

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

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council reply on Rural Subdivision – Mark Buckley on behalf of Waimakariri
District Council**

Date: 6th May 2024

INTRODUCTION:

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

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

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

SCOPE OF REPLY

- 8 This reply follows Hearing Stream 8 held on 15 April 2024. Minute 23 of the Hearing Procedures allowed for s42A report authors to submit a written reply by 4pm 6 May 2024.
- 9 The main topics addressed in this reply include:
 - Answers to questions posed by the Panel;
 - Matters remaining in contention; and
 - Changes to recommendations in s42A report
- 10 **Appendix 1** has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. This information is all available on the Council website.

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

Answers to questions posed by the Panel

- 13 *Please respond to Mainpower's evidence in respect to subdivision in proximity to the major electricity distribution lines (the definition as recommended for inclusion by the Energy and Infrastructure reporting officer). In responding, please advise why it would be appropriate to include a subdivision rule in respect to the National Grid but not to the major electricity distribution lines, particularly in light of the recommended objectives in the Energy and Infrastructure chapter? Please discuss with Mr McLennan in responding to these questions.*
- 14 Having discussed the issue with Mr McLennan, he agreed with my approach in effectively addressing the concerns raised by MainPower over the impacts of subdivisions on their network and how best to respond to the amends to the Energy and Infrastructure Objectives and Policies, and the proposed amendment to SUB-P1 below.
- 15 I have also been in contact with MainPower to seek an explanation around the reasoning why they seek a 24m subdivision setback. As I noted in section 3.8.2 of the s42A Rural Subdivision officers report, MainPower has not provided any justification as to why the effects of a subdivision within 24m of a distribution line are greater than their agreed setback of 6m for buildings and fences.
- 16 Apart from consistency with neighbouring district plans, no explanation has been provided as to why a 24m setback for subdivisions is required. The following questions and answers were asked and received from Ms Foote (appendix 1)

- 17 MainPowers' justification for the subdivision setback is that *MP can ensure that subdivided lots are of a sufficient size to ensure a building platform can be accommodated clear of buffer corridors*. I consider that this is outside of MainPowers' jurisdiction under the RMA given that setback distances for building platforms have already been established as agreed in the rule amendment in the JWS – Energy and Infrastructure dated 30 November 2023.
- 18 My main concern is that the primary land owner or developer are generally the ones applying for a subdivision consent, while building platforms will be identified, these are addressed in the 6m setback requirements in the EI-R56. Any other land use activities other than the location of a building platform will come about after the property has been sold to a new owner, at which point there is unlikely to be any dialogue between MainPower and the new land owners unless EI-R54, EI-R55 and EI-R56 are triggered, which generally have a 6m setback.
- 19 While I appreciate that major electrical distribution lines should be protected, I request that my final decision on the merits of, and appropriate controls on subdivision, are discussed in person with MainPower and their agent. A response to discussions will be available within a month of this Right of Reply.
- 20 *Please update your response in respect to Paras 122 and 129 to address clause 2 (infrastructure that is not the National Grid).*
- 21 I agree that other infrastructure should be protected from reverse sensitivity effects (MainPower [249.54]). The proposed amendment in SUB-P1(3) addresses reverse sensitivity with respect to major electricity distribution lines. This also aligns with the RPS where both electricity transmission network and electricity distribution network are both defined as Regionally Significant Infrastructure and are treated the same in the RPS.

SUB-P1 Design and amenity

Enable subdivision that:

1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles;.
2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks;
3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid [and major electricity distribution lines](#);
4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and
5. supports the character, amenity values, form and function for the relevant zone.

22 *Please update your response in respect to Paras 327-330 taking into account Ms Harris’s recommendation in respect to SUB-R3(a) and the use of the term “available”, as an alternative to an advice note.*

23 Having discussed the use of the term “available” with Ms Harris and Ms McClung, it is considered that the advice note better addresses the concerns raise in the submission by Waka Kotahi [275.35] that reference to “available” which would not clarify what drainage network is meant by the standard. It is my understanding that Waka Kotahi drainage network on the edge of the highway is also a public drainage network, and that interpretation of “available public drain” would still apply to their network.

24 In conclusion, I prefer the advisory note over the use of “public”. However, in order to better align the meanings in the advisory note with the Stormwater Drainage and Protection Watercourse Protection Bylaw (2018), I recommend the following amendment:

Advisory Note

- Public drain refers to the Council Land Drainage System District Council owned stormwater system, including the rural drainage network. It does not include any private drains or roadside drains not administered by the District Council.

25 *Please respond to Mr Hoogeveen's tabled statement.*

26 In response to the tabled evidence of Mr Hoogeveen dated 15 April 20124, I do not agree with the statement that 2ha is sufficient size to enable rural productive use such as horticulture. While some intensive land use could be commercially viable on 2ha, this is not the general case for RLZ properties in the district. In fact, Council received numerous submissions from RLZ land owners and others on larger properties, stating that the properties were too small for rural production and that they should be allowed to be subdivided into smaller allotments. Section 3.22 of the s42A Rural Zones report and the Jamie Gordon report, discussed the issue of smaller RLZ properties. As stated in Mr Gordon's report¹, RLZ properties are generally not being utilised for rural production activities because they are generally too small, and the owners of the properties do not have the expertise² to undertake rural production activities.

27 I do not agree with Mr Hoogeveen's request to enable the subdivision of his property at 715 Mill Road to 2ha life style blocks. There are a number of critical reasons behind why the subdivision down to 2ha is not acceptable across the district:

27.1 There is very few intensive land uses at less than 2ha that can produce a commercial return. Mr Gordon's report notes that 10ha is the minimum land area for rural production;

27.1.1 No evidence is presented to qualify statement, Mr Gordon's report states that usable land within a 4ha block could be as low as 2ha, meaning that potentially no land could be available for rural production;

¹ Jamie Gordon, 2018. Waimakariri District Plan Review: Rural Production Advice – Rural Land Zoning.

² Section 4.3

- 27.2 Subdivision down to that size would result in a change in character and amenity values to urban in nature, with houses and associated non rural buildings dominating the area;
- 27.3 Greater loss of versatile soils across other areas of the district if RLZ is reduced to 2ha, noting that very limited rural production occurs on 4ha in the district;
- 27.4 Increase reverse sensitivity effects on those existing larger parcels that choose to retail rural production land uses;
- 27.5 There will be a significant increase in the density of septic tanks in the district at 2ha, this will increase nutrient and bacterial loads into groundwater table;
- 27.6 Increase in impervious surfaces resulting in increased localised and downstream flood risk on properties;
 - 27.6.1 Note that assessment of flooding risk on downstream properties is in s42A Stream 12C LLRZ Rezoning officers report;
- 27.7 Given the potential increase in groundwater contamination from septic tanks, drinking water bores would most probably need to be replaced with a reticulated water supply network;
- 27.8 Further reduction in allotment sizes will increase land values in the area, having a knock-on effect to the remaining farm land in the area;
- 27.9 Development would be inconsistent with the NPS-UD in that the land would not contribute towards a well-functioning urban environment;
- 27.10 Inconsistent with the Objective 5.3.1 and 6.3.1 and supporting policies of the RPS; and
- 27.11 Changing the property sizing would also be inconsistent with RLZ-O1 by not enabling primary production activities.

28 While I agree in part with Mr Hoogeveen that the 4ha RLZ is not presently being efficient or effectively used in the district, however, it has a greater potential for rural production than 2ha allotment sizes. Further subdivision down to small allotment sizes will have greater impacts on those remaining large farms in the zone, through increased reverse sensitivity effects and increased land prices. I do not agree with the outcome sought by the submission.

Response to outstanding issues

29 Following discussions with Ms Harris regarding the reference to *Identified Building Platform* in SUB-S2, concern has been expressed that the definition is too broad and would capture farm implement sheds and hay barns. While this is true for SUB-S2, the reference to *an identified building platform* is also used in SUB-MCD11, 12 and 13.

30 I consider that for SUB-S2 the reference to *Identified building platform* is specific to a sensitive activity as it also includes reference to sewage disposal area, while SUB-MCD11, MCD12 and MCD12 should cover any building, as their effects on or from those activities are to be considered against that feature. This is a Clause 16 amendment.

31 As such I recommend that SUB-S2 be amended to read:

SUB-S2 Identified building platforms and disposal areas in Rural Zones	
1. Any new allotment in the Rural Zones shall include one or more identified building platforms associated with a sensitive activity , and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.	Activity status when compliance not achieved: NC

NZPork Submission [169.19]: The Hearings Panel have request in their questions to Ms McClung that the s42A Rural Subdivision officer report address the submission.

32 In considering the submission from NZPork, I am in agreement with the conclusion reached by Ms McClung. SUB-MCD2 covers the design of subdivisions and any artifacts, such as infrastructure and SNAs on the

land within the subdivision, and do not address reverse sensitivity effects on adjoining land.

- 33 Reverse sensitivity effects on adjoining land is addressed through the zone objectives and policies where the controls on activities are located. As stated in para [96] of the s42A Subdivision Rural officer report, subdivision is not a sensitive activity, but it is the land use and the placement of sensitive activities that may result in reverse sensitivity effects.

Date: 6/5/2024

A handwritten signature in black ink, appearing to read 'Mr Kelly', written in a cursive style.

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Appendix 1 – List of materials provided by submitters

Copy of response from MainPower

1.5.24

Waimakariri District Plan Review – Subdivision Chapter Questions from Mark Buckley, S.42a Reporting Officer

Questions from WDC	Relevant Provision Proposed Wording	Comment/Response
<ol style="list-style-type: none">1. I note that the MainPower submission [249.94] requested that the setback for activities be amended from 10m to 6m, given that it is 10m elsewhere in the Country why did Main Power want it reduced for this district?2. I note that the typical line spread is 3m, this gives a setback of 4.5m from the outer edge of the line,<ol style="list-style-type: none">a. NZECP 34 (2001) requires 6m setback from any pole (Table 1 and Figure 1) – this is a minimum in the standard.b. Table 2 has a setback of 9.5m to the side of conductors under normal conditions without engineering advice (spans are typically 80-90m in district)	<p>See attached Joint witness statement which shows the preferred wording for EI-R54, EI-R55, and EI-R56</p>	<p>The corridor protection rules sought are consistent with NZECP but we have simplified the various setbacks listed in NZECP and opted with a blanket 6m setback approach for the Waimakariri District. NZECP is a very technical document that is really hard to understand and work out what setback applies. This blanket approach provides for a simple and clear rule that makes it easy for plan users.</p>

<p>c. The minimum setback in Table 3 is 3m with engineering advice.</p> <p>3. Why did MainPower go for a minimum that is less than the recommended? a. See 3.2.1.1 of NZECP <i>Establish, if necessary with the assistance of the overhead electric line owner, whether the proposed building/structure is at a greater distance from the conductor than the recommended distances for new buildings from conductors under normal conditions specified in Table 2.</i></p>		<p>The Joint Witness Statement, attached, filed after the EI chapter conferencing shows the preferred amended wording that was put forward.</p>
<p>4. why are we allowing buildings and structures within 6m of a major line, but are restricting subdivisions within 24m of a line and requiring written approval from MainPower to accommodate a building platform?</p>	<p>This is the rule wording from my evidence:</p>	

<p>b. Noting that any residential unit is required to be setback 20m from the road boundary in the rural zones and other structures 10m from the boundary (RLZ-BFS4 and GRUZ-BFS4),</p> <p>i. This means that MainPower will be consulted on every subdivision application on most of Oxford Road, Tram Rd, Townsend Rd, Flaxton Rd, Bradley Rd and Marshmans Rd, these would cover thousands of properties.</p> <p>c. LLRZ has a 10m setback, GRZ & MRZ has 1.5 to 2 normal road to 6m from major road boundaries</p> <p>i. Not sure what is happening a Bellgrove, but in theory this is most of the subdivision</p> <p>d. On the basis that most building platforms are between 10 and 20m from the boundary in the rural environment, MainPower will be providing their approvals for driveways</p> <p>i. Is this a critical issue for MainPower? Is the issue driveway access from support structures?</p>	<p>SUB- Subdivision and Major Electricity</p> <p>RX Distribution Lines</p> <p>Activity status: RDIS</p> <p>-</p> <p><u>Where:</u></p> <p>1. <u>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u></p> <p><u>All zones</u></p> <p>a. <u>A building square for the principal building(s) and any building(s) for sensitive activities, is positioned at least 6m from the:</u></p> <p>i. <u>Centreline of the major</u></p>	<p>MP are not seeking restrictions on the ability to subdivide per se the RDIS consent requirement is simply a trigger for landowners to talk to MP so that:</p> <p>a. MP can ensure that subdivided lots are of a sufficient size to ensure a building platform can be accommodated clear of buffer corridors, and;</p> <p>b. that there are other issues associated with the subdivision that would result in reverse sensitivity effects on the MEDL that require consideration as captured by the proposed matters of discretion proposed. Further, should any MainPower assets be located within the subdivided land parcel that these are captured</p>
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<p>ii. Or is this only relevant to those properties where the lines traverse the properties?</p> <p>iii. I would be interested to know whether MainPower had adequately informed those land owners where the lines traverse properties that they are seeking restrictions on their ability to subdivide?</p>	<p><u>electricity distribution lines as shown on the planning maps; and</u></p> <p>ii. <u>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> • <u>Matters of control listed in SUB-MCDX – Effects on Major Electricity Distribution Lines</u> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to</u></p>	<p>within an MP easement agreement. We presume this is the process for WDC such is the case with other Councils? It is anticipated that MP would provide written approval in most instances so this would not be restricting subdivision activities.</p> <p>A 24m setback trigger has been proposed to reflect the standard that is used within other district plans.</p> <p>While MEDLs are mostly located within the road reserve some do traverse private property. Where MEDLs are located in the road reserve the buffer corridor may extend into private property.</p>
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	<p><u>MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</u></p>	<p>The above are all important issues for MP.</p>
<p>5. For subdivisions reference was made to the Selwyn DP and being consistent, the issue with that is that their provisions only apply to 66kV lines and not 33kV lines</p> <ul style="list-style-type: none"> e. Noting that the 66kV lines are mainly in the rural environment which has a 20m setback for dwellings and 10m for other buildings. f. Why is there no controls on vegetation? Given that windfall is the greatest issue for power outages? 		<p>The Selwyn subdivision provisions relate to the SEDL's. This includes both the 33kV lines and one 66kV line (an ex Transpower asset).</p> <p>SUB-R16.9 applies to the other SEDL's and mirrors the rule sought for Waimakariri DP.</p> <p>With regard to vegetation this is controlled through the Hazards form Trees Regulations.</p>

		<p>The following Advisory Note is proposed in the PDP as part of the corridor protection provisions as notified:</p> <ul style="list-style-type: none">• <i>Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</i> <p>This was not questioned as part of the EI hearing and no issues were raised with this approach.</p>
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Appendix 2 – Recommended amendments to PDP provisions

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

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

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

SUB - Wāwāhia whenua - Subdivision

Introduction

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

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

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

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

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

Other potentially relevant District Plan provisions

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

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

Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁴ ECan [316.126] (Urban Subdivision s42A Report)

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

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

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

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

¹⁹ ECan [316.129] (Urban Subdivision s42A Report)

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

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

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

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

Activity Rules

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

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

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

	<p>SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD4 - Esplanade provision SUB-MCD6 - Infrastructure SUB-MCD7 - Mana whenua SUB-MCD8 - Archaeological sites SUB-MCD10 - Reverse sensitivity SUB-MCD13 - Historic heritage, culture and notable trees</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
SUB-R3 Subdivision within the Liquefaction Overlay		
Liquefaction Overlay	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> a building platform is identified on the subdivision plan; and SUB-S1 to SUB-S18 are met. <p> Matters of control are restricted to: Matters of control listed in SUB-R2 SUB-MCD12 - Liquefaction hazard overlay</p>	<p>Activity status when compliance with SUB-R3 (1) not achieved: NC Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards</p>
SUB-R3a²⁵ Subdivision to Update Cross Leases, Company Leases Plans, and Unit Titles Plans		
All Zones	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> Every title <u>or leased area</u>²⁶ has legal access to a road, and that access is not obtained by crossing a railway line; Every title or leased area is supplied with a potable water supply; 	<p>Activity status when compliance not achieved: <u>NC as set out in the relevant subdivision standards</u>²⁸</p>

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

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

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

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

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

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

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

³⁰ Transpower [195.96] (Rural Subdivision S42A Report)

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

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

Subdivision Standards

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

Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

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

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

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

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

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

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

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

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

³⁵ Clause 15 amendment (Rural Subdivision ROR)

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

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

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

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

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

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

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

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

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

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

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

Advice Notes

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

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

Matters of Control and Discretion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Advice notes

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

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

⁴⁹ ECan [316.134] (Rural Subdivision s42A Report)

Appendix 3 – Recommended responses to submissions and further submissions

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

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

[insert relevant rows from Appendix B of your s42A report]

Table B 1: Recommended responses to submissions and further submissions: General, SUB-P6, P9 and PX

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
18.1	Barbara Giles	General	Allow farm houses, surplus to requirements, to be surveyed off the main property onto minimum sized titles.	3.4.2	Reject	See relevant section of the report	No
FS80	Christchurch International Airport Ltd		Oppose in part				
205.4	Survus Consultants	General	Delete rural subdivision and residential development provisions in the General Rural Zone (GRUZ). Amend to insert a new controlled activity Subdivision Chapter rule that provides for the submitter's applications by allowing 4ha and 20ha subdivision as a controlled activity in the GRUZ: <u>"Where a subdivision consent application was lodged prior to 18 September 2021 and is extant at 18 September 2021, that seeks to create one or more allotments with a minimum allotment area of 4ha or more but less than 20ha."</u> Amend the Proposed District Plan and objectives and policies to reflect, support, implement and give relief to the issues raised in this submission.	3.4.2	Reject	See relevant section of the report	No
FS27	Gerard Bassett		Support				
FS34	Alan & Sharron Davie-Martin		Support				
FS40	John & Annette Waller		Support				
FS54	Scott & Marcia Larsen		Support				
FS55	Terry & Louise Davis		Support				
FS68	Mark & Yvonne Webb		Support				
FS96	John A Bassett		Support				
FS97	Darryl Brown		Support				
FS106	Herman Wezenberg		Support				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS107	John & Annette Waller		Support				
FS111	Susan Mary Sullivan		Support				
FS114	Sis Johnston		Support				
FS122	Mallory Olorenshaw		Support				
FS124	Roel Wobben		Support				
FS127	Robert & Linda Falconer		Support				
305.1	Marie Bax	General	Rezone 128 Baynons Road, Clarkville (Lot 3DP 36137) to Rural Lifestyle Zone for consistency with the surrounding properties.			This submission will be assessed in Hearing Stream 12	
FS80	Christchurch International Airport Ltd		Oppose				
226.3	McAlpines Ltd	General	Amend relevant Rural Lifestyle Zone subdivision standards to recognise and protect the sawmill from potential reverse sensitivity effects from subdivision of rural land.	3.4.2	Reject	See relevant section of the report	No
291.2	Mandeville Residents' Association Committee	General	Amend to provide for subdivision of larger land titles in Mandeville area.	3.4.2	Accept in part	See relevant section of the report	No
249.203	MainPower New Zealand	General	Insert hyperlinks from the Energy and Infrastructure Chapter to relevant subdivision rules in the Subdivision Chapter.	3.4.2	Reject	See relevant section of the report	No
196.1	Paul Martin and Julie Anne Wyatt	General	Seeks that subdivision be assessed under the Operative District Plan as at the time of application, 3 September 2021, was advised it would be accepted and processed.	3.4.2	Reject	See relevant section of the report	No
FS103	Survus Consultants		Support				
73.1	Yvonne and Mark Webb	General Planning Maps	Allow subdivision where little or no primary production is taking place on a lot.	3.4.2	Reject	See relevant section of the report	No
SUB-O1 Subdivision design							
41.30	Fulton Hogan	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards; <u>and</u> 5. <u>avoids reverse sensitivity effects.</u> "	3.6.2	Reject	See relevant section of the report	No
169.14	NZPork	SUB-O1	Amend SUB-O1: "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... <u>Ensures that reverse sensitivity effects of subdivision on permitted</u>	3.6.2	Reject	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			and existing lawfully established activities are avoided where practicable, or mitigated where avoidance is not practicable."				
414.206	Federated Farmers of New Zealand Inc.	SUB-O1	Amend SUB-O1(3): "3. supports protection of cultural and heritage values, <u>high class soils</u> and conservation values, and ..."	3.6.2	Reject	This addition would introduce a new term that is not used in the proposed plan or the CRPS.	No
FS37	Richard & Geoff Spark		Oppose				
FS46	Miranda Hales		Oppose				
FS89	M & J Schluter		Oppose				
SUB-P1 Design and amenity							
41.31	Fulton Hogan	SUB-P1	2. <u>Minimises avoids</u> reverse sensitivity effects on infrastructure including through the use of setbacks;	3.7.2	Reject	See relevant section of the report	No
145.21	Daiken	SUB-P1	2. minimises reverse sensitivity effects on infrastructure <u>and existing heavy industrial activities</u> including through the use of setbacks;	3.7.2	Reject	See relevant section of the report	No
169.15	NZPork	SUB-P1	Amend SUB-P1: Enable subdivision that: ... <u>Avoids where practicable, or otherwise mitigates, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production including intensive primary production activities.</u>	3.7.2	Reject	See relevant section of the report	No
SUB-P2 Allotment layout, size and dimension							
111.23	CA and GJ McKeever	SUB-P2	Retain SUB-P2 as notified.	3.7.5	Accept	See relevant section of the report	No
202.1	Nicholas Hoogeveen	SUB-P2	Amend SUB-P2: Ensure that allotment layout, size and dimensions: ... 2. in Rural Zones: a. retains the ability for rural land to be used for primary production activities; b. <u>provides for rural residential development</u> ; and ...	3.7.5	Reject	See relevant section of the report	No
SUB-P3 Sustainable design							
414.209	Federated Farmers of New Zealand	SUB-P3	Amend SUB-P3(3) to add (e): <u>"e. the treatment and/or attenuation of human sewage where the site size and characteristics permit it."</u>	3.7.8	Accepted in part	See relevant section of the report	No
FS41	David Cowley		Support				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SUB-P6 Criteria for Outline Development Plans							
160.5	Rolleston Industrial Developments Limited	SUB-P6	Amend SUB-P6(2)(c): ... 2. be prepared in accordance with the following: c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area</u> , then no less than 12 households per ha; ...	3.7.11	Rejected	See relevant section of the report	No
FS36	J W & CE Docherty		Oppose				
FS38	I.W and L.M. Bisman		Oppose				
FS41	David Cowley		Support				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS110	Waka Kotahi NZ Transport Agency		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS120	Christopher Marsden		Oppose				
FS128	Rob Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				
FS137	Ohoka Residents Association		Oppose				
169.17	NZPork	SUB-P6	Amend SUB-P6 to add new criteria: <u>Any methods or boundary treatments required to avoid or mitigate reverse sensitivity effects and promote compatible land use activities and encourage the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses.</u>	3.7.11	Rejected	See relevant section of the report	No
202.2	Nicholas Hoogeveen	SUB-P6	Amend SUB-P6 to include provision of new Outline Development Plans in the Rural Lifestyle Zone. Alternative relief: Residential Development Area, as referred to in SUB-P6, should be defined. This may then apply to any zone that provides for residential purposes.	3.7.11	Accepted in part	See relevant section of the report	No
SUB-P8 Infrastructure							
414.211	Federated Farmers of New Zealand Inc.	SUB-P8	Support SUB-P8 contingent on the relief sought for SNA management incentives where land is not subdivided.	3.7.14	Accepted in part	See relevant section of the report	No
SUB-P9 Access to, protection and enhancement of the margins of water bodies							
111.30	CA and GJ McKeever	SUB-P9	Neutral on SUB-P9.	3.7.16	Neutral	See relevant section of the report	No
162.29	John Stevenson	SUB-P9	Neutral on SUB-P9.	3.7.16	Neutral	See relevant section of the report	No
256.30	Chloe Chai and Mark McKitterick	SUB-P9	Neutral on SUB-P9.	3.7.16	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.210	Clampett Investments Ltd	SUB-P9	Retain SUB-P9 as notified.	3.7.16	Accept	See relevant section of the report	No
325.163	Kāinga Ora – Homes and Communities	SUB-P9	Retain SUB-P9 as notified.	3.7.16	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.347	Rolleston Industrial Developments Limited	SUB-P9	Retain SUB-P9 as notified.	3.7.16	Accept	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Oppose				
418.30	Keith Godwin	SUB-P9	Neutral on SUB-P9.	3.7.16	Neutral	See relevant section of the report	No
Proposed new policies							
295.99	Horticulture New Zealand	New policy	Insert new policy SUB-PX: <u>Within the Rural Zones and in urban areas with an interface with a rural zone ensure that subdivision does not compromise the use of highly productive land and versatile land for rural production.</u>	3.7.18	Accept in part	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS80	Christchurch International Airport Limited		Support				
FS83	Federated Farmers		Support				
FS89	Michael & Jean Schluter		Oppose				
FS105	Canterbury Regional Council		Support				
316.123	Environment Canterbury Regional Council	New policy	Insert a new policy which requires the design, location and layout of subdivision to avoid or mitigate the adverse effects of natural hazards.	3.7.18	Reject	See relevant section of the report	No
FS41	David Cowley		Oppose				
FS80	Christchurch International Airport Limited		Support				
325.156	Kāinga Ora – Homes and Communities	New policy	Insert new policy: <u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u> <u>Provide for subdivision around existing or approved residential development where it enables creation of sites for uses that are in accordance with an approved land use resource consent or building consent.</u>	3.7.18	Reject	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS80	Christchurch International Airport Ltd		Oppose in Part				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS91	R J Paterson Family Trust		Support in Part				
FS110	Waka Kotahi NZ Transport Agency		Support				

Table B 2: Recommended responses to submissions and further submissions: SUB-R1 and 2 (in part), 3, 6, 8, 9, 10 and 11

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Activity Rules General							
249.210	Mainpower New Zealand	Activity rules – General	<p>Insert a new rule:</p> <p><u>"SUB-RX Subdivision and Major Electricity Distribution Lines</u> <u>All zones</u> Activity status: RDIS <u>Where:</u> <u>1. the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u> <u>a. A building square for the principal building(s) and any building(s) for sensitive activities, is positioned at least 6m from the:</u> <u>i. Centreline of the major electricity distribution lines as shown on the planning maps; and</u> <u>ii. Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u> Matters of discretion are restricted to: <u>Matters of control listed in SUB-MCDX – Effects on Major Electricity Distribution Lines</u> Notification <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</u> Activity status when compliance with SUB-RX not achieved: NC"</p>	3.8.2	Rejected	See relevant section of the report	No
145.22	Daiken New Zealand Ltd	Rules – General	Insert additional rule:	3.8.2	Rejected	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>SUB-R9 Subdivision close to Heavy Industry Rural Zones</p> <p>Activity status: RDIS</p> <p>Where:</p> <p>1. a building platform is identified on a proposed subdivision plan, that is located within the Noise Contour for Timber Processing/HIZ Processing Noise Contour, or within 200m of the HIZ located between Upper and Lower Sefton Roads, and</p> <p>2. SUB-S1 to SUB-S18 are met.</p> <p>Matters of discretion are restricted to:</p> <p>Matters of control/discretion listed in SUB-R2</p> <p>SUB-MCD14 – Effects on or from Heavy Industry</p> <p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified to the owner/occupier of the HIZ located between Upper and Lower Sefton Roads, absent its written approval.</p> <p>Insert additional matter of control/discretion:</p> <p>SUB-MCD14 Effects on or from Heavy Industry</p> <p>1. The extent to which the subdivision allows for development of sensitive activities in close proximity to existing industrial activity and the potential for this to lead to reverse sensitivity effects.</p> <p>2. The extent to which potential adverse effects (including noise, visual and reverse sensitivity effects) are avoided or mitigated through the proposal.</p>				
SUB-R1 Boundary adjustment							
292.5	Daniel Hamish Patrick Cosgrove	SUB-R1	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.	3.8.5	Rejected	See relevant section of the report	No
292.2	Daniel Hamish Patrick Cosgrove	SUB-R2	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.	3.8.5	Rejected	See relevant section of the report	No
SUB-R3 Subdivision within the Liquefaction Overlay							
111.34	CA and GJ McKeever	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
162.33	John Stevenson	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
256.34	Chloe Chai and Mark McKitterick	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
284.214	Clampett Investments Limited	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
325.167	Kāinga Ora – Homes and Communities	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.351	Rolleston Industrial Developments Limited	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accepted	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
408.11	Bellgrove Rangiora Ltd	SUB-R3	Amend SUB-R3 such that a non-compliance (no specific building platform identification) is a controlled or restricted discretionary activity (not non-complying) with control / discretion restricted to matters relating to the location, siting and layout, design of buildings, services or foundations as they relate to the liquefaction hazard; earthworks as they relate to the liquefaction hazard; and any liquefaction hazard remediation methods.	3.8.8	Rejected	See relevant section of the report	No
FS37	Richard & Geoff Spark	SUB-R3	Accept in Part				
418.34	Keith Godwin	SUB-R3	Retain SUB-R3 as notified.	3.8.8	Accept	See relevant section of the report	No
SUB-R6 Subdivision within the National Grid Yard							
111.153	CA and GJ McKeever	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
162.36	John Stevenson	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
195.96	Transpower New Zealand Limited	SUB-R6	Amend SUB-R6 by replacing the words 'National Grid Yard' and 'National Grid Yard Overlay' with the words 'National Grid Subdivision Corridor'.	3.8.11	Accept	See relevant section of the report	Yes
256.153	Chloe Chai and Mark McKitterick	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.217	Clampett Investments Limited	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
325.169	Kāinga Ora – Homes and Communities	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS91	R J Paterson Family Trust		Support in Part				
326.354	Rolleston Industrial Developments Limited	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
414.210	Federated Farmers of New Zealand Inc.	SUB-R6	Amend SUB-R6 so that large scale rural and farm subdivision have the same activity status as a normal rural subdivision if it can meet the standard of a building site away from the National Grid Yard. Amend SUB-R6(1) to 'inside' if in error.	3.8.11	Reject	See relevant section of the report	No
418.37	Keith Godwin	SUB-R6	Retain SUB-R6 as notified.	3.8.11	Accept	See relevant section of the report	No
SUB-R8 Subdivision to create a bonus allotment							
111.155	CA and GJ McKeever	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
162.38	John Stevenson	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
256.155	Chloe Chai and Mark McKitterick	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.219	Clampett Investments Limited	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
326.356	Rolleston Industrial Developments Limited	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
418.39	Keith Godwin	SUB-R8	Retain SUB-R8 as notified.	3.8.13	Accept	See relevant section of the report	No
SUB-R9 Subdivision							
111.156	CA and GJ McKeever	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
162.39	John Stevenson	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
256.156	Chloe Chai & Mark McKitterick	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.220	Clampett Investments Limited	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
326.357	Rolleston Industrial Developments Limited	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
418.40	Keith Godwin	SUB-R9	Retain SUB-R9 as notified.	3.8.14	Accept	See relevant section of the report	No
SUB-R10 Subdivision							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
159.7	Dean and Victoria Caseley	SUB-R10	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-O1 and SUB-P1 and SUB-P2.	3.8.16	Accept	See relevant section of the report	No
111.157	CA and GJ McKeever	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
161.1	James Brett Weir	SUB-R10	Amend zoning from rural to residential between 12 Bush Road and Mill Road (on the even-numbered side of the road).	3.8.16	Reject	See relevant section of the report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
162.40	John Stevenson	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
254.50	Christchurch International Airport Limited	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
FS88	Kāinga Ora – Homes and Communities		Oppose				
256.157	Chloe Chai and Mark McKitterick	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.221	Clampett Investments Limited	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
292.4	Daniel Hamish Patrick Cosgrove	SUB-R10	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.	3.8.16	Reject	See relevant section of the report	No
300.13	Eyrewell Dairy Ltd	SUB-R10	Seeks that SUB-S1 for Rural Lifestyle Zone or Large Lot Residential Zone apply instead.	3.8.16	Reject	See relevant section of the report	No
316.131	Environment Canterbury Regional Council	SUB-R10	Retain SUB-R10 as notified or retain the original intent.	3.8.16	Accept	See relevant section of the report	No
FS41	David Cowley		Oppose				
FS80	Christchurch International Airport Limited		Support				
FS103	Survus Consultants		Oppose				
326.358	Rolleston Industrial Developments Limited	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
367.4	Waimakariri District Council	SUB-R10	Delete SUB-R10.	3.8.16	Accept in part	Reliance on General Rural subdivision lot size in SUB-S1 being retained at 20ha	NA
411.32	Ngai Tahu Property	SUB-R10	Amend SUB-R10 activity status from Non-Complying to Discretionary.	3.8.16	Reject	See relevant section of the report	No
FS103	Survus Consultants		Support				
418.41	Keith Godwin	SUB-R10	Retain SUB-R10 as notified.	3.8.16	Accept	See relevant section of the report	No
SUB-R11 Subdivision resulting in an allotment that is less than 4ha within the 50dBA Ldn noise contour for Christchurch International Airport							
367.8	Waimakariri District Council	SUB-R11	Delete SUB-R10 and renumber SUB-R11 to SUB-R10.	3.8.18	Accept in part	Reliance on General Rural subdivision lot size in SUB-S1 being retained at 20ha	NA
111.158	CA and GJ McKeever	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No
162.41	John Stevenson	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No
254.51	Christchurch International Airport Limited	SUB-R11	Amend SUB-R11: Subdivision resulting in an allotment that is less than 4ha <u>the minimum allotment size for the zone</u> within the 50 dBA Ldn noise contour for Christchurch International Airport Rural lifestyle <u>All zones</u> Activity status: NC ... <u>Any application arising from this rule will be limited notified to Christchurch International Airport Limited.</u>			This was assessed in the s42A CIAL officer report. This submission point was assessed and rejected in section 3.3.2.	NA
FS88	Kāinga Ora – Homes and Communities		Oppose				
256.158	Chloe Chai & Mark McKitterick	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.222	Clampett Investments Limited	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No
326.359	Rolleston Industrial Developments Limited	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
418.42	Keith Godwin	SUB-R11	Retain SUB-R11 as notified.	3.8.18	Accept	See relevant section of the report	No

Table B 3: Recommended responses to submissions and further submissions SUB-S1 (in part), 2, 6, 8, and 10

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SUB-S1 Allotment size and dimensions							
4.1	Heather Woods	SUB-S1	Change the lot size in Rural Lifestyle Zone nearest to Silverstream to be 10,000m ² , because there are already some active lots of this size in the area, the rural amenity would not be lost, and being so close to the Silverstream Development it makes sense to have this size lot close to this settlement.	3.9.2	Reject	See relevant section of the report	No
19.1	David Kettle	SUB-S1	Amend SUB-S1 average section size for Large Lot Residential Zone to 4000m ² and that Canterbury Regional Council change the Canterbury Regional Policy Statement to allow 1-2 houses per 8000m ² , as smaller subdivision of former Residential 4B land has not affected the environment.	3.9.2	Reject	See relevant section of the report	No
78.1	Nicola Anne Watherston	SUB-S1	Zone 2 Riverside Road as Rural Lifestyle Zone - 4ha.	3.9.2	Reject	See relevant section of the report	No
201.11	Rainer and Ursula Hack	SUB-S1	Amend SUB-S1 to reduce minimum lot size to 2ha for Rural Lifestyle Zone adjoining main towns, particularly Woodend.	3.9.2	Reject	See relevant section of the report	No
202.4	Nicholas Hoogeveen	SUB-S1	Amend the minimum allotment size in the Rural Lifestyle Zone (RLZ) from 4ha to 2ha. Alternative relief: Provide for the provision of Outline Development Plan's in the RLZ to reduce the allotment size from 4ha to 2ha.	3.9.2	Reject	See relevant section of the report	No
306.3	Robert Kimber	SUB-S1	Reduce the minimum lot size within the Rural Lifestyle Zone to 1ha.	3.9.2	Reject	See relevant section of the report	No
339.1	Wayne and Emma Taylor	SUB-S1	Amend the 20ha minimum subdivision standards to enable submitter to subdivide off 1 or 2ha from existing acreage.	3.9.2	Reject	See relevant section of the report	No
414.212	Federated Farmers of New Zealand Inc.	SUB-S1	Amend Table SUB-1: <u>General rural zone where Land Use Capability class is 4-7 – 4ha</u> <u>General rural zone where Land Use Capability class is 1-3 – 20ha</u>	3.9.2	Reject	See relevant section of the report	No
FS103	Survus Consultants		Support in Part Oppose in Part				
281.1	Maurice Newell	SUB-S1	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.	3.9.2	Reject	See relevant section of the report	No
FS103	Survus Consultants		Support				
361.1	Duncan John Lundy	SUB-S1	To overturn the proposed shift from 4ha to 20ha minimum.	3.9.2	Reject	See relevant section of the report	No
292.3	Daniel Hamish Patrick Cosgrove	SUB-S1	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.	3.9.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
322.1	Roger James Willett Ensor	SUB-S1	Not specified [Support subdivision of lots to create smaller lots of between 400m ² - 10,000m ² such as Truro Close, Ohoka Meadows, Ohoka Mountain Views, Clear View Lane and a number of others, with no roading cost.]	3.9.2	Reject	See relevant section of the report	No
159.6	Dean and Victoria Caseley	Table SUB-S1	Retain Table SUB-1 minimum allotment sizes for General Rural Zone and supporting SUB-R10, SUB-O1, SUB-P1 and SUB-P2 as notified.	3.9.2	Accept	See relevant section of the report	No
192.82	Forest and Bird	Table SUB-S1	Amend Table Sub 1 - Minimum Allotment Sizes: Raise the minimum lot size in Rural Lifestyle Zone or create smaller zones for smaller subdivisions such as the Rural Rangiora Zone or Rural Kaiapoi Zone etc., and increase size of General Rural Zone.	3.9.2	Reject	See relevant section of the report	No
FS80	Christchurch International Airport Limited		Oppose in part				
367.7	Waimakariri District Council	Table SUB-1: Minimum	Retain GRUZ-R3 and GRUZ-R4, together with 20ha minimum allotment area in Table SUB-1 for the General Rural Zone.	3.9.2	Accept	See relevant section of the report	No
307.2	Malcolm Hanrahan	Table SUB-1: Minimum	Further consider how the subdivision rules work in specific situations. Delete all references to net site areas in the rural allotments.	3.9.2	Accept	See relevant section of the report	No
SUB-S2 Identified building platforms and disposal areas in Rural Zones							
111.38	CA & GJ McKeever	SUB-S2	Neutral on SUB-S2.	3.9.5	Neutral	See relevant section of the report	No
162.43	John Stevenson	SUB-S2	Neutral on SUB-S2.	3.9.5	Neutral	See relevant section of the report	No
249.213	MainPower New Zealand Limited	SUB-S2	Insert exemptions to SUB-S2-S18 as required.	3.3.2	Reject	See relevant section of the report	No
256.38	Chloe Chai & Mark McKitterick	SUB-S2	Neutral on SUB-S2.	3.9.5	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
418.44	Keith Godwin	SUB-S2	Neutral on SUB-S2.	3.9.5	Neutral	See relevant section of the report	No
169.18	NZPork	SUB-S2	Amend SUB-S2: Any new allotment in the Rural Zones shall include one or more identified building platform, and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system. <u>1. For each new allotment capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited</u>	3.9.5	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone)</p> <p>2. The building platform shall be setback 300m from the closest outer edge of any paddocks, hard-stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.</p> <p>The establishment of a building platform on the same site as the intensive primary production are exempt from this rule requirement.</p>				
284.224	Clampett Investments Limited	SUB-S2	Retain SUB-S2 as notified.	3.9.5	Accept	See relevant section of the report	No
326.361	Rolleston Industrial Developments Limited	SUB-S2	Retain SUB-S2 as notified.	3.9.5	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
SUB-S3 Residential yield							
160.6	Rolleston Industrial Developments Limited	SUB-S3	<p>Amend SUB-S3:</p> <p>"1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints or the ODP is for the Ohoka area, then no less than 12 households per ha."</p>	3.9.7	Reject	See relevant section of the report	No
FS36	J W & CE Docherty		Oppose				
FS38	I.W and L.M. Bisman		Oppose				
FS41	David Cowley		Oppose				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS128	Rob Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				
FS137	Ohoka Residents Association		Oppose				
SUB-S6 Access to a strategic road or arterial road							
111.42	CA & GJ McKeever	SUB-S6	Neutral on SUB-S6.	3.9.11	Neutral	See relevant section of the report	No
162.47	John Stevenson	SUB-S6	Neutral on SUB-S6.	3.9.11	Neutral	See relevant section of the report	No
249.217	MainPower New Zealand Limited	SUB-S6	Insert appropriate exemptions to SUB-S6 as required.	3.3.2	Reject	See relevant section of the report	No
256.42	Chloe Chai and Mark McKitterick	SUB-S6	Neutral on SUB-S6.	3.9.11	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.228	Clampett Investments Limited	SUB-S6	Retain SUB-S6 as notified.	3.9.11	Accept	See relevant section of the report	No
326.365	Rolleston Industrial Developments Limited	SUB-S6	Retain SUB-S6 as notified.	3.9.11	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
418.48	Keith Godwin	SUB-S6	Neutral on SUB-S6.	3.9.11	Neutral	See relevant section of the report	No
275.34	Waka Kotahi NZ Transport Agency	SUB-S6	Amend SUB-S6: 1. Any subdivision of a site in any Rural Zone that creates two or more new allotments that access onto a strategic road or arterial	3.9.11	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			road, shall be jointly served by a single accessway. <u>Where the accessway is off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u>				
SUB-S8 Corner sites on road intersections in Rural Zones							
111.44	CA & GJ McKeever	SUB-S8	Neutral on SUB-S8.	3.9.13	Neutral	See relevant section of the report	No
162.49	John Stevenson	SUB-S8	Neutral on SUB-S8.	3.9.13	Neutral	See relevant section of the report	No
249.219	MainPower New Zealand Limited	SUB-S8	Insert appropriate exemptions to SUB-S8 as required.	3.3.2	Reject	See relevant section of the report	No
256.44	Chloe Chai & Mark McKitterick	SUB-S8	Neutral on SUB-S8.	3.9.13	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
418.50	Keith Godwin	SUB-S8	Neutral on SUB-S8.	3.9.13	Neutral	See relevant section of the report	No
284.230	Clampett Investments Limited	SUB-S8	Retain SUB-S8 as notified.	3.9.13	Accept	See relevant section of the report	No
326.367	Rolleston Industrial Developments Limited	SUB-S8	Retain SUB-S8 as notified.	3.9.13	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
SUB-S10 Potable water in Rural Zones							
284.232	Clampett Investments Limited	SUB-S10	Retain SUB-S10 as notified.	3.9.14	Accept	See relevant section of the report	No
326.369	Rolleston Industrial Developments Limited	SUB-S10	Retain SUB-S10 as notified.	3.9.14	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
111.46	CA and GJ McKeever	SUB-S10	Neutral on SUB-S10.	3.9.14	Neutral	See relevant section of the report	No
162.51	John Stevenson	SUB-S10	Neutral on SUB-S10.	3.9.14	Neutral	See relevant section of the report	No
249.221	MainPower New Zealand Limited	SUB-S10	Insert appropriate exemptions to SUB-S10 as required.	3.3.2	Reject	See relevant section of the report	No
256.46	Chloe Chai and Mark McKitterick	SUB-S10	Neutral on SUB-S10.	3.9.14	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
418.52	Keith Godwin	SUB-S10	Neutral on SUB-S10.	3.9.14	Neutral	See relevant section of the report	No

Table B 4: Recommended responses to submissions and further submissions SUB-S13, 14, 16, 18

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SUB-S13 Offsite wastewater disposal fields							
111.49	CA & GJ McKeever	SUB-S13	Neutral on SUB-S13.	3.9.15	Neutral	See relevant section of the report	No
162.54	John Stevenson	SUB-S13	Neutral on SUB-S13.	3.9.15	Neutral	See relevant section of the report	No
249.224	MainPower New Zealand Limited	SUB-S13	Insert appropriate exemptions to SUB-S13 as required.	3.3.2	Reject	See relevant section of the report	No
256.49	Chloe Chai & Mark McKitterick	SUB-S13	Neutral on SUB-S13.	3.9.15	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.235	Clampett Investments Limited	SUB-S13	Retain SUB-S13 as notified.	3.9.15	Accept	See relevant section of the report	No
326.372	Rolleston Industrial Developments Limited	SUB-S13	Retain SUB-S13 as notified.	3.9.15	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
418.55	Keith Godwin	SUB-S13	Neutral on SUB-S13.	3.9.15	Neutral	See relevant section of the report	No
SUB-S14 Electricity supply and communications connectivity							
111.50	CA & GJ McKeever	SUB-S14	Neutral on SUB-S14.	3.9.16	Neutral	See relevant section of the report	No
162.55	John Stevenson	SUB-S14	Neutral on SUB-S14.	3.9.16	Neutral	See relevant section of the report	No
249.212	MainPower New Zealand Limited	SUB-S14	Retain SUB-S14 as notified.	3.9.16	Accept	See relevant section of the report	No
249.225	MainPower New Zealand Limited	SUB-S14	Insert appropriate exemptions to SUB-S14 as required.	3.3.2	Reject	See relevant section of the report	No
256.50	Chloe Chai & Mark McKitterick	SUB-S14	Neutral on SUB-S14.	3.9.16	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
284.236	Clampett Investments Limited	SUB-S14	Retain SUB-S14 as notified.	3.9.16	Accept	See relevant section of the report	No
325.177	Kāinga Ora – Homes and Communities	SUB-S14	Retain SUB-S14 as notified.	3.9.16	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.373	Rolleston Industrial Developments Limited	SUB-S14	Retain SUB-S14 as notified.	3.9.16	Accept	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Oppose				
418.56	Keith Godwin	SUB-S14	Neutral on SUB-S14.	3.9.16	Neutral	See relevant section of the report	No
SUB-S16 Rural drainage							
275.35	Waka Kotahi NZ Transport Agency	SUB-S16	Define what is considered a 'public drain', identify where the rural drainage area is located, and request that the definition for a 'public drain' exclude the state highway stormwater infrastructure.	3.9.18	Accept	See relevant section of the report. Amendment as an advice note	Yes
284.238	Clampett Investments Limited	SUB-S16	Retain SUB-S16 as notified.	3.9.18	Accept	See relevant section of the report	No
326.375	Rolleston Industrial Developments Limited	SUB-S16	Retain SUB-S16 as notified.	3.9.18	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
111.52	CA & GJ McKeever	SUB-S16	Neutral on SUB-S16.	3.9.18	Neutral	See relevant section of the report	No
162.156	John Stevenson	SUB-S16	Neutral on SUB-S16.	3.9.18	Neutral	See relevant section of the report	No
249.227	MainPower New Zealand Limited	SUB-S16	Insert appropriate exemptions to SUB-S16 as required.	3.3.2	Reject	See relevant section of the report	No
256.52	Chloe Chai & Mark McKitterick	SUB-S16	Neutral on SUB-S16.	3.9.18	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
418.58	Keith Godwin	SUB-S16	Neutral on SUB-S16.	3.9.18	Neutral	See relevant section of the report	No
SUB-S18 Subdivision to create a bonus allotment							
111.54	CA & GJ McKeever	SUB-S18	Neutral on SUB-S18.	3.9.18	Neutral	See relevant section of the report	No
162.58	John Stevenson	SUB-S18	Neutral on SUB-S18.	3.9.18	Neutral	See relevant section of the report	No
249.229	MainPower New Zealand Limited	SUB-S18	Insert appropriate exemptions to SUB-S18 as required.	3.3.2	Reject	See relevant section of the report	No
256.54	Chloe Chai & Mark McKitterick	SUB-S18	Neutral on SUB-S18.	3.9.18	Neutral	See relevant section of the report	No
FS2	Mark McKitterick		Oppose				
418.60	Keith Godwin	SUB-S18	Neutral on SUB-S18.	3.9.18	Neutral	See relevant section of the report	No

Table B 5: Recommended responses to submissions and further submissions SUB-MCD5, 6, 9, 10, 11 and 12

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Matters of Control and Discretion – General							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
249.233	Mainpower New Zealand	Matters of Control and Discretion – General	Insert new matters of control and discretion: "SUB-MCDX <u>Effects on major electricity distribution lines</u> <u>1. The nature of the consent notice or other mechanism proposed to ensure that sensitive activities are established at a distance or in a position that does not adversely affect the existing major electricity distribution lines.</u> <u>2. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> <u>3. The degree to which the subdivision design, including the location of roads and reserves, recognises and provides for existing electricity distribution lines so that reasonable access to the lines is maintained."</u>	3.10.2	Reject	See relevant section of the report	No
SUB-MCD5 Natural hazards							
169.19	NZPork	SUB-MCD2	Amend to include subdivision design criteria for subdivision design effects on the productive potential of rural resources	ROR	Reject	See right of reply	No
FS41	Dave Cowley		Oppose				
284.244	Clampett Investments Limited	SUB-MCD5	Retain SUB-MCD5 as notified.	3.10.5	Accept	See relevant section of the report	No
316.133	Environment Canterbury Regional Council	SUB-MCD5	Amend SUB-MCD5 (3) to ensure that these effects cannot be used to justify not putting appropriate mitigation in place.	3.10.5	Reject	See relevant section of the report	No
FS41	David Cowley		Oppose				
FS80	Christchurch International Airport Limited		Support				
325.182	Kāinga Ora – Homes and Communities	SUB-MCD5	Retain SUB-MCD5 as notified.	3.10.5	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.381	Rolleston Industrial Developments Limited	SUB-MCD5	Retain SUB-MCD5 as notified.	3.10.5	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
SUB-MCD6 Infrastructure							
249.232	MainPower New Zealand Limited	SUB-MCD6	Amend SUB-MCD6 to add new clause: ... <u>11. The integration of existing electricity infrastructure (including electricity distribution lines and cables), including whether that existing infrastructure will be adequately identified on approved survey plans and protected by necessary easements as required.</u>	3.10.8	Reject	See relevant section of the report	No
284.245	Clampett Investments Limited	SUB-MCD6	Retain SUB-MCD6 as notified.	3.10.8	Accept	See relevant section of the report	No
303.44	Fire and Emergency New Zealand	SUB-MCD6	Retain SUB-MDC6 as notified.	3.10.8	Accept	See relevant section of the report	No
316.134	Environment Canterbury Regional Council	SUB-MCD6	Insert an advice note that highlights any onsite wastewater treatment system must be permitted under the regional plan or resource consent is required from Canterbury Regional Council.	3.10.8	Accepted	See relevant section of the report. Advice note inserted in Part 1	No
FS41	David Cowley		Oppose				
FS80	Christchurch International Airport Limited		Support				
325.183	Kāinga Ora – Homes and Communities	SUB-MCD6	Retain SUB-MCD6 as notified.	3.10.8	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.382	Rolleston Industrial Developments Limited	SUB-MCD6	Retain SUB-MDC6 as notified.	3.10.8	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
SUB-MCD9 Airport and aircraft noise							
254.54	Christchurch International Airport Limited	SUB-MCD9	Retain SUB-MCD9, and ensure this matter of control and discretion is referenced in all rules which may apply to activities and land within the 50 dBA Ldn Air Noise Contour.		NA	This submission was addressed in section 3.3.2 of Hearing Stream 10A and was accepted in part	NA
FS88	Kāinga Ora – Homes and Communities		Oppose				
284.248	Clampett Investments Limited	SUB-MCD9	Retain SUB-MCD9 as notified.	3.10.11	Accept	See relevant section of the report	No
325.186	Kāinga Ora – Homes and Communities	SUB-MCD9	Delete SUB-MCD9.	3.10.11	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.385	Rolleston Industrial Developments Limited	SUB-MCD9	Retain SUB-MCD9 as notified.	3.10.11	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
SUB-MCD10 Reverse sensitivity							
284.249	Clampett Investments Limited	SUB-MCD10	Retain SUB-MCD10 as notified.	3.10.14	Accept with amendment	See relevant section of the report	No
316.135	Environment Canterbury Regional Council	SUB-MCD10	Retain SUB-MCD10 as notified or retain the original intent.	3.10.14	Accept with amendment	See relevant section of the report	No
FS41	David Cowley		Oppose				
FS80	Christchurch International Airport Limited		Support				
326.386	Rolleston Industrial Developments Limited	SUB-MCD10	Retain SUB-MCD10 as notified.	3.10.14	Accept with amendment	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
373.68	KiwiRail Holdings Limited	SUB-MCD10	Retain SUB-MCD10 as notified.	3.10.14	Accept with amendment	See relevant section of the report	No
275.38	Waka Kotahi NZ Transport Agency	SUB-MCD10	Amend SUB-MCD10 to add a new clause: ... <u>2. Any measures required to minimise potential reverse sensitivity effects, such as noise, through subdivision design, provision of screening, structures or other mitigation methods.</u>	3.10.14	Accept	See relevant section of the report	Yes
FS88	Kāinga Ora – Homes and Communities		Oppose				
FS99	KiwiRail Holdings Limited		Support				
169.20	NZPork	SUB-MCD10	Retain SUB-MCD10 as notified.	3.10.14	Accept with amendment	See relevant section of the report	No
295.100	Horticulture New Zealand	SUB-MCD10	Amend SUB-MCD10: ...	3.10.14	Accept in part	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p><u>2. Potential reverse sensitivity effects with rural production on surrounding land.</u></p> <p><u>3. Loss of highly productive land or versatile soils from rural production.</u></p> <p>Or alternative relief to address the identified issue.</p>				
FS80	Christchurch International Airport Limited		Support				
FS83	Federated Farmers		Support				
325.187	Kāinga Ora – Homes and Communities	SUB-MCD10	<p>Amend SUB-MCD10:</p> <p><u>Reverse sensitivity effects in the rural environment</u></p> <p>1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming.</p>	3.10.14	Reject	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
FS110	Waka Kotahi NZ Transport Agency		Oppose				
SUB-MCD11 Effects on or from the National Grid							
195.97	Transpower New Zealand Limited	SUB-MCD11	Retain SUB-MCD11 Effects on or from the National Grid as notified.	3.10.17	Accept	See relevant section of the report	No
284.250	Clampett Investments Limited	SUB-MCD11	Retain SUB-MCD11 as notified.	3.10.17	Accept	See relevant section of the report	No
325.188	Kāinga Ora – Homes and Communities	SUB-MCD11	<p>Amend SUB-MCD11:</p> <p>...</p> <p>3. The extent to which potential adverse effects (including visual and reverse sensitivity effects, if any,) are mitigated through the location of an identified building platform or platforms.</p> <p>4. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety effects to be and property are appropriately avoided, remedied or mitigated, for example,</p>	3.10.17	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>through the location of roads and reserves under the transmission lines.</p> <p>...</p> <p>7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms.</p> <p>8. The extent to which adverse effects from the National Grid on outstanding and significant natural landscapes, outstanding natural features, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities is avoided.</p> <p>9. The extent to which adverse effects from the National Grid on urban amenity and centres are minimised.</p> <p>10. The extent to which reasonably possible, manage activities to avoid reserve sensitivity effects on the National Grid including the operation, maintenance, upgrading, and development of the National Grid is not compromised.</p>				
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
FS92	Transpower		Oppose				
326.387	Rolleston Industrial Developments Limited	SUB-MCD11	Retain SUB-MCD11 as notified.	3.10.17	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
SUB-MCD12 Liquefaction Hazard Overlay							
284.251	Clampett Investments Limited	SUB-MCD12	Retain SUB-MCD12 as notified.	3.10.19	Accept	See relevant section of the report	No
325.189	Kāinga Ora – Homes and Communities	SUB-MCD12	Retain SUB-MCD12 as notified.	3.10.19	Accept	See relevant section of the report	No
FS37	Richard & Geoff Spark		Oppose in Part				
FS41	David Cowley		Oppose				
FS46	Miranda Hales		Oppose				
FS91	R J Paterson Family Trust		Support in Part				
326.388	Rolleston Industrial Developments Limited	SUB-MCD12	Retain SUB-MCD12 as notified.	3.10.19	Accept	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				

Table B 6: Recommended responses to submissions and further submissions Plan wide submissions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Plan wide submissions							
284.1	Clampett Investments Limited	General	Amend all controlled and restricted discretionary activity rules: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	3.2.2	Reject	See relevant section of the report	No
326.1	Rolleston Industrial Developments Limited	General	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.	3.2.2	Reject	See relevant section of the report	No
FS78	Royal Forest and Bird Protection Society of New Zealand Inc		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS137	Ohoka Residents Association		Oppose				
326.2	Rolleston Industrial Developments Limited	General	Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	3.2.2	Reject	See relevant section of the report	No
FS137	Ohoka Residents Association		Oppose				
FS78	Royal Forest and Bird Protection Society of New Zealand Inc		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
326.3	Rolleston Industrial Developments Limited	General	Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification.	3.2.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS137	Ohoka Residents Association		Oppose				
FS78	Royal Forest and Bird Protection Society of New Zealand Inc		Oppose				