

Proposed Waimakariri District Plan - Summary of submissions errata (March 2023)								
Sub no.	Submitter	Section	Sub-section	Provision	Sentiment	Corrected Submission Point Summary	Corrected Relief Sought Summary	Notes regarding the correction
316.36	Canterbury Regional Council	HS - Matumohore area - Hazardous substances	Policies	HS-P1	Support	Support the location of new major hazardous facilities outside any high hazard area unless the risk can be appropriately mitigated. Notes the Canterbury Regional Policy Statement 2021 defines high hazard areas which includes land subject to coastal erosion and sea water inundation in addition to flood hazard areas.	Retain HS-P1 as proposed or retain the original intent.	Incorrect provision referenced in relief sought summary.
326.446	Rolleston Industrial Developments Limited	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Support	Support LIGHT-S1.	Retain LIGHT-S1 as notified.	Incorrect provision referenced in relief sought summary.
214.1	B & A Stokes	Planning Maps	General	General	Amend	Rezone 33 Gressons Rd, 1301 Main North Road, 1281 Main North Road, 1271 Main North Road, 1273 Main North Road, 1275 Main North Road, 1277 Main North Road, 1279 Main North Road, 1319 Main North Road. (approximately 144ha) to a combination of General Residential Zone and Medium Residential Zone. The site can provide for residential development at an appropriate scale with a range of section and housing opportunities, as a coordinated and integrated part of Woodend-Ravenswood residential community, and will consolidate development around the Key Activity Centre at Ravenswood. The site could be serviced by reticulated services, and accessed by road connections from Ravenswood and Gressons Road (Gressons Rd – State Highway 1 intersection upgrade required). There are no natural hazards that preclude the development. Any reverse sensitivity effects on the more sensitive adjoining properties, road network, or matters of critical cultural value and significance can be mitigated. The site can make a valuable contribution to urban growth in the District. It is already identified for Large Lot Residential development, and is identified for future growth at Ravenswood-Woodend. The rezoning is consistent with SD-O2 and UFD-P2. It would be consolidated and integrated with the urban environment. It achieves Policy 1, 2 and 8 of the National Policy Statement on Urban Development. It gives effect to Chapter 5, Chapter 6, and Chapter 16 of the Canterbury Regional Policy Statement. It is consistent with Greater Christchurch Recovery Strategy outcomes. Extensive consultation and critical assessment with Iwi is proposed.	Rezone 33 Gressons Rd, 1301 Main North Road, 1281 Main North Road, 1271 Main North Road, 1273 Main North Road, 1275 Main North Road, 1277 Main North Road, 1279 Main North Road, 1319 Main North Road from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone, or identify as 'New Development Area – Ravenswood-Woodend'). Adopt and insert the Outline Development Plan (refer to Appendix 3 of the full submission).	Incorrect site address within submission and relief sought summary.
214.2	B & A Stokes	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support approach for Outline Development Plans, including in SUB-P6; it supports the submitter's request to rezone 33 Gressons Rd, 1301 Main North Road, 1281 Main North Road, 1271 Main North Road, 1273 Main North Road, 1275 Main North Road, 1277 Main North Road, 1279 Main North Road, and 1319 Main North Road (approximately 144ha) to a combination of General Residential Zone and Medium Residential Zone.	Support the approach, preparation, and use of Outline Development Plans, specifically SUB-P6.	Incorrect site address within submission summary.

214.3	B & A Stokes	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Support approach for Outline Development Plans, including in RESZ-P12; it supports the submitter's request to rezone 33 Gressons Rd, 1301 Main North Road, 1281 Main North Road, 1271 Main North Road, 1273 Main North Road, 1275 Main North Road, 1277 Main North Road, 1279 Main North Road, and 1319 Main North Road (approximately 144ha) to a combination of General Residential Zone and Medium Residential Zone.	Support the approach, preparation, and use of Outline Development Plans, specifically RESZ-P12.	Incorrect site address within submission summary.
373.101	KiwiRail Holdings Limited	Matters of Control/Discretion	General		Amend	Support permitted activity status of activities if appropriate mitigation measures are in place to ensure appropriate level of internal amenity is achieved in buildings adjacent to rail corridor. Recommends provisions to mitigate noise and vibration effects on all noise sensitive activities, as effects are not exclusive to residential activities, and to provide greater clarity around noise, ventilation, vibration. Noise and vibration effects can be felt 100m from rail corridor and, to effectively manage reverse sensitivity and support NOISE-O2 and NOISE-P3, the distance should be noise sensitive activities within 100m of a rail designation.	<p>Insert new NOISE-MDX:</p> <p>"Noise sensitive activities Residential units and minor residential units within 8100m of an arterial road, strategic road or rail designation</p> <p>Indoor railway noise</p> <p>1. Any new building or alteration to an existing building shall be designed, constructed and maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:</p> <p>Building type: Residential</p> <p>Occupancy/activity: Sleeping spaces</p> <p>Maximum railway noise level LAeq(1h): 35 dB</p> <p>Occupancy/activity: All other habitable rooms</p> <p>Maximum railway noise level LAeq(1h): 40 dB</p> <p>Building type: Education</p> <p>Occupancy/activity: Lecture rooms/theatres, music studios, assembly halls</p> <p>Maximum railway noise level LAeq(1h): 35 dB</p> <p>Occupancy/activity: Teaching areas, conference rooms, drama studios, sleeping areas</p> <p>Maximum railway noise level LAeq(1h): 40 dB</p> <p>Occupancy/activity: Libraries</p> <p>Maximum railway noise level LAeq(1h): 45 dB</p> <p>Building type: Health</p> <p>Occupancy/activity: Overnight medical care, wards</p> <p>Maximum railway noise level LAeq(1h): 40 dB</p> <p>Occupancy/activity: Clinics, consulting rooms, theatres, nurses' stations</p> <p>Maximum railway noise level LAeq(1h): 45 dB</p> <p>Building type: Cultural</p> <p>Occupancy/activity: Places of worship, marae</p> <p>Maximum railway noise level LAeq(1h): 35 dB</p>	Added missing text at end of relief sought summary.

[illegible]

							<p>iii. no rigid connections between the building and the ground.</p> <p>4.A report is submitted to the council demonstrating compliance with clauses (1) to (3) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise. In the design:</p> <p>(a) railway noise is assumed to be 70 LAeq(1h) at a distance of 12 metres from the track, and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres. Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 - Noise</p> <p>NOISE-MD2 - Management of noise effects</p> <p>NOISE-MD3 - Acoustic insulation</p> <p>New NOISE-MDX</p> <p>1. Whether the activity sensitive to noise could be located further from the railway network.</p> <p>2. The extent to which the noise and vibration criteria are achieved and the effects of any non-compliance.</p> <p>3. The character of, and degree of, amenity provided by the existing environment and proposed activity.</p> <p>4. The reverse sensitivity effects on the rail network, and the extent to which mitigation measures can enable their ongoing operation, maintenance and upgrade.</p> <p>5.Special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>6. The outcome of any consultation with KiwiRail.</p> <p>Notification:</p> <p>Application for resource consent under this rule will be decided without public notification. KiwiRail are likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.</p>	
277.86	Ministry of Education	SER - South East Rangiora	Advice Notes	DEV-SER-AN3 Devel	Support	Generally support advice note DEV-SER-AN3 as the publishing of annual residential capacity calculations and the calculation of residential demand will help the Ministry of Education plan for growth more accurately.	Retain DEV-SER-AN3 as notified.	The provision allocated to the submission point was incorrectly DEV-SER-AN1 but should have been DEV-SER-AN3.
411.12	Ngai Tahu Property	GRZ – General Residential Zone	Policies	GRZ-P2	Support	GRZ-P2 appropriately provides for an Outline Development Plan.	Retain GRZ-P2 as notified.	The provision allocated to the submission point was incorrectly GRZ-P1 but should be GRZ-P2.
325.211	Kainga Ora – Homes and Communities	GRZ – General Residential Zone	Policies	GRZ-P2	Support	Support GRZ-P2.	Retain GRZ-P2 as notified.	The provision allocated to the submission point was incorrectly GRZ-P1 but should be GRZ-P2.
223.14	John and Coral Broughton	GRZ – General Residential Zone	Policies	GRZ-P2	Amend	Amend GRZ-P2 in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone (preferred), or amend the Residential Zone provisions to provide for medium density residential development in the GRZ.	Amend GRZ-P2: "... 5. through careful design provides a range of higher density living choices to be developed within the zone; and ..."	The provision allocated to the submission point was incorrectly GRZ-P1 but should be GRZ-P2.

316.153	Canterbury Regional Council	EW - Earthworks	General	General	Amend	The earthworks required for community scale natural hazards mitigation works should be provided through the natural hazards chapter. The limits provided in EW-S1 to EW-S7 are so restrictive this rule does not enable community scale natural hazards mitigation works (for instance a limit of 10m3 in Waimakariri ONF or requiring setbacks to waterways when by their nature, these assets are near waterways.	The earthworks required for community scale natural hazards mitigation works should be provided through the natural hazards chapter. The limits provided in EW-S1 to EW-S7 are so restrictive this rule does not enable community scale natural hazards mitigation works (for instance a limit of 10m3 in Waimakariri ONF or requiring setbacks to waterways when by their nature, these assets are near waterways.	Relief sought summary was incorrect.
420.32	Dairy Holdings Limited	GRUZ	General	General	Support	Supports the General Rural Zone rules, except as stated elsewhere in their submission.	Retain GRUZ rules as notified.	Submission point omitted from original summary of submissions
420.33	Dairy Holdings Limited	SASM	Schedules	SASM-SCHED1	Oppose	SASM-014 covers a large proportion of these properties (Malbon Dairy Farm at 856 Thongcaster Road, Eyrewell), cutting across paddocks and infrastructure without following any logical boundary. Lack of clarity regarding how the boundaries of this overlay were determined. Submitter questions the appropriateness of imposing this overlay over such a large area of highly developed land, imposing additional constraints on landowners without greater definition of the particular sites that this overlay seeks to protect.	Remove SASM-014 from Malbon Dairy Farm at 856 Thongcaster Road, Eyrewell, and more broadly that the basis for the overlay is revisited.	Submission point omitted from original summary of submissions
420.34	Dairy Holdings Limited	ECO	Schedules	ECO-SCHED1	Support	Supports the retention of SNA008, SNA007, and SNA074.	Retain SNA008, SNA007, and SNA074 as notified.	Submission point omitted from original summary of submissions
420.37	Dairy Holdings Limited	SASM	Schedules	SASM-SCHED1	Oppose	SASM-014 covers a large proportion of these properties, cutting across paddocks and infrastructure without following any logical boundary. Lack of clarity regarding how the boundaries of this overlay were determined. Submitter questions the appropriateness of imposing this overlay over such a large area of highly developed land, imposing additional constraints on landowners without greater definition of the particular sites that this overlay seeks to protect.	The SASM-014 overlay is removed from Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill.	Submission point omitted from original summary of submissions
420.38	Dairy Holdings Limited	SASM	Schedules	SASM-SCHED1	Oppose	SASM-022 covers a large portion of developed land on both DHL's freehold and leasehold properties, which is not waterbody. The appropriateness of the SASM-022 overlay across such a large area is questioned.	The SASM-022 overlay is removed from Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill, and the basis of the overlay is revisited.	Submission point omitted from original summary of submissions
420.39	Dairy Holdings Limited	NATC	Schedules	NC-SCHED-1	Oppose	The part of the property (Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill) within the Scheduled Natural Character Freshwater Bodies Overlay contains grazed land which is not part of the water body.	Remove Scheduled Natural Character Freshwater Bodies Overlay (NC-SCHED-1) overlay across Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill.	Submission point omitted from original summary of submissions
420.40	Dairy Holdings Limited	NFL	General	General	Oppose	The part of the property (Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill) within the Waimakariri River Outstanding Natural Feature overlay comprises tracks, shelter belts, areas of farmland and scrub and weeds.	Remove Waimakariri River Outstanding Natural Feature overlay from Gorge Farm / Brown Rock Farm at 1453, 1047 and 1135A Thongcaster Road, Burnt Hill.	Submission point omitted from original summary of submissions
420.41	Dairy Holdings Limited	SASM	Schedules	SASM-SCHED1	Oppose	SASM-022 covers a large portion of developed land on both DHL's freehold and leasehold properties, which is not waterbody.	Remove the SASM-022 overlay from Eagle Hill at 369 Waimakariri Hill Road.	Submission point omitted from original summary of submissions

420.42	Dairy Holdings Limited	NATC	Schedules	NC-SCHED-1	Oppose	The part of the property (Eagle Hill, 369 Waimakariri Hill Rd) that is within the Scheduled Natural Character Freshwater Bodies Overlay contains grazed land which is not part of the water body.	Remove the Scheduled Natural Character Freshwater Bodies Overlay from Eagle Hill at 369 Waimakariri Hill Road or, in the case of overlays relating to the Waimakariri River, the overlay is amended to only extend to the river bank and exclude areas of developed farmland.	Submission point omitted from original summary of submissions
420.43	Dairy Holdings Limited	NFL	General	General	Oppose	The part of the property (369 Waimakariri Hill Rd) within the Waimakariri River Outstanding Natural Feature overlay comprises tracks, shelter belts, areas of farmland and scrub and weeds.	Remove Waimakariri River Outstanding Natural Feature (ONF) overlay from Eagle Hill at 369 Waimakariri Hill Road, or, in the case of overlays relating to the Waimakariri River, the overlay is amended to only extend to the river bank and exclude areas of developed farmland, and, in the case of the ONF, the overlay is amended to exclude the developed pasture, tracks and shelter belts.	Submission point omitted from original summary of submissions
210.67	Waimakariri Irrigation Limited	NATC	Schedules	NC-SCHED-1	Amend	Concerned that Scheduled Natural Character Freshwater Bodies overlay cover large areas that do not function as streams or rivers, have been intensively developed and support activities that would not be enabled by the proposed provisions of these overlays, including submitter's intake and associated infrastructure at Browns Rock. These overlays must reflect the definition of "riverbed" under the RMA, as in the area covered by water when the river is at its fullest flow in "usual" conditions (as confirmed by the Court of Appeal in Canterbury Regional Council v Dewhirst Land Company [2019] NZCA 486). Notes that while it is important that rivers and streams are protected from inappropriate activities, it is essential that its activities that have a functional requirement to be in these locations are enabled, and the spatial extent of these overlays is directly related to what is being protected.	These overlays must reflect the definition of "riverbed" under the RMA, as in the area covered by water when the river is at its fullest flow in "usual" conditions (as confirmed by the Court of Appeal in Canterbury Regional Council v Dewhirst Land Company [2019] NZCA 486). Exclude intake infrastructure at Browns Rock from the Scheduled Natural Character Freshwater Bodies overlay.	Submission point omitted from original summary of submissions
210.68	Waimakariri Irrigation Limited	Planning map	General	General	Amend	Concerned that Natural Features and Landscapes overlay cover large areas that do not function as streams or rivers, have been intensively developed and support activities that would not be enabled by the proposed provisions of these overlays, including WIL's intake and associated infrastructure at Browns Rock. These overlays must reflect the definition of "riverbed" under the RMA, as in the area covered by water when the river is at its fullest flow in "usual" conditions (as confirmed by the Court of Appeal in Canterbury Regional Council v Dewhirst Land Company [2019] NZCA 486). Notes that while it is important that rivers and streams are protected from inappropriate activities, it is essential that its activities that have a functional requirement to be in these locations are enabled, and the spatial extent of these overlays is directly related to what is being protected.	These overlays must reflect the definition of "riverbed" under the RMA, as in the area covered by water when the river is at its fullest flow in "usual" conditions (as confirmed by the Court of Appeal in Canterbury Regional Council v Dewhirst Land Company [2019] NZCA 486). Exclude intake infrastructure at Browns Rock from the Natural Features and Landscapes overlay.	Submission point omitted from original summary of submissions
210.69	Waimakariri Irrigation Limited	General	General	General		The submitter's Managed Aquifer Recharge and Targeted Stream Augmentation initiatives focus on achieving improvements in water quality and associated positive environmental outcomes and this is provided for in the recently released decision on proposed Plan Change 7 to the Canterbury Land and Water Regional Plan for the Waimakariri sub-region. It is essential that the provisions enable the submitter to continue these initiatives. The Plan should recognise the benefits of these activities to the District, while acknowledging that their effects are appropriately managed under the regional planning framework.	Ensure provisions enable the submitter to continue its efforts to improve water quality through Managed Aquifer Recharge and Targeted Stream Augmentation initiatives.	Submission point omitted from original summary of submissions