

Before an Independent Hearings Panel  
appointed by the Waimakariri District Council

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*under:* the Resource Management Act 1991

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

*and:* Hearing Stream 1: Part 1 General Matters, Definitions, Strategic Directions and Urban Form and Development.

*and:* **MainPower New Zealand Limited**  
Submitter 249

Statement of Evidence of Melanie Foote

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Dated: 1 May 2023

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## **STATEMENT OF EVIDENCE OF MELANIE FOOTE**

### **INTRODUCTION**

- 1 My full name is Melanie Karen Foote and I am a Principal Consultant at Resource Management Group Limited in Christchurch.
- 2 I have over 20 years' experience as a planner for local authorities and consultancies in Queenstown, United Kingdom and Christchurch. I hold a Bachelor of Resource Studies and a Post Graduate Diploma in Resource Studies from Lincoln University. I am a full member of the New Zealand Planning Institute.
- 3 I am familiar with the submission made by MainPower New Zealand Limited (submitter number DPR-0249) (*MainPower*) on 26 November 2021 and the planning issues discussed in that submission. I have been authorised by MainPower to provide evidence on its behalf.
- 4 The key documents I have used, or referred to, in forming my view while preparing this statement are:
  - 4.1 Overarching and Part 1 Matters, Section 42A report and appendices of Peter Wilson for Waimakariri District Council, dated 13 April 2023.
  - 4.2 Sites and Areas of Significance, Section 42A report and appendices of Alan Matheson for Waimakariri District Council, dated 13 April 2023.
  - 4.3 Strategic Directions Chapter, Section 42A report and appendices of Mark Buckley for Waimakariri District Council, dated 13 April 2023.
  - 4.4 Urban Form and Development, Section 42A report and appendices of Mark Buckley for Waimakariri District Council, dated 13 April 2023.
  - 4.5 Evidence of Mark Appleman for MainPower New Zealand Limited, dated 1 May 2023.
- 5 Terms and coding used in my evidence include:
  - 5.1 MainPower – MainPower New Zealand Limited
  - 5.2 WDC – Waimakariri District Council
  - 5.3 PDP – Proposed Waimakariri District Plan
  - 5.4 WDP – Waimakariri District Plan
  - 5.5 RMA – Resource Management Act
  - 5.6 RPS – Canterbury Regional Policy Statement

## **CODE OF CONDUCT**

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

## **SUMMARY OF EVIDENCE**

- 7 This evidence is largely supportive of the PDP. MainPower wishes to acknowledge the collaborative approach of the Council during the pre-notification consultation. During that time MainPower and Council staff were able to work together on issue identification and resolution. This allowed potential areas of contention to be addressed, and as a result narrowed the brevity of MainPower's original submission and now, consequently, the extent of MainPower's evidence. That said there are a number of remaining areas of contention with the notified version of the PDP. My evidence at this and future hearings will focus on those areas.
- 8 Following these Stage 1 and 2 hearings, MainPower is likely to present evidence on the following streams/chapters:

- 8.1 Stream 3: Natural Hazards
- 8.2 Stream 4: Coastal environment, Natural Character of Freshwater Bodies, Natural Features and Landscapes.
- 8.3 Stream 5: Earthworks, noise, light, historic heritage, notable trees, Energy and Infrastructure.
- 8.4 Stream 6: Rural, Residential.
- 8.5 Stream 7: Large Lot Residential, Variation 1 Housing intensification.
- 8.6 Stream 8: Subdivision.
- 8.7 Stream 9: Commercial and Industrial.
- 8.8 Stream 11: Designations, Ecosystems and Indigenous Biodiversity.

## **SCOPE OF EVIDENCE**

- 9 My evidence relates to the submissions and further submissions made by MainPower on the Overarching Matters and Part 1, Sites and Areas of Significance to Māori, Strategic Directions and Urban Form and Development.

## **MAINPOWER NEW ZEALAND LIMITED**

- 10 MainPower owns and operates the electricity distribution network in the North Canterbury and Kaikōura regions. The network covers an area of some 11,180 square kilometers (covering Waimakariri, Hurunui and Kaikōura Districts) and supplies line services to approximately 40,000 customers.
- 11 The distribution network is used to convey electricity from the national grid (owned and operated by Transpower New Zealand Limited) to property boundaries, from which electricity retailers provide electricity to individual properties. The distribution network plays a central role in the electricity industry, providing both essential support and lifeline services for the electricity market and critical infrastructure.
- 12 Broadly, the electricity distribution network comprises underground cables, overhead lines, substations, transformers, kiosks, electricity structures (poles/pylons, earth rods and associated buildings) and access tracks. MainPower is responsible for the establishment, operation, maintenance, upgrade and development of its network. MainPower has been providing this essential service for almost 100 years.
- 13 Mr Appleman of MainPower in his evidence for Hearing Streams 1 and 2, dated 1 May 2023, sets out that MainPower is responsible for the operation, maintenance, upgrade and development of its network, which comprises underground cables, overhead lines, substations, transformers and associated structures/buildings. These activities are directed by National Industry Codes of Practice and Electricity Network Technical Specification Standards, as well as district and regional planning requirements.
- 14 Mr Appleman describes the components of the electricity distribution network, the location and nature and scale of the equipment along with the technical rationale for the corridor protection provisions sought by MainPower.

## **STATUTORY CONTEXT**

- 15 Preparation of the PDP is to be undertaken in accordance with Part 5 – sections 72-77 of the RMA, and any applicable regulations. Further the approach needs to align with the Council’s functions under s31 of the RMA.
- National Planning Standards**
- 16 The National Planning Standards, under Part 4, Table 4, require the Part 2 – District Wide Matters to include a Strategic Directions heading. The matters that are required to be included under Strategic Directions are set out in Section 7 of the National Planning Standards.
- National Policy Statements**
- 17 National Policy Statements issued under the RMA provide national direction for matters of national significance relevant to sustainable management. The Council must give effect to any relevant National Policy Statements in

the PDP. The only statement relevant to this evidence is the National Policy Statement on Urban Development (*NPS-UD*).

- 18 The relevant objectives associated with infrastructure that relates to MainPower are:
- 18.1 *"Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future"*
- 18.2 *"Objective 6: Local authority decisions on urban development that affect urban environments are:*
- (a) *Integrated with infrastructure planning and funding decisions; and*
- (b) *Strategic over the medium term and long term; and*
- (c) *Responsive, particularly in relation to proposals that would supply significant development capacity"*
- 18.3 *"Policy 1: Planning decisions contribute to well – functioning urban environments..."*

**Canterbury Regional Policy Statement (CRPS)**

- 19 The PDP must also give effect to the CRPS. The CRPS differentiates between Greater Christchurch and the entire Canterbury region (*Wider Region*) with differing objectives and policies relating to each. MainPower's infrastructure is located both within Greater Christchurch and within the Wider Region.
- 20 **Attachment A** outlines the relevant provisions of the CRPS. To summarise:
- 20.1 MainPower or specifically the Electricity Distribution Network, is defined as 'Regionally Significant Infrastructure'.
- 20.2 The Electricity Distribution Network is also defined as 'Critical Infrastructure' which is infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities within the region or a wider population, and which would require immediate reinstatement. The definition includes the electricity distribution network.
- 20.3 'Strategic Infrastructure' is a definition specific to the part of CRPS governing the Greater Christchurch Area. It is:
- 'those necessary facilities, services and installations which are of greater than local importance, and can be include infrastructure that is nationally significant. The following are examples of strategic infrastructure;*

- *'...Other strategic network utilities...'*
- ...

I consider the MainPower electricity distribution network to be an 'other strategic network utility'.

- 20.4 Objective 5.2.1 (f) (Wider Region) requires that 'development is located so that it functions in a way that...*'is compatible with, and will result in continued safe, efficient and effective use of regionally significant infrastructure'*. The explanation notes that 'Regionally Significant Infrastructure' provides considerable economic and social benefits to the region.
- 20.5 The CRPS directs territorial authorities to avoid reverse sensitivity effects and incompatible land uses in proximity to 'Regionally Significant Infrastructure' through Objective 5.2.2 (Wider Region), Policy 5.3.2 (Wider Region), Policy 5.3.9 (Wider Region). Policy 6.3.5 (Greater Christchurch) recognises the benefits of 'Strategic Infrastructure' to community wellbeing, while providing protection and providing for their functional needs.
- 20.6 There is a clear premise that 'Regionally Significant Infrastructure', 'Critical Infrastructure' and 'Strategic Infrastructure' are all inclusive of MainPower's Electricity Distribution Network, and that it should be able to operate, be protected and developed in an efficient manner. The relief sought by MainPower would ensure that the Strategic Directions give effect to this regional level direction with more clarity and direct wording.

#### **Mahaanui Iwi Management Plan**

- 21 The Mahaanui Iwi Management Plan (*IMP*) sets out Ngai Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River to the south. The IMP sets out the broad issues as well as specifics for particular areas.
- 22 The relevant policies of the IMP seek to protect the mauri of land, water and air by avoiding inappropriate land uses and development. However, there are no provisions in the IMP specific to network utilities.

#### **MAINPOWER'S SUBMISSION ON STRATEGIC DIRECTIONS**

- 23 MainPower made submissions on the Strategic Directions of the PDP. The original submission points where amendments were sought relate to the following:
- 23.1 Interpretation and application of this chapter
- 23.2 SD-01 Natural Environment

23.3 SD-02 Urban Development

23.4 SD-03 Energy and Infrastructure

23.5 SD-04 Rural Land

23.6 SD-06 Natural Hazards

- 24 MainPower's submissions do not oppose the principles of these objectives, but rather seek rewording/amendments in order to provide greater clarity, to highlight the significance of MainPower's Electricity Distribution Network, and to provide for its protection from reverse sensitivity and incompatible activities.

**Interpretation and Application of this Chapter**

- 25 MainPower made a submission in opposition in part to the 'Interpretation and application of this chapter' section of the PDP. Changes were sought to clarify the relationship between the Strategic Directions chapter and other chapters in the PDP to ensure the Strategic Directions have primacy over objectives and policies in other chapters. Mr Buckley has rejected this submission point<sup>1</sup> as he considers that there is nothing in the National Planning Standards to suggest there is a hierarchy. He notes Chapter 7, cl1(b) of the National Planning Standards simply stipulates that objectives that address key strategic matters for the district and guide decision making at a strategic level must be located under the strategic heading. He considers that the National Planning Standards do not suggest that strategic objectives be any more than a guide to decision making. Further Mr Buckley states that section 3.1 of the Section 32 report for Strategic Directions states that there is nothing in the National Planning Standards preventing a District Council from determining how they wish their strategic directions objectives to be interpreted.

- 26 On further assessment and consideration, I agree with Mr Buckley and agree with the wording as notified.

**SD-01 Natural Environment**

- 27 MainPower supports this objective and I agree with the recommendation of Mr Buckley and the proposed amendments in response to other submissions.

**SD-02 Urban Development**

- 28 MainPower supports this objective and I agree with the recommendation of Mr Buckley to retain this objective as notified.

**SD-03 Energy and Infrastructure**

- 29 MainPower largely support this objective but its submission sought additional text to provide more clarity and prescription.

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<sup>1</sup> S42A report of Mr Buckley, dates 13 April, paragraph 66, page 19.

30 MainPower also opposes the use of multiple terms from the CRPS and sought the use of a single term 'Important Infrastructure' as opposed to use of the terms 'Critical', 'Strategic' and 'Regionally Significant Infrastructure'. I consider one of the goals PDP review is to streamline and simplify terminology for plan users and the use of a single term 'Important Infrastructure' would achieve this. Further the term 'Important Infrastructure'<sup>2</sup> would encompass the activities listed in the RMA with regards to infrastructure, as well as the activities/terms included in the CRPS: 'Strategic Infrastructure', 'Regionally Significant Infrastructure', and 'Critical Infrastructure'. The creation of this term would allow for provisions to be more succinct rather than having to list multiple terms in order to cover all pieces of infrastructure.

31 On this basis I disagree with the recommendation of Mr Buckley, and I propose the amendment as per paragraph 34 below.

32 MainPower also sought additional wording with a new clause 2:

'the infrastructure needs of the community are fulfilled recognising the social, economic, environmental and cultural benefits that infrastructure provides'.

33 Mr Buckley has not specifically commented on my proposed clause 2. I consider that it is important that the benefits of infrastructure are recognised at a strategic level and that this additional clause should be inserted.

34 MainPower proposed an amended to clause 3(b)(ii) as follows:

(iii) managing reverse sensitivity effects and conflict between incompatible activities, including avoiding development which would limit the operation or development of existing and/or consented important infrastructure;

35 This additional clause has been proposed to address a deficiency in the objective around managing 'reverse sensitivity' and 'incompatible activities'. Inclusion of both these terms are required to protect 'Important Infrastructure' from reverse sensitivity and the associated future effects that may arise.

36 MainPower proposed a new clause 3 (b)(iii) as follows:

(iii) avoiding adverse effects on the electricity distribution network and major electricity distribution lines, including by identifying a buffer corridor within which buildings, excavations and sensitive activities will generally not be provided for.

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<sup>2</sup> Proposed definition of 'Important Infrastructure', submission from MainPower Table 2 Definition, page 2.



37 This additional clause has been proposed to acknowledge the importance of the electricity distribution network and the need to avoid adverse effects on it. This clause provides clear direction and informs the more specific objective and policies contained in the EI Chapter and the associated corridor protection rules. However, I note Mr Buckley has stated that *“The provision of energy and infrastructure and management of effects of energy and infrastructure are addressed through the objectives and policies in the Energy and Infrastructure chapter and a response to submissions in the s42A report. Any additional changes to the objectives in Strategic Directions Chapter can be considered in that report”*. Therefore, Mr Buckley has not considered the matter any further and has deferred it to the EI Chapter hearing.

#### **SD-04 Rural Land**

38 MainPower supports this objective and I agree with the recommendation of Mr Buckley and the proposed amendments in response to other submissions.

#### **SD-06 Natural Hazards and Resilience**

39 MainPower sought an additional clause to this objective to ensure that ‘Important Infrastructure’ can be placed in areas of significant risk where there is no other alternative. Mr Buckley considers that this matter is considered by Objectives NH-02, Policies NH-P10 – P14. However, I consider that recognition also needs to be included at the Strategic Directions level given the operational needs and status of ‘Important Infrastructure’. Without this proposed clause, important infrastructure development would not have adequate support at a Strategic Directions level. Further without this support such activities may not be allowed to occur and would have significant effects on infrastructure provision for the community, especially as there are scenarios where ‘Important Infrastructure’ has no choice but to locate in hazardous areas where there are no suitable alternatives.

### **MAINPOWER’S SUBMISSIONS ON PART 1: GENERAL MATTERS**

40 I note that, as per the s42A report<sup>3</sup>, a number of matters are considered by Mr Wilson to be more appropriately considered under specific topic chapters. MainPower submitted on a number of definitions, and these are to be heard as part of the EI Chapter hearing. I agree with this approach and will defer further consideration until my EI Chapter evidence.

41 MainPower also submitted on mapping and plan structure (insertion of hyperlinks), and it is assumed these will be addressed at the subsequent relevant topic hearing for the EI Chapter.

42 On this basis there are no further matters to be addressed under Part 1 General Matters.

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<sup>3</sup> S42A report of Mr Peter Wilson, dated 13 April 2023, page 1

## MAINPOWER'S SUBMISSIONS ON URBAN FORM AND DEVELOPMENT

- 43 MainPower largely supports this chapter but sought an additional clause to the objectives and policies (UFD-P2, P3, P4, P5, P6, P7, P8 and P9) to ensure the alignment of infrastructure delivery with development. Mr Buckley considers that the proposed amendments already have coverage under UFD-P2 (2)(b) and Objective EI-03 and EI P2 and P6. I disagree with this assessment as UFD-P2(2)(b) refers to 'existing and planned transport and three waters infrastructure'. There is no reference to other infrastructure such as electricity distribution, so this 'gap' needs to be filled. Whilst there is coverage of the issue in the EI Chapter it is important that there is adequate coverage in the UFD chapter.
- 44 Mr Buckley considers that the proposed additional clause proposed in UFD-P3 would be inconsistent with the intent of the large lot residential zone. My understanding of the intent of the large lot residential zone is that it is to provide for residential living opportunities for predominantly detached residential units on larger lots. The introduction section for this zone in the PDP goes on to state that any intensification of the zone is reliant on sites being able to be appropriately serviced, among other things. I am unsure why my proposed additional clause would be inconsistent with the intent of the zone.
- 45 Mr Buckley also goes on to state that the requested amendments to the town centre, new industrial, new residential development areas, commercial and mixed-use zones, and the Kāinga Nohoanga zone would artificially constrain any expansion of those areas. Infrastructure is an integral part of the redevelopment of these zones and should not occur unless infrastructure can be provided in alignment.
- 46 I propose the following amendments to UFD P2, P3, P4, P5, P6, P7, P8 and P9:

UFD P2 and P3:

"provides for development of new residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas".

UFD-P4:

"Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy, WDDS or Town Centre Plans, in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas".

UFD-P5:

*"Identification/location and extension of Industrial Zones Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDS, whilst providing for the development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas".*

UFD-P6

*"The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines, whilst providing for development of residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas".*

UFD-P7

*"6. provides for development in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"*

UFD-P8

*"5. provides for development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"*

UFD-P9

*"provides for development of Special Purpose Zone (Kāinga Nohoanga) zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"*

47 MainPower largely supported UFD-P10 but sought amendments to provide more clarity around reverse sensitivity as follows:

*"Managing reverse sensitivity effects from new development within Residential Zones and new development areas in Rangiora and Kaiapoi:*

*avoid residential activity and development that has the potential to limit the efficient and effective operation, maintenance, repair,*

*development and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, important infrastructure including..."*

- 48 Mr Buckley has rejected the first addition of 'and development' as he considers this is redundant given the overarching sentence above. I disagree with Mr Buckley and consider that the addition of the words 'and development' provides more clarity for plan users.
- 49 The second amendment for 'maintenance, repair and development' has been accepted by Mr Buckley and I agree with his recommendation to accept this submission point.
- 50 The third amendment relates to use of the term 'important infrastructure'. I have addressed this above under paragraph 30 of my evidence.

#### **MAINPOWER'S SUBMISSIONS ON SITES AND AREAS OF SIGNIFICANCE TO MĀORI**

- 51 MainPower as part of its original submission sought a new policy to recognise that important infrastructure may have an operational and technical need to locate within areas and sites of significance to Māori where there are no other alternatives. Mr Matheson has recommended rejecting this submission point on the basis that the functional and operational requirements of important infrastructure are provided for under Policy EI-P5 from the EI Chapter. He also notes this matter is addressed as a matter of discretion under SASM-MD1(6), SASM MD2(9) and SAM - MD3(8).
- 52 While I agree that there is coverage under EI-P5, given there are specific matters of discretion there needs to be specific coverage at the policy level in this chapter.
- 53 On this basis I recommend the following new Policy be inserted:

*"Recognise that critical infrastructure may have an operational and functional need to locate within areas and site of significance to Māori where there are no other reasonable alternatives".*

- 54 MainPower has sought hyperlinks be inserted throughout the PDP chapters to assist plan users with navigating to the chapters and provisions of relevance. As currently formatted and structured plan users are required to read all chapters to determine the applicable rules. I disagree with Mr Matheson and consider the insertion of relevant hyperlinks to be a straightforward and logical exercise.

#### **SASM-R4 Earthworks and land disturbance associated with other activities**

- 55 MainPower support this rule on the basis that clause 'f' would allow MainPower to undertake earthworks (to previously disturbed land)

associated with maintenance, repair, upgrade or operation of existing infrastructure.

- 56 I agree with the recommendation of Mr Matheson and the amendments to SASM-R4 as recommended.

**SASM-MD1 and MD2**

- 57 MainPower supports both of these matters of discretion and agrees with the recommendation of Mr Matheson to accept both matters of discretion as notified.

**CONCLUSION**

- 58 The provisions, as amended, all support the sustainable management of MainPower's network and obligations as a Lifeline Utility Operator. Subject to the amendments sought, I consider that the relevant chapters section of the PDP considered as part of my evidence would achieve the purpose of the RMA, along with the outcomes sought by other relevant statutory planning documents.

Dated: 1 May 2023



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Melanie Karen Foote

## **ATTACHMENT A: Canterbury Regional Policy Statement**

### **Objective 5.2.1 – Location, design and function of development (Entire Region)**

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

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

### **Objective 5.2.2 Integration of land-use and regionally significant infrastructure (Wider Region)**

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

- (1) To recognise the benefits of enabling people and communities to provide for their social, economic and cultural well-being and health and safety and to provide for

infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA

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

**Policy 5.3.2 Development conditions (Wider Region)**

To enable development including regionally significant infrastructure which:

- (1) ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose:
- a. existing or consented regionally significant infrastructure;
  - b. options for accommodating the consolidated growth and development of existing urban areas;
  - c. the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;
  - d. the protection of sources of water for community supplies;
  - e. significant natural and physical resources;
- (2) avoid or mitigate:
- a. natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;
  - b. reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and
- (3) integrate with:
- a. the efficient and effective provision, maintenance or upgrade of infrastructure; and

- b. transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.

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

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

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

### **Objective 6.2.1 - Recovery framework**

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

- (1) identifies priority areas for urban development within Greater Christchurch;
- (2) identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;
- (3) avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;



- (4) protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
- (5) protects and enhances indigenous biodiversity and public space;
- (6) maintains or improves the quantity and quality of water in groundwater aquifers and surface water bodies, and quality of ambient air;
- (7) maintains the character and amenity of rural areas and settlements;
- (8) protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
- (9) integrates strategic and other infrastructure and services with land use development;
- (10) achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
- (11) optimises use of existing infrastructure; and
- (12) provides for development opportunities on Māori Reserves in Greater Christchurch.

#### **Objective 6.2.4 – Integration of transport infrastructure and land use**

Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:

- (1) managing network congestion;
- (2) reducing dependency on private motor vehicles;
- (3) reducing emission of contaminants to air and energy use;
- (4) promoting the use of active and public transport modes;
- (5) optimising use of existing capacity within the network; and
- (6) enhancing transport safety.

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

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

- (1) Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
- (2) Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
  - (a) optimise the efficient and affordable provision of both the development and the infrastructure;
  - (b) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
  - (c) protect investment in existing and planned infrastructure; and
  - (d) ensure new development does not occur until provision for appropriate infrastructure is in place;
- (3) Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;
- (4) Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 64); and
- (5) Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

### **Policy 6.3.6 Business land**

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

- (1) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map A;...
- (8) Ensures reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against;...