strategic, network and social infrastructure (such as schooling and healthcare), and protection of Greater Christchurch’s natural and physical resources.

The recognition of existing constraints in terms of natural and physical resources is a critical part of successful growth management. This objective identifies the key elements of natural and physical resources in Greater Christchurch that must be protected in order to ensure that harm to the natural environment is minimised.

**Objective 6.2.2**

**Urban form and settlement pattern**

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
  - a. 35% averaged over the period between 2013 and 2016
  - b. 45% averaged over the period between 2016 to 2021
  - c. 55% averaged over the period between 2022 and 2028;
2. providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas, Future Development Areas and brownfield sites;



3. reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
5. encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Māori Reserves.

***The following policies implement this objective:***

Policies 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, 6.3.9, 6.3.10, 6.3.11, 6.3.12

***Principal reasons and explanation***

The rebuilding and recovery of Greater Christchurch rely on appropriate locations, quantity, types, and mixes of residential and business development to provide for the needs of the community.

Consolidation of existing urban settlements is the form of development most likely to minimise the adverse effects of travel for work, education, business and recreation, minimise the costs of new infrastructure and avoid adverse effects of development on sensitive landscapes, natural features and areas of high amenity. This will enable Greater Christchurch to build back better, and support the recovery of central Christchurch. Greater intensification within Christchurch's urban area through infill (particularly in the Central City, and around Key Activity Centres, and neighbourhood centres) and brownfield redevelopment will reduce the need for further expansion of peripheral areas, and some intensification of the centres of smaller towns is also expected to meet changing needs. A significant proportion of intensification will take place in the city rather than Selwyn and Waimakariri; however, the contribution of these areas to the overall growth pattern is important. The objective sets targets for the contribution of infill and intensification as a proportion of overall growth, and aligns with the growth management approach in the Greater Christchurch Urban Development Strategy. Where monitoring indicates that these levels are not being achieved, further policy responses may be required to increase intensification within existing urban areas.

Changing demographic patterns, including an ageing population and smaller households, are expected to increase the desirability of higher density housing. The demolition and ageing of housing stock provides an opportunity for redevelopment at higher densities and an increased range of housing types that provides not only choice for those needing to relocate, but also for future generations. Increased intensification is anticipated to occur over time as rebuild opportunities are realised, requiring appropriately located and designed greenfield development that also provides for medium density housing during the time of transition.

Following the earthquakes and the subsequent damage and red zoning of properties, a number of Māori have sought to return to and live on the Māori Reserves set aside by the Crown in the

19th century for the then present and future needs of local Ngāi Tahu. Providing for development opportunities on those reserves will enable the descendants of the original grantees to return and realise the original intent of those reserves.

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### **Policy 6.3.3**

#### **Development in accordance with outline development plans**

Development in greenfield priority areas or Future Development Areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area.

Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan.

Outline development plans and associated rules will:

1. Be prepared as:
  - a. a single plan for the whole of the priority area or Future Development Area; or
  - b. where an integrated plan adopted by the territorial authority exists for the whole of the priority area or Future Development Area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
  - c. a single plan for the whole of a rural residential area; and
2. Be prepared in accordance with the matters set out in Policy 6.3.2;
3. To the extent relevant show proposed land uses including:
  - a. Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
  - b. Land required for community facilities or schools;
  - c. Parks and other land for recreation;
  - d. Land to be used for business activities;
  - e. The distribution of different residential densities, in accordance with Policy 6.3.7;
  - f. Land required for stormwater treatment, retention and drainage paths;
  - g. Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;
  - h. Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;
  - i. Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;
4. Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
5. Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;

6. Document the infrastructure required, when it will be required and how it will be funded;
7. Set out the staging and co-ordination of subdivision and development between landowners;
8. Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
9. 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;
10. Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
12. Include any other information that is relevant to an understanding of the development and its proposed zoning.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.1a, 6.2.2, 6.2.3, 6.2.4, 6.2.6

**Methods**

**The Regional Council:**

*Will*

1. Establish a protocol and guidelines to assist all parties involved in the preparation of outline development plans to ensure Policy 6.3.3 is efficiently and effectively applied.

**Territorial authorities:**

*Will*

2. Require an outline development plan to be developed and incorporated into district plans, prior to, or at the same time as, rezoning land for urban use in greenfield priority areas or Future Development Areas.
3. Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.3.

*Should*

4. Ensure that financial provision is made for delivery of infrastructure to greenfield priority areas for development.

***Principal reasons and explanation***

The use of outline development plans for residential and business greenfield development is necessary for the recovery of Greater Christchurch. They will assist with the efficient use of

resources when planning land uses, provide for sustainable urban development, and ensure adequate housing supply and choice to facilitate earthquake recovery. Background information provided through the process provides the necessary background evaluation work before or at the same time as the land is rezoned.

Outline development plans provide a mechanism for integrating urban development with infrastructure, making the best use of existing infrastructure, and identifying and providing for the additional infrastructure required to meet the needs of incoming residents and businesses. They also provide the mechanism for integrating new development with existing urban areas, and of achieving the type and form of development necessary to accommodate urban growth in a sustainable way. Staging may be required to allow for infrastructure upgrades, enabling parts of a development to be delivered earlier.

In addition, these plans help to provide certainty for the community, developers, network utility providers and territorial authorities, and ensure that all constraints associated with the development of an area are investigated, addressed or protected at the time of initial zoning for urban purposes. By identifying opportunities for low impact urban design and development early on in the land development process, recovery will be enabled by building new developments in a better way.

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**Policy 6.3.5**  
**Integration of land use and infrastructure**

Recovery of Greater Christchurch is to be assisted by the integration of land use development with

infrastructure by:

1. Identifying priority areas for development and Future Development Areas to enable reliable forward planning for infrastructure development and delivery;
2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
  - a. optimise the efficient and affordable provision of both the development and the infrastructure;
  - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
  - c. protect investment in existing and planned infrastructure;
  - d. ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
  - e. ensure new development does not occur until provision for appropriate infrastructure is in place;
3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;

4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and
5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6

**Methods**

**Territorial authorities:**

*Will*

1. Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.5.
2. Include objectives, policies and rules in district plans to manage reverse sensitivity effects between strategic infrastructure and subdivision, use and development, including for residential and rural-residential activities.

**Local authorities:**

*Should*

3. Give consideration to any infrastructure projects that may be needed to give effect to Policy 6.3.5 and include them in their Annual Plans, the Three Year Plan, Long Term Plans, the Regional Land Transport Programme or other infrastructure plans, as appropriate to enable the orderly and efficient development of priority areas.

***Principal reasons and explanation***

In order to achieve a co-ordinated and efficient recovery, development of urban areas must be integrated with the provision of infrastructure, including ensuring that existing strategic infrastructure can continue to operate efficiently and effectively. Access for freight movements to and from the major ports in Greater Christchurch must be maintained and enhanced, and not compromised by the location of new urban development.

Priority areas for development are generally clustered to the north, west and south-west of existing urban areas. These areas are all close to existing major infrastructure corridors which connect to the growth areas in the north and Waimakariri District, and to the south and on to Selwyn District. The growth areas have been assessed as having the best potential to accommodate residential and business growth through to 2028 whilst achieving a consolidated urban form and an efficient and orderly provision of infrastructure. It is important that timing and sequencing of development are aligned with funding and implementation of infrastructure.

It is also important that new commercial film or video production facilities connect to reticulated water and wastewater systems, to avoid demand for water takes in an overallocated zone and to reduce impacts on the natural environment through discharges.

Strategic infrastructure represents an important regional and sometimes national asset that should not be compromised by urban growth and intensification. Strategic infrastructure such as Christchurch International Airport, the Lyttelton Port of Christchurch, the State Highway and strategic road networks and rail corridors is required to support Greater Christchurch's recovery through transporting such things as building materials, equipment and personnel. The locational requirements and existing investment in strategic infrastructure means that it is extremely inefficient for them to relocate, and effects of land use on their operation can significantly reduce efficiency and attractiveness as transport options. The operation of strategic infrastructure can affect the liveability of residential developments in their vicinity, despite the application of practicable mitigation measures to address effects, which in turn exerts pressure on the infrastructure to further mitigate their effects. It is better to instead select development options, including activities such as commercial film or video production which are compatible with the strategic infrastructure, where such reverse sensitivity constraints do not exist.

The only exception to the restriction against residential development within the 50dBA Ldn airport noise contour is provided for at Kaiapoi.

Within Kaiapoi land within the 50dBA Ldn airport noise contour has been provided to offset the displacement of residences as a result of the 2010/2011 earthquakes. This exception is unique to Kaiapoi and also allows for a contiguous and consolidated development of Kaiapoi.

### **6.3.6 Business land**

To ensure that provision, recovery and rebuilding of business land in Greater Christchurch maximises business retention, attracts investment, and provides for healthy working environments, business activities are to be provided for in a manner which:

1. Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map

A;

2. Recognises demand arising from the relocation of business activities as a result of earthquakedamaged land and buildings;
3. Reinforces the role of the Central City, as the city's primary commercial centre, and that of the Key Activity Centres;
4. Recognises that new commercial activities are primarily to be directed to the Central City, Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects;
5. Recognises that new greenfield priority areas for business in Christchurch City are primarily for industrial activities, and that commercial use in these areas is restricted;
6. Recognises that existing business zones provide for a range of business activities depending on:

- i. the desired amenity of the business areas and their surrounds; and
  - ii. the potential for significant distributional or urban form effects on other centres from new commercial activity.
- 7. Utilises existing infrastructure availability, capacity and quality;
- 8. Ensures reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against;
- 9. Ensures close proximity to labour supply, major transport hubs and passenger transport networks;
- 10. Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch;
- 11. Promotes, where appropriate, development of mixed-use opportunities, within Key Activity Centres provided reverse sensitivity issues can be appropriately managed; and
- 12. Incorporates good urban design principles appropriate to the context of the development.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6

**Methods**

**Territorial Authorities:**

*Will*

- 1. Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.6.
- 2. Identify trigger thresholds for office and retail commercial activities in industrial areas where these activities are likely to give rise to distributional effects, particularly on larger commercial centres, or result in reverse sensitivity effects.

*Should*

- 3. Consider appropriate administrative and financial arrangements to enable and encourage business land provision to occur.
- 4. Identify neighbourhood centres in district plans.

***Principal reasons and explanation***

The provision of adequate land for future business activities is a key requirement for successful rebuilding and recovery, and for the economic wellbeing of Greater Christchurch. There was significant damage to industrial and other business land and buildings throughout Greater Christchurch, resulting in a shift of business both from the eastern side of the city to the west, and also from the Central City out into the suburbs. Ongoing insurance issues may continue to place pressure on further demands to relocate. In addition to this, an Order in Council that enables residential land to be used for business activities will expire in 2016, creating further demand for developed business land. Through the rebuilding process, commercial development needs to focus on reinforcing the Central City and Key Activity Centres, as well as the network of neighbourhood centres, so that these areas can regenerate quickly.

Provision of new business land should be focused around existing infrastructure to minimise public costs and in particular to achieve integration with transport networks. Locating appropriate business land close to existing and future residential development helps to achieve a greater range of travel options as well as reducing energy usage. Greater self sufficiency of employment within districts, suburbs and settlements is also desirable in terms of community development and social sustainability. It will be important that, as time passes, the use of industrial land for short-term accommodation for retail and offices is discouraged, and existing and recovering centres that cater for these uses are reinforced.

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### **Policy 6.3.9**

#### **Rural residential development**

In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the

following:

1. In the case of Christchurch City, no further rural residential development is to be provided for within the Christchurch City Plan area;
2. The location must be outside the greenfield priority areas for development, Future Development Areas, and existing urban areas;
3. All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal;
4. Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roading Powers Act 1989;
5. The location and design of any proposed rural residential development shall:
  - a. avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;
  - b. avoid the groundwater protection zone for Christchurch City's drinking water;
  - c. avoid land between the primary and secondary stop banks south of the Waimakariri River;
  - d. avoid land required to protect the landscape character of the Port Hills;
  - e. not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;
  - f. support existing or upgraded community infrastructure and provide for good access to emergency services;



- g. avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;
  - h. avoid significant natural hazard areas including steep or unstable land;
  - i. avoid significant adverse ecological effects, and support the protection and enhancement of ecological values;
  - j. support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu;
  - k. where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and
  - l. avoid adverse effects on existing surface water quality.
6. An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.
  7. A rural residential development area shall not be regarded as in transition to full urban development.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.2, 6.2.3, 6.2.4

**Methods**

**The Regional Council:**

*Will*

1. Have regard to Policy 6.3.9 in relation to any consents relating to rural-residential activities in Greater Christchurch, and consider deferral under s91 where other consents are required from another local authority, so that the effects of a proposal can be considered together.

**Territorial authorities:**

*Will*

2. Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.9.

*Should:*

3. Develop a rural residential strategy for the district to inform the extent of rural residential activity and outcomes sought for this form of development within the district.

***Principal reasons and explanation***

An important aspect of residential capacity includes the contribution of rural residential development, which is provided for in Waimakariri and Selwyn Districts where it accords with a relevant rural residential strategy. Many of the rural western areas of Greater Christchurch remained undamaged during the earthquakes and are also located out of the area identified as being prone to liquefaction, making them more desirable locations to live.

At the same time, it is also important to manage the extent of rural residential activity due to the pressure it places on infrastructure, its impact on transport efficiency, and the maintenance of rural character and rural land use for production. In the case of Christchurch City, further rural-residential activity also has the potential to constrain future urban expansion options through to 2028, or otherwise be affected by noise contours for the airport, and so it is not provided for within the area covered by the Christchurch City Plan. Rural residential development can have significant effects disproportionate to the numbers of households living within this form of development, and more than limited provision would undermine the achievement of recovery.

Rural residential development is therefore provided for to a limited extent during the recovery period in recognition of the desirability of providing a range of choice in housing types for those needing to relocate, without compromising the overall intent of consolidation in the CRPS. Policy 6.3.11 requires that the supply and update of rural residential activity will be monitored, and this will inform any future changes to the provisions, or areas provided for rural residential use.

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**Policy 6.3.11**  
**Monitoring and Review**

In relation to development in Greater Christchurch:

1. The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate in the short, medium and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter and the requirements of the National Policy Statement on Urban Development 2020.
2. The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake monitoring of the supply, uptake and impacts of rural residential land use and development.
3. Prior to initiating a review of this chapter, for the purposes of information the Canterbury Regional Council may request the organisation or agency responsible for the operation of Christchurch International Airport to undertake a remodelling of the air noise contours relating to the airport.
4. The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:
  - a. a shortfall in available land is identified by monitoring under Policy 6.3.11; or
  - b. it is identified that altered circumstances have arisen or will arise either in one or more parts of Greater Christchurch, in relation to the expected availability of sub-regional infrastructure, and a reconsideration of the extent, location and timing of land for development is necessary to achieve the objectives and policies of this chapter; or
  - c. Housing and Business Development Capacity Assessments undertaken to meet the requirements of the National Policy Statement on Urban Development 2020 indicate insufficient feasible development capacity to meet demand in the short to medium term.

5. Any change resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances:
  - a. infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;
  - b. provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;
  - c. the objective of urban consolidation continues to be achieved;
  - d. urban land use, including industrial and commercial activities, does not increase the risk of contamination of drinking water sources, including the groundwater recharge zone for Christchurch's drinking water;
  - e. urban development does not lie between the primary and secondary stopbanks south of the Waimakariri River which are designed to retain floodwaters in the event of flood breakout;
  - f. the landscape character of the Port Hills is protected;
  - g. sufficient rural land is retained to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch; and
  - h. the operational capacity of strategic infrastructure is not compromised.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.1a, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6

**Methods**

1. The monitoring for Policy 6.3.11 may include but is not limited to:
  - any information published by or sought from Statistics New Zealand.
  - annual surveys of business and residential land uptake, including Greenfield Priority Area development and redevelopment.
  - annual surveys of the development capacity of zoned and serviced land.
  - obtaining and analysing a range of information to assist with the understanding and prediction of future needs, including information on market behaviour and social and economic trends.
2. The monitoring for Policy 6.3.11 shall include such matters as the councils consider relevant and appropriate.
3. The Canterbury Regional Council shall prepare a comprehensive monitoring report in relation to Policy 6.3.11 at least every three years, and make it publicly available.
4. Any remodelling in terms of Policy 6.3.11(3) shall:
  - involve an assessment of projected future airport business growth and operation, and shall take into account, but not be limited to aircraft movements, flight tracks, fleet mix and runway utilisation; and

- be accompanied by the report of an independent panel of airport noise experts who have undertaken a peer review of the inputs, assumptions and outcomes of the remodelling; and
  - shall be provided to the Canterbury Regional Council in the form of a comprehensive report along with an executive summary or summary report.
5. The Canterbury Regional Council shall make the summary report of any remodelling under Method 4 publicly available as soon as practicable after receiving it.
  6. Any amended growth pattern shall be given effect through the provisions of any relevant regional plan, changes to the Regional Policy Statement, district plans, the Regional Land Transport Strategy, the Regional Land Transport Programme, Annual Plans, Three Year Plans, Long Term Plans and any relevant strategic planning process, as appropriate.
  7. Territorial authorities shall make appropriate arrangements to enable the achievement of any changes resulting from a review under Policy 6.3.11.

***Principal reasons and explanation***

Relocation, population, household and business growth can be affected by a wide range of variables. The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6.3.11 is intended to ensure enough land is available and in the right locations to facilitate recovery through to 2028 and ensure sufficient development capacity is identified. Monitoring a range of statistics and trends is a key factor in this management. Anticipating the number of new households and the business activity to be accommodated, as well as the form that these are likely to take, indicates the land areas required for successful recovery and longer term growth.

Policy 6.3.11 also provides that the circumstances for altering the areas identified for urban development on

Map A are:

- a. There is determined to be insufficient land within the Priority Areas and Future Development Areas to meet anticipated demand;
- b. Altered circumstances have arisen in relation to anticipated timing of the infrastructure required to support the development planned by this chapter;
- c. There are changes to the relocation and growth management assumptions upon which the objectives and policies of this chapter are based.

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**Policy 6.3.12**  
**Future Development Areas**

Enable urban development in the Future Development Areas identified on Map A, in the following circumstances:

1. It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in

the sufficiency of feasible residential development capacity to meet the medium term housing bottom lines set out in Table 6.1, Objective 6.2.1a; and

2. The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:
  - a. Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and
  - b. Enabling the efficient provision and use of network infrastructure; and
3. The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and
4. The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and
5. The circumstances set out in Policy 6.3.11(5) are met; and
6. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.

***This policy implements the following objectives:***

Objectives 6.2.1, 6.2.1a, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6

**Methods**

**Territorial authorities:**

*Will*

1. Include in district plans objectives, policies and rules (if any) to give effect to Policy 6.3.12.

**Local Authorities**

*Will*

2. Undertake an evaluation of the appropriateness of existing minimum densities specified in the Regional Policy Statement and whether any changes to minimum densities are likely to be desirable and achievable across the Future Development Areas.
3. Undertake regular monitoring of housing and business development capacity and sufficiency and core urban development indicators in accordance with Policy 6.3.11 and the requirements of the National Policy Statement on Urban Development 2020.

*Should*

4. Co-ordinate the sequencing, provision and funding of infrastructure in Long Term Plans, or other infrastructure plans, to enable the orderly and efficient development of Future Development Areas.

***Principal reasons and explanation***

In 2019 the Christchurch City Council, Selwyn District Council, Waimakariri District Council and Canterbury Regional Council adopted Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (Our Space), as a joint future development strategy for Greater Christchurch. Our Space describes how future growth will be provided for in Greater Christchurch over the next 30 years to 2048 and how the bottom lines for housing development capacity as set out in Objective 6.2.1a will be met.

The National Policy Statement on Urban Development 2020 (NPS-UD) requires the Greater Christchurch councils (being the Christchurch City Council, Selwyn District Council, Waimakariri District Council and the Canterbury Regional Council) to ensure that there is sufficient development capacity to meet expected demand for housing and business land across Greater Christchurch. Collectively, the district plans for Christchurch City, Selwyn District and Waimakariri District already provide for a substantial amount of development capacity in Greater Christchurch, both within greenfield priority areas and through redevelopment opportunities in existing urban areas. The Future Development Areas are important in providing certainty that additional residential development capacity is available to accommodate population and household growth over the medium and long term.

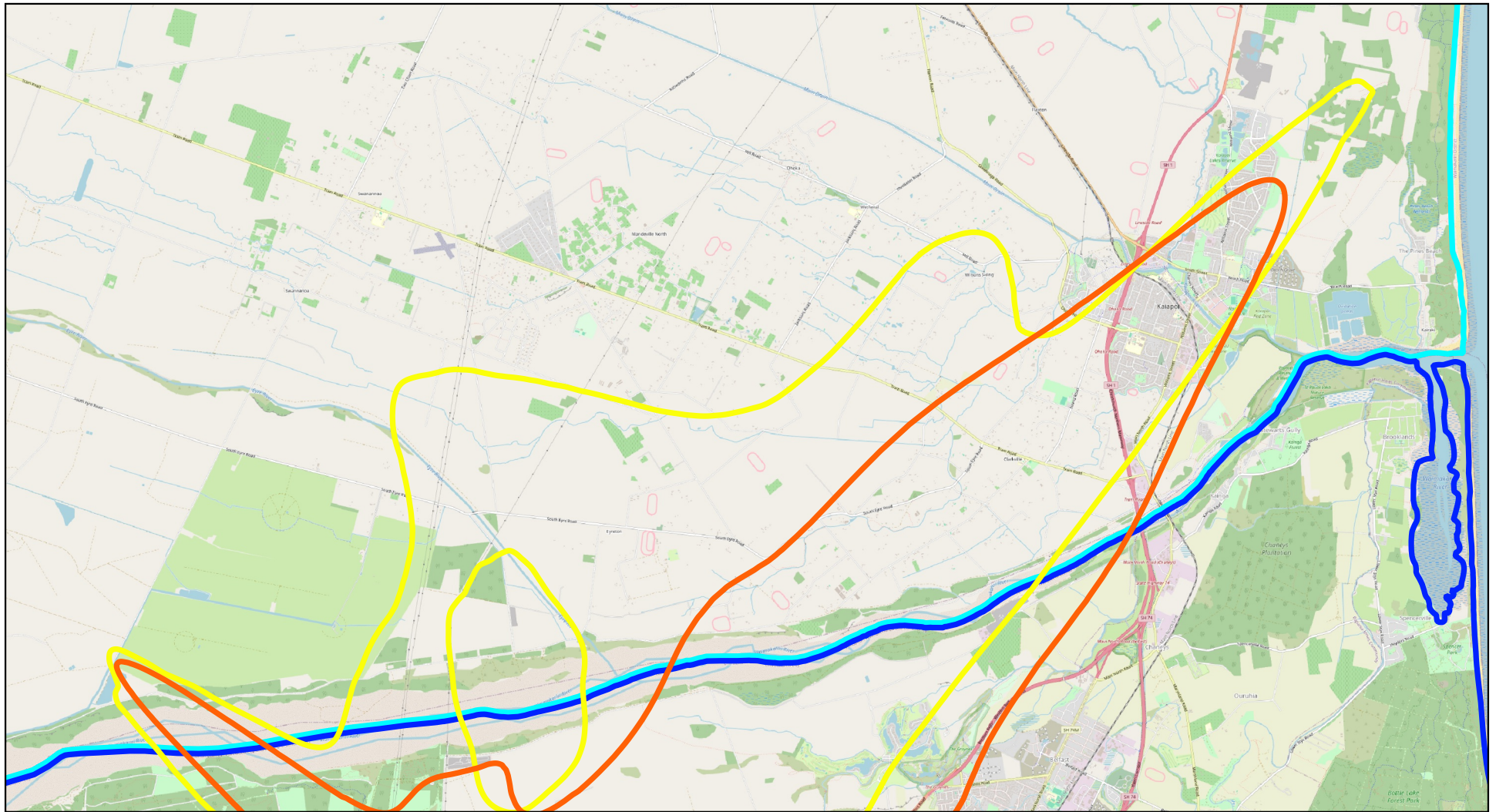
Policy 6.3.12 provides for the re-zoning of land within the Future Development Areas, through district planning processes, in response to projected shortfalls in feasible residential development capacity over the medium term. Addressing longer term needs will be further considered as part of a comprehensive review of the Canterbury Regional Policy Statement scheduled to commence in 2021.

It is anticipated that, as required by the NPS-UD, the Greater Christchurch councils will collaboratively prepare a joint housing and business development capacity assessment at least every three years and monitor market indicators on a frequent basis. This will ensure an up to date base of information is available and enable spatial planning decisions to be responsive to changing population and household projections as well as changes in market conditions and other relevant factors. The housing and business development capacity assessments will provide a clear evidence base for understanding the amount of feasible development capacity that has been enabled and what additional capacity is required.

Both Selwyn District Council and Waimakariri District Council are investigating, through their district plan reviews, the extent to which any development capacity shortfalls can be met through promoting higher densities in greenfield locations. In addition, the Greater Christchurch Partnership is working collaboratively to review the appropriateness of existing minimum densities specified in the CRPS to inform district planning and the review of the CRPS.

It is essential that development takes place in a coordinated way and the staging and timing of future development is managed to ensure transport and other infrastructure planning is integrated with the provision of additional housing. More detailed planning to determine the specific staging of development within the Future Development Areas will be required before land is re-zoned through district planning processes. Outline development planning is one of the main methods set out in the Regional Policy Statement to ensure the required detailed planning is undertaken within identified growth areas.

**Appendix E – Copy of Operative and Remodelled Noise Contours**

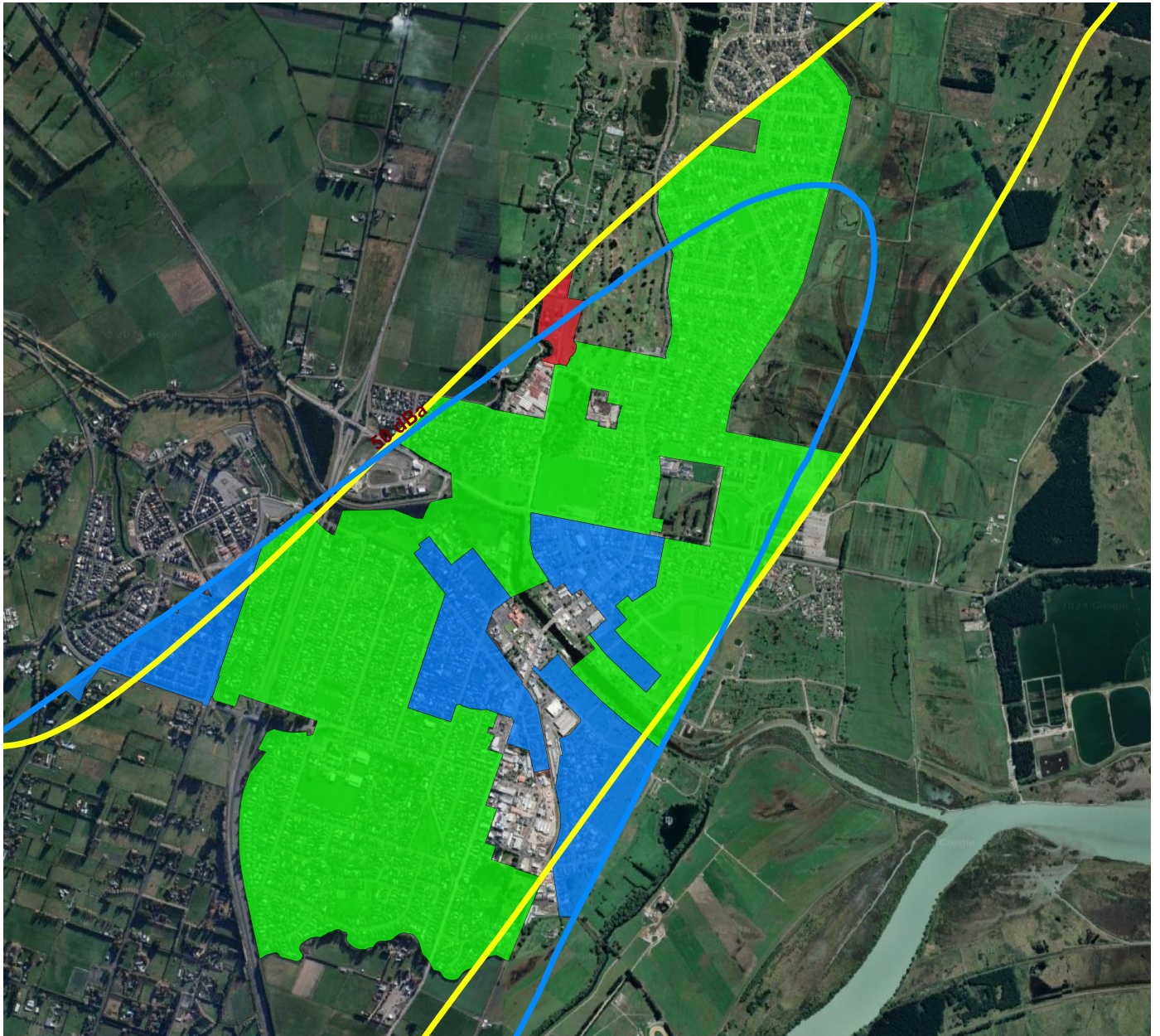


Operative (2008) 50 dB Ldn  
Remodelled Outer Envelope 50 dB Ldn

Christchurch City  
Waimakariri District



**Appendix F – New “Areas” map for managing density within the 50dB Ldn  
Noise Contour within Kaiapoi Residential Zones**



- Area A (600m<sup>2</sup> minimum lot size)
- Area B (300m<sup>2</sup> minimum lot size)
- Area C (5000m<sup>2</sup> minimum lot size)

- Operative (2008) 50 dB Ldn
- Outer Envelope 50 dB Ldn - May 2023