

**WAIMAKARIRI DISTRICT PLAN REVIEW**  
**MEMO TO REZONING SUBMITTERS (VIA HEARING PANEL)**

<b>DATE:</b>	12 December 2023
<b>MEMO TO:</b>	Submitters on Proposed District Plan with rezoning requests & Hearings Panel
<b>FROM:</b>	Waimakariri District Council Hearing Stream 12 s42A Reporting Officers
<b>SUBJECT:</b>	PDP rezoning request process and information requirements

1. In Council's memorandum to the Hearings Panel dated 18 August 2023 in response to Minute 5 (Variation 1 and Rezonings), Council's s42A officers proposed to issue a memo with some considerations for submitters prior to the rezoning hearings, including:
  - a. Where information can be found on Council's infrastructure planning, including forward planning;
  - b. Information on natural hazards; and
  - c. Other sources of information that may contain matters relevant to rezonings such as Environment Canterbury's Listed Land Use Register in respect of site contamination matters.<sup>1</sup>
2. The purpose of this memorandum is to assist submitters who have made rezoning requests by providing information that may be useful for their evidence and / or submission to the Hearings Panel in support of their rezoning request.
3. This memo provides a preliminary, general/non-specific, non-exhaustive list of matters that submitters may wish to address as part of their evidence and / or submission to the Hearings Panel in support of a rezone request.
4. Submitters should seek their own legal, planning and / or technical advice regarding their submissions seeking rezoning and the evidence to be submitted and / or presented to the Hearings Panel in support of their submission.

#### Enquiries

5. Council is able to answer general enquiries about the hearings process and procedures. Enquiries of this nature should be emailed to [districtplanhearing@wmk.govt.nz](mailto:districtplanhearing@wmk.govt.nz) All other enquiries specific to the content of specific submissions should be emailed to [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

#### Background

6. The PDP set out a proposed zoning framework that was informed by Section 32 evaluation reports that were undertaken prior to notification<sup>2</sup>.
7. A number of submissions were lodged on the PDP seeking that land be rezoned.

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<sup>1</sup> See paragraph 17.

<sup>2</sup> <https://www.waimakariri.govt.nz/council/district-development/district-plan-review/district-plan-review-documents>

8. The Hearing Procedures in Minute 1 set out the timetable for technical evidence for rezoning submissions<sup>3</sup>. In summary, the Hearings Panel directed that submissions seeking substantial rezonings (whether upzoning or down zoning) to provide any technical evidence that they wish to have considered by Council in preparing their s42A reports by no later than 60 working days before the rezoning hearings. Council has subsequently recommended that all rezonings be heard within Hearing Stream 12<sup>4</sup>.
9. Various memoranda to the Hearings Panel, and Minutes have been issued by the Hearings Panel, relevant to rezoning requests.<sup>5</sup>
10. For some submitters, Council Officers anticipate that the technical information required to support their rezoning proposals may be extensive and include expert assessments on a range of matters that could include such things as transport, urban design, landscape (including rural character), natural features (including wetlands and springs), geotechnical stability, natural hazards, soil contamination, three waters infrastructure including flood hazard issues, and an assessment of the proposal against the relevant regional and district council policy documents, amongst others.
11. Following the receipt of submitters' technical evidence, Council Officers will also prepare s42A reports which will address the submissions seeking rezonings. Section 42A reports are prepared in accordance with the requirements of the RMA and provide the Council officers' assessment and recommendations in relation to submissions to assist the Hearings Panel. The Hearings Panel may choose to accept or reject the conclusions and recommendations made in a s42A report and may come to different conclusions or make different recommendations, based on the information and evidence before them.
12. Council Officers have grouped rezoning requests by the zoning requested in the submissions, (e.g., a submission seeking a property to be rezoned from Rural Lifestyle Zone to General Residential Zone would be considered in the 'Residential rezonings requests' group). As noted above, a number of rezoning requests have been made. To provide context, the following webmap (public viewer) shows the indicative rezoning requests received via submissions. Note that some rezone requests were not able to be shown on this map due to their broad, or very refined, nature.
13. The map can be accessed here:  
<https://www.waimakariri.govt.nz/council/district-development/proposed-district-plan-hearings/hearing-streams/hearing-stream-12>
14. All rezoning requests, except two submissions and one further submission in relation to The Pegasus Resort Zone that are being addressed in Hearing Stream 10, are being heard in Hearing Stream 12<sup>6</sup> which is scheduled to commence on approximately 27 May 2024. Technical evidence from submitters is required to be lodged 60 working days before the commencement of the hearing.

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<sup>3</sup> Paragraph 74 and 75

<sup>4</sup> Excepting where set out in paragraph 13 below

<sup>5</sup> See for example, Minute 5, Memorandum to the Panel dated 18 August 2023; Minute 9 and Minute 10.

<sup>6</sup> As confirmed in Minute 9 at paragraph 18.

15. Where technical evidence is provided in advance in accordance with the Hearings Panel's directions, the Hearings Panel requested Council review the evidence and advise the submitter of the completeness and adequacy of that evidence in a timely manner, so the submitter has the opportunity to provide further information as necessary. Noting the timing and procedural constraints within the hearings process, this Council Officer review of evidence is likely to be limited to a high-level review of information provided and comment on any potential missing information based on those Officers' experience in receiving and processing development proposals. The purpose of this approach is primarily to assist the Hearings Panel by potentially narrowing issues prior to the hearing of submissions. It is reiterated that the Officers consider that in the first instance that submitters are responsible for progressing their individual rezoning requests.

#### Information and matters to consider

16. The remainder of this memo provides links to documents or information about matters that submitters may wish to address in their technical evidence and/or evidence and legal submissions to the Hearings Panel in support of their submission seeking rezoning. As noted above, the below are general matters and not intended to be exhaustive or comprehensive. The evidence required to support a rezoning request is a matter for submitters and ultimately the Hearings Panel to determine.

#### *Rural character*

17. Rural character is an important consideration for rezoning requests relating to the General Rural Zone and Rural Lifestyle Zone in particular. The following reports informed the PDP rural zoning framework:
- Rural Character Assessment Report:  
[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0020/136109/24.-RURAL-S32-REPORT-DPR-2021..pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0020/136109/24.-RURAL-S32-REPORT-DPR-2021..pdf)
  - Rural s32 Report:  
[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0020/136109/24.-RURAL-S32-REPORT-DPR-2021..pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0020/136109/24.-RURAL-S32-REPORT-DPR-2021..pdf)
  - Rural boundary outline for District Plan Review memo:  
[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0022/136165/Rural-Boundary-Outline-for-District-Plan-Review-DPR-REVISION.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0022/136165/Rural-Boundary-Outline-for-District-Plan-Review-DPR-REVISION.pdf)

#### *National Policy Statements (NPS) & National Environmental Standards (NES) in force*

18. A number of NPS and NES are in force and some may be relevant to rezoning requests, such as the following:
- NPS on Urban Development (NPS-UD);
  - NPS for Highly Productive Land (NPS-HPL);
  - NPS for Freshwater (NPS-FM);
  - NPS for Indigenous Biodiversity (NPSIB);
  - NES for Freshwater;
  - NES for Assessing and Managing Contaminants in Soil to Protect Human Health; and
  - NES for Sources of Drinking Water.

19. The above documents can be found on the Ministry for the Environment's website or the NZ legislation page.

#### *Canterbury Regional Policy Statement (RPS)*

20. The RPS contains objectives and policies relating to the sustainable management of Canterbury's natural and physical resources. The District Plan must give effect to the RPS (as per s75(3) of the RMA). Accordingly, submitters should consider and address the RPS in their evidence and/or legal submissions in support of their rezoning requests. Below is a list of some key provisions and requirements from the RPS. The list is not exhaustive, and submitters should consider whether there are any other relevant provisions / issues to address.
21. The following chapters are of particular relevance to development in either whole or part of the District:
- Chapter 5 (Land-Use and Infrastructure) sets out a framework for growth which applies to the entire Canterbury Region (some provisions exclude the Greater Christchurch area);
  - Chapter 6 (Recovery and Rebuilding of Greater Christchurch) sets out the high-level considerations for development within Greater Christchurch (defined on Map A of the CRPS); and
  - Chapter 11 (Natural Hazards) sets out a framework for managing natural hazard risk.

#### *Outline Development Plans (ODPs)*

22. Land can only be rezoned where an ODP exists in accordance with the RPS. The RPS<sup>7</sup> has a range of requirements relating to ODPs, that we consider include:
- Policy 6.3.3 – requires development within greenfield areas and rural residential areas to be in accordance with an ODP and sets out the requirements for ODPs, including density considerations; and
  - Policy 6.3.9 – restricts new areas of rural residential development to only occur within areas identified in a Rural Residential Development Strategy.
23. The PDP contains ODPs for existing development areas and new development areas (refer to Part 3 – Area specific matters > Wāhanga waihanga - Development Areas of PDP<sup>8</sup>) and as notified, requires development to be in accordance with these.
24. However, ODPs do not exist for all land sought by submissions to be rezoned. If there is no ODP for land sought to be rezoned, submitters should prepare an ODP.
25. Policy SUB-P6 of the PDP also outlines the proposed criteria for ODPs. Council Officers suggest consideration be given to this proposed policy and the relevant RPS policies in preparing an ODP (noting that submissions that relate to SUB-P6 are to be heard in Hearing

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<sup>7</sup> <https://www.ecan.govt.nz/your-region/plans-strategies-and-bylaws/canterbury-regional-policy-statement/>

<sup>8</sup> <https://waimakariri.isoplan.co.nz/draft/rules/0/232/0/0/0/226>

Stream 8).

#### Other particularly relevant documents

##### *Rural Residential Development Strategy 2019 (RRDS)*

26. The RRDS identifies general growth directions for rural residential development across the whole Waimakariri District to meet projected demand.
27. RPS Policy 6.3.9 requires that new areas of rural residential development located within the Greater Christchurch area may only occur within areas identified in a Rural Residential Development Strategy.
28. Council's RRDS can be found here:

<https://www.waimakariri.govt.nz/council/district-development/rural-residential-development>

##### *2013 Iwi Management Plan (IMP)*

29. The IMP provides a values-based policy framework for the protection and enhancement of Ngāi Tahu values, and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources. It can be found here:

<https://www.mahaanukurataiao.co.nz/iwi-management-plan/>

##### *2018 Waimakariri District Development Strategy (DDS)*

30. The Waimakariri District Council DDS Our is a high-level strategic document intended to provide a framework to guide development in the district over the next 30 years. It focuses on several aspects of development including our towns, rural areas, business areas, community facilities and our natural environment. It can be found here:

[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0018/132822/180525057771-District-Development-Strategy-DDS-2018-FINAL-Web.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0018/132822/180525057771-District-Development-Strategy-DDS-2018-FINAL-Web.pdf)

##### *Waimakariri Residential Capacity and Demand Model – IPI 2023 Report*

<https://www.waimakariri.govt.nz/council/district-development/proposed-district-plan-hearings/hearing-streams/hearing-stream-12>

31. This report summarises the Waimakariri Capacity for Growth Model 2022. It outlines the approach adopted in the residential components to the model, the assumptions used within the modelling, including demand (location, typology, etc) and capacity (plan enabled, feasibility, etc), and specific outputs for urban environments within Waimakariri (Rangiora, Kaiapoi, and Woodend/Pegasus) for the residential components of the model.
32. It is noted that this report does not consider capacity that may or may not be provided through the PDP review process.

*Waimakariri District Business Land Assessment update 2021*

[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0022/136147/28.-Formative-WDC-business-land-assessment-update-district-plan-review-0921.PDF](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0022/136147/28.-Formative-WDC-business-land-assessment-update-district-plan-review-0921.PDF)

33. This report outlines the capacity of the Commercial and Mixed Use Zones and Industrial Zones in the PDP to provide for the needs of growth, and provides an update to findings of the Waimakariri District Business Land Assessment<sup>[1]</sup> from 2019 findings.
34. These reports have been provided to assist submitters in understanding the notified PDP response to development capacity.

*Contaminated land information*

35. Environment Canterbury maintains a Listed Land Use Register (LLUR) database of sites where hazardous activities and industries have been, or are likely to have been, located throughout Canterbury.
36. The LLUR is not exhaustive, and submitters may wish to obtain a site-specific preliminary site investigation and/or a detailed site investigation. For further information, refer to:

<https://environment.govt.nz/publications/contaminated-land-management-guidelines-no-1-reporting-on-contaminated-sites-in-new-zealand/>

<https://environment.govt.nz/publications/contaminated-land-management-guidelines-no-5-site-investigation-and-analysis-of-soils/>

<https://llur.ecan.govt.nz/home>

Engineering related information

37. Council Development Manager Ms Jennifer McSloy has prepared a memo, provided in **Appendix A**, that outlines engineering information and Council's requirements for developments.

Archaeological sites

38. Submitters may need to be aware of their obligations in relation to archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014.
39. 'Archsite' maintains a database of recorded archaeological sites and can be accessed here:

<https://nzaa-archsite.hub.arcgis.com/>

40. Canterbury Maps also stores archaeological information:

<https://opendata.canterburymaps.govt.nz/datasets/d47cab3c8b114308af29a4ddfacc1d94c/about>

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<sup>[1]</sup> [https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0021/136146/27.-Market-Economics-Waimakariri-District-Growth-Business-Property-Report-0619.PDF](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0021/136146/27.-Market-Economics-Waimakariri-District-Growth-Business-Property-Report-0619.PDF)



**Appendix A – Engineering information and Council's requirements for developments**



**WAIMAKARIRI DISTRICT COUNCIL**

**MEMO**

**FILE NO AND TRIM NO:** DDS-14-05-12 / 231017164998

**DATE:** 12 December 2023

**MEMO TO:** Rezone request s42A Officers

**FROM:** Jennifer McSloy (Development Manager – Project Delivery Unit – Waimakariri District Council)

**SUBJECT:** Proposed District Plan Stream 12 - Engineering matters for consideration

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**Introduction**

1. In my role as Development Manager, I lead the team of engineers that provide advice to the Plan Implementation Unit during the processing of resource consent applications. I have been asked to consider what engineering related information requirements may be relevant when considering rezoning submissions on the district plan, from an engineering perspective.
2. The memo is intended to provide an outline of typical engineering matters and requirements which submitters may wish to consider addressing in their rezoning submission(s). This is intended as general guidance based on the experience of Council in processing development applications and is not a complete list of all matters which may be of relevance to all sites.
3. This memo also provides information on Council requirements in relation to infrastructure and design matters to assist submitters. I note that Council requirements at different stages of the development process do not necessarily directly equate to matters that are relevant to consideration of zoning outcomes.
4. Similar to our role assisting with the assessment of engineering matters in resource consent applications, Council staff will assist the s42A Report Officers with review of the engineering matters relevant to rezoning submissions.
5. As also highlighted in the accompanying memo, I consider Council staff's role in reviewing engineering information is not to act as a peer reviewer of technical information. I consider that the onus for providing sufficient information to support a rezoning submission lies with the submitter and their consultants. This is something a submitter needs to assess.
6. Council s42A reporting officers will provide recommendations to the hearing panel commissioners on rezoning applications, including their expert opinion on the evidence provided by the submitter in support of the rezoning request.

7. As a general statement, Council staff are able to share network information e.g., where capacity constraints are known to exist, but will not undertake submission specific modelling or investigations to identify solutions. This work needs to be done by the submitter and their consultant(s). Council staff can provide model inputs and reports which have already been produced as part of our network and growth planning, where available. This memo provides links to Council's website, available reports, and further details on how to find information and who to ask at Council.
8. This memo outlines typical requirements for:
  - Three Waters Servicing;
  - Hazards;
  - Finished Floor Levels;
  - Greenspace Level of Service Requirements, and
  - Transport.
9. This memo is not intended to be expert advice. It is intended to provide information to assist submitters in preparing evidence for the proposed district plan hearings and understanding the information and/or requirements Council has for development in the District.

### **Useful Links**

10. Three waters networks can be viewed online here:  
<https://waimakariri.maps.arcgis.com/apps/webappviewer/index.html?id=2d2eed5205ce4def9ee635548628d4a7>
11. The "all flooding 200 year" hazard map (note that there are separate layers for Localised Flood Depth, Ashley Breakout Flood Depth and Coastal Hazard Flood Depth that can be interrogated), liquefaction, fault, tsunami and coastal erosion layers can be viewed here:  
<https://waimakariri.maps.arcgis.com/apps/MapSeries/index.html?appid=16d97d92a45f4b3081ffa3930b534553>
12. The urban and non-urban flood overlays included in the Proposed District Plan can be viewed here (select "Proposed Waimakariri District Plan" and then "view map"):  
<https://canterburymaps.govt.nz/waimakariri/>
13. For capacity in the three waters systems and servicing availability, refer to Activity Management Plans (AMPs) which discuss upcoming projects:  
<https://www.waimakariri.govt.nz/council/documents-bylaws-plans/reports>

### **With regards to three waters system capacity:**

14. Please review the relevant AMPs first. If after reviewing an AMP it is not clear what the capacity constraints are, submitters can email [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz) for assistance. Please reference the AMP sections already reviewed in the email request so the team can focus on a specific query. Due to the volume of requests, responses may take several working days. To re-iterate, the Council will not be able to undertake additional modelling work to assess the viability of a given rezoning request, however, may be able to provide clarification or outputs of work already undertaken.

## **Water Servicing**

15. Current water scheme boundaries are shown on this map:

[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0022/130297/Water-Schemes-Waimakariri.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0022/130297/Water-Schemes-Waimakariri.pdf)

16. Refer to the Engineering Code of Practice Part 7, which details the engineering requirements for water supplies:

[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0024/134295/QP-C816-Part-7-Water-Supply-Is4.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0024/134295/QP-C816-Part-7-Water-Supply-Is4.pdf)

17. Refer to the relevant Activity Management Plans (AMPs) for planned projects in the first instance. The current AMPs are those from 2021. Given the complexity and volume of analysis required, Council may not be able to undertake additional modelling work to determine the feasibility of individual proposals. However, where modelling does exist, this can be provided as well as any supporting information that is already held that may be of use to submitters.

## ***Rural/Rural Lifestyle***

### *Ashley Rural Water Supply*

18. Submitters seeking rezoning outcomes within the general areas of Ashley, Sefton and surrounds are reminded that the Hurunui District Council administers the Ashley Rural Water Supply scheme<sup>9</sup>. A map of this boundary and further information on the process to confirm capacity is available at <https://www.hurunui.govt.nz/roading-water/water>

### *Waimakariri Rural Water Supply Schemes*

19. Council operates the following rural/rural residential schemes:

- Oxford Rural No 1 (restricted)
- Oxford Rural No 2 (restricted), noting this is supplied from the Oxford Urban supply.
- West Eyreton - Summerhill – Poyntzs Road (restricted, with some historical semi-restricted in Poyntzs Road)
- Mandeville-Fernside (restricted)
- Cust (on demand)<sup>10</sup>
- Ohoka (restricted, with some semi-restricted)
- Garrymere (restricted, with some historical semi-restricted).

20. **Capacity in the systems:** Generally, the schemes have capacity for some growth around the outer edges of the system, and for infill developments. However, major greenfield developments are generally not anticipated on rural schemes, so submitters should not assume there is capacity available. If there is no capacity available, I consider that submitters are likely to need to consider providing evidence about the ability to service the development in light of the capacity constraints. Check the relevant AMP for further information on a particular scheme.

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<sup>9</sup>[https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcid/hierarchy/Infrastructure\\_Services/Three%20Waters/Water%20Scheme%20Pamphlets/Ashley-water-supply-updated.pdf](https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcid/hierarchy/Infrastructure_Services/Three%20Waters/Water%20Scheme%20Pamphlets/Ashley-water-supply-updated.pdf)

<sup>10</sup> This is a residential scheme however operates similar to rural/rural residential supply schemes

## **Urban**

21. Council operates the following urban schemes. It is noted that urban schemes are generally on-demand, however, most generally have some restricted connections for either rural lots around the periphery of the urban area, or for larger lots for which an urban on-demand connection is not appropriate:
- Kaiapoi – Pines Kairaki
  - Woodend – Pegasus - Tuahiwi
  - Waikuku Beach
  - Rangiora
  - Oxford Urban
22. **Capacity in the system:** Generally for infill development within existing urban areas (i.e. brownfield sites), capacity will be available in the system.
23. Council's usual practice is that if an area needs to install its own servicing, the evidence that a new source is achievable should be provided.
24. For large greenfield developments proposed on the edges of existing townships, it is generally unlikely there would be capacity in any system to support significant growth. New pipelines and source upgrades would likely be required; essentially the area will need to install its own servicing or contribute towards significant upgrades to existing scheme infrastructure to support the proposed development. Refer to relevant AMP for comment on specific schemes and planned projects. If an AMP does not consider the area proposed for rezoning, specific upgrades have not yet been identified and it cannot be assumed that there are upgrades that can provide the capacity required for the development. In these situations, Council's usual practice is for the submitter to demonstrate that a suitable supply is available.

### ***Rural/Rural Lifestyle where NO reticulated supply available (as per the requirements of Proposed District Plan rule EI-R45)***

25. It is Council's usual practice that if alternative water source is proposed i.e., a well, that evidence that a water supply is achievable via well(s) should be provided.
26. Alternatively, submitters could consider the need for evidence to be provided in relation to how an existing supply will be extended, including an assessment that the scheme being extended either has capacity or can be upgraded to provide capacity.

## **Wastewater Servicing**

27. Wastewater scheme details can be found here:

<https://www.waimakariri.govt.nz/services/3-waters/wastewater>

### ***Rural/Rural Lifestyle***

28. Council operates the following rural/rural residential schemes:
- Mandeville/Ohoka (Septic tank effluent pumps and pressure) (initial treatment plant – Rangiora)

- Loburn Lea (gravity) (initial treatment plant – Rangiora)
- Fernside (pressure sewer) (initial treatment plant – Rangiora)
- Woodend Beach (gravity) (initial treatment plant – Woodend)

29. **Capacity in the system:** The Mandeville/Ohoka scheme has limited capacity to service additional growth areas/increased density over and above the proposed zoning in the PDP. For further information, contact the Council for the memo 'Mandeville Wastewater Modelling – Rezoning Ohoka Utilities Area' (Trim record 211124188129).

30. The Loburn Lea system has some capacity available to service new growth areas including in the Ashley village area. Fernside and Woodend Beach systems have limited capacity for growth. Refer to Activity Management Plans for further information.

### **Urban**

31. Council operates the following urban schemes:

- Rangiora (gravity) (initial treatment plant – Rangiora)
- Kaiapoi (gravity and pressure) (initial treatment plant – Kaiapoi)
- Pines & Kairaki (gravity) (initial treatment plant – Kaiapoi)
- Pegasus (gravity, pressure & STEP) (initial treatment plant – Woodend)
- Woodend (gravity) (initial treatment plant – Woodend)
- Tuahiwi (pressure) (initial treatment plant – Woodend)
- Waikuku Beach (gravity and pressure) (initial treatment plant – Waikuku Beach, then Woodend)
- Oxford (gravity, pressure & STEP) (treatment plant – Oxford)

32. **Capacity in the system:** similar to water, for infill brownfield development there is likely to be capacity, but for large new areas on the edges of towns there is generally not capacity to service new areas. Reticulation upgrades, new pump stations and Wastewater Treatment Plant (WWTP) upgrades are generally anticipated to be required to support developments on the edges of townships. Refer to relevant AMP for comment on specific schemes.

### **Rural/Rural Lifestyle where NO reticulated service available**

33. Private on-site septic disposal systems will likely need to be allowed for where no reticulated service is available. Note Environment Canterbury rules apply to on-site systems, and submitters should consider demonstrating that the systems are a viable solution for the site, taking into account any constraints from an Environment Canterbury consenting perspective.

34. Note also that Rule EI-R45 of the Proposed District Plan specifies the circumstances where a development is required to connect to a reticulated network.

### **Stormwater Servicing**

35. Councils standard practice is that all new development in the district must achieve stormwater neutrality i.e. post-development stormwater flows off the site must not exceed pre-

development flows. Stormwater quality must also be considered<sup>11</sup>. Refer to the Stormwater Drainage and Watercourse Protection Bylaw 2018, the Engineering Code of Practice (ECoP) (link below) and Environment Canterbury Requirements. Stormwater design is site specific, and dependent on availability of local servicing and ground type. Although site specific, general requirements for both rural and urban developments are summarised below.

36. Refer to Engineering Code of Practice part 5  
[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0022/134293/Part-5-Stormwater-and-Land-Drainage.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0022/134293/Part-5-Stormwater-and-Land-Drainage.pdf) (section 5.5.2 in particular) for minimum protection standards for new developments (including water quality and quantity requirements).

### **Rural**

37. Rural sites are generally outside of formal stormwater drainage schemes and need to consider effects related to stormwater neutrality. As with any development, post-development flows off the site should be considered and generally must not exceed pre-development flows.
38. If an infiltration solution is proposed, Council expects that sufficient information will be provided to demonstrate that this is a feasible solution for the site.

### **Urban**

39. Stormwater & drainage scheme details can be found here:  
<https://www.waimakariri.govt.nz/services/3-waters/stormwater-and-drainage>
40. Generally, existing urban drainage schemes are able to support infill development in existing urban areas as long as impermeable site coverage does not exceed approximately 65% in its fully developed state.
41. New urban developments proposed that are not infill developments will potentially need to install stormwater management systems, which may include stormwater ponds intended to vest with Council. It will need to be demonstrated sufficient land area is made available for properly sized stormwater management areas. Ground conditions should be considered, including whether a pond would be close to an aquifer or groundwater levels at certain times of year, and how this would impact upon the viability of the proposed system. Refer to ECOP Part 5 (link above) for detailed requirements. Also consider location of overland flowpaths, loss of storage on the site, and how these will be accommodated.

### **Hazards**

42. The Canterbury Regional Policy Statement sets out requirements regarding development within flood hazard areas. Submitters should consider using the online hazard viewer to assess the hazards applicable to the site and consider how this can be managed/mitigated without causing effects upstream or downstream.

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<sup>11</sup> in circumstances where the stormwater system is a vested activity and in consideration of regional council requirements at the time of development.

43. Generally from an engineering design perspective, development should be avoided in overland flow paths. Refer to Council flood mapping to aid in identifying if a site is subject to an overland flow path; consider if the flooding originates from a river breakout, localised rainfall or coastal inundation. Interference with overland flow paths is generally not supported, and if redirection of an overland flow path is under consideration this needs to be carefully modelled to demonstrate how the new flow path will function without having effects upstream or downstream.

<https://waimakariri.maps.arcgis.com/apps/instant/portfolio/index.html?appid=c6bc05f87d4f47ecae975e5241657913>

44. If flood hazard mitigation is proposed, and this will alter ground levels, proposals should explain and demonstrate impact upstream or downstream in accordance with the requirements within relevant planning documents.

45. Council would anticipate that submitters also consider how future residential units will have an appropriate freeboard above the modelled flood depth.

46. Consideration of flood hazards taking into account the specific rezoning site context should be provided.

47. It is expected that if submitters are considering suitable Finished Floor Levels as part of assessing the viability of the proposed zoning, submitters should take into account the Building Act requirements, the Council's Proposed District Plan, and the Regional Policy Statement. Current practice is that a freeboard allowance of 400mm to 500mm is provided for in setting finished floor levels.

48. For both rural and residential developments, consideration of access and egress from proposed residential unit locations during a flood event should also be provided. The council's road network is designed to be trafficable in a 50-year event and therefore accesses are generally expected to achieve the same. Refer to Austroads standard AGRD05-13 section 4.5.2 for definition of trafficable.

## **Geotechnical**

49. Geotechnical hazards may require assessment. Matters such as erosion, avulsion, falling debris, subsidence, inundation, slippage, liquefaction and fault lines may be present on a site.

50. A Geotechnical assessment may also be required in order to demonstrate that the ground is suitable for development.

51. If a submitter concludes a geotechnical report is required to support the rezoning submission, a suitably qualified and experienced geotechnical engineer or engineering geologist should prepare that report. It is likely that this report would consider standards such as NZS4404:2010, NZS4431:2022, MBIE guidance and refer to Engineering Code of Practice Part 4 which sets out some of the matters to be considered in planning and constructing a land development project:

[https://www.waimakariri.govt.nz/data/assets/pdf\\_file/0020/134291/Part\\_4\\_QP-C813-GeotechnicalRequirements.pdf](https://www.waimakariri.govt.nz/data/assets/pdf_file/0020/134291/Part_4_QP-C813-GeotechnicalRequirements.pdf)

52. Rural or residential development should assess potential risk to life and property when located within the fault awareness overlay or the Ashley Fault avoidance overlay.

### **Greenspace Requirements**

53. Requirements apply to developments within proposed residential zones to ensure appropriate Greenspace provision is made within new urban areas. Developments within rural zones are not subject to the same requirements.
54. A brief summary of requirements is set out below. Detail can be found in the Engineering Code of Practice Part 10:
- [https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0027/134298/Part\\_10\\_QP-C819-Reserves\\_Streetscapes\\_and\\_Open\\_Spaces.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0027/134298/Part_10_QP-C819-Reserves_Streetscapes_and_Open_Spaces.pdf)
55. Council also has a Parks Categories and Levels of Service document which may assist submitters and is available on request.
56. 'Neighbourhood Park' provision is a key community provision requirement for residential zones. WDC level of service guidelines are:
- Most residents to be within a 500m radius, or a ten-minute walk, of a neighbourhood park.
  - A minimum one hectare of neighbourhood park space per 1,000 residents (avg. 2.4 residents per household).
  - Local category neighbourhood parks should be 0.3 to 0.5ha+ in size; and located on relatively flat well drained land.

### **Esplanade Reserves**

57. If there is a watercourse running through the development site, Esplanade Reserve provision may be triggered by the RMA (which is reinforced through the District Plan). This equates to 20m provision each side of the watercourse (annual high-water mark).

### **Transport Requirements**

58. A submitter may conclude a submission warrants a transport assessment. If this is the case, a suitably qualified and experienced transportation engineer should provide an Integrated Transport Assessment (ITA).
59. Refer to Proposed District Plan TRAN MD-11, <https://waimakariri.isoplan.co.nz/draft/rules/0/186/0/8736/0/226>, which sets out proposed ITA requirements. Note that this rule is subject to submission in the PDP and submitters should refer to the latest version of the provision as set out in the Transport Joint Witness Statement for Stream 5.
60. Traffic count data is available here: [https://www.waimakariri.govt.nz/\\_data/assets/excel\\_doc/0029/136559/WDC-Traffic-Data-April-20.xlsx](https://www.waimakariri.govt.nz/_data/assets/excel_doc/0029/136559/WDC-Traffic-Data-April-20.xlsx), and the Roding Team can be contacted for more traffic volume information if required.



61. Refer to the Engineering Code of Practice Part 8: Roading for detailed requirements [https://www.waimakariri.govt.nz/data/assets/pdf\\_file/0025/134296/Part\\_8\\_QP-C817-Roading.pdf](https://www.waimakariri.govt.nz/data/assets/pdf_file/0025/134296/Part_8_QP-C817-Roading.pdf).

### **Rural**

62. The types of matters that have been considered with relation to transport in past rezoning requests have included the following:
- How much traffic will be generated by the proposed number of new lots (refer to appropriate standards to calculate such as NZTA Research Report 453);
  - The condition of the existing road (width, seal type, line markings, shoulders, intersection condition, intersection safety, proximity to intersections) as additional traffic may trigger the need for localised upgrades;
  - The traffic count of the existing road (refer link or available from Council on request) and how much it will be increased by the development proposed;
  - Vehicle crossing locations;
  - Accessway/right of way locations, widths; avoid crossing overland flow paths where possible. Where a flowpath is crossed, we suggest submitters consider how the right of way will be trafficable as per Austroads standard AGRD05-13 section 4.5.2.
  - Impact of traffic to non-motorised users on the road network, e.g., on the footpath, shared-use path, etc.
  - Opportunities to provide pedestrian/cycleway connectivity (where relevant);
  - Vehicle kilometres travelled (VKT) reduction.

### **Urban**

63. Developments proposing to extend urban areas will generally have a greater opportunity to contribute towards public transport and non-vehicular linkages. The types of matters that have been considered with relation to transport in past rezoning requests have included the following:
- Traffic generated by the new development (again with reference to appropriate standards to calculate);
  - Impact of traffic on existing road network, an assessment of this impact, and requirement for new roads/upgrades that may be triggered as a result;
  - Condition of road network adjacent to the development e.g. is urbanisation required? Is there sufficient space for refuse collection if bins are to be placed on existing footpaths? Is localised road/shoulder widening required?
  - Are new vehicle crossings proposed on existing roads? Can separation distances be met? Are there conflicts with existing infrastructure (street lights, signs, sumps, pedestrian crossings)?
  - Assessment of the increased traffic and parking demand generated by the proposed development, and whether this will impact the safe operation of the transport network. To mitigate these effects additional parking provision may be required.
  - On-site manoeuvring: can cars manoeuvre to exit in a forward gear, especially onto higher classification roads?
  - For new roads required to service the development, has sufficient width been indicated in the ODP to cater for roads at the widths required by the Proposed District Plan? What is the proposed hierarchy of new roads?
  - For private right of ways or accesses, are minimum width requirements met?

- Is there safe pedestrian linkage available through the development? How does the new development connect into and promote existing pedestrian linkages?
64. These lists are neither exhaustive nor prescriptive. The required contents of an ITA should be assessed by a suitably qualified and experienced transport engineer. Each rezoning submission is different, and submitters are reminded of the need to assess their own submissions and identify what they consider necessary evidence to support their submission.