

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 16

Hearing Stream 5 Part 2: District-wide matters – TREE- Notable Trees

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 17**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 17 contains the PDP Panel's recommendations on the PDP's EI - Energy and Infrastructure Chapter.

Appendix 1: Schedule of attendances**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 5** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 16 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the TREE – Notable Trees Chapter and the submissions received on those provisions. The relevant provisions are:
 - Definitions
 - Introduction
 - Objectives - TREE-O1
 - Policies - TREE-P1 to TREE-P6
 - Rules – TREE-R1 to TREE-R7
 - Advice Note – TREE-AN1
 - Matters of Discretion – TREE-MD1 AND TREE-MD2
 - Schedules – TREE-SCHED1
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 4** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 5** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the Notable Trees chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 10 submissions, 33 submission points and 2 further submissions on Notable Tree related provisions.

Key issues

12. The issues in contention on this chapter addressed in this report are as follows:
- (a) Matters of Discretion
 - (b) Other methods – notification.

3. TREE-MD2 Extent of benefit or need for activity or works

Overview

13. The Panel recommends a slight amendment to the wording recommending by the s42A report author, as summarised below:

Provisions	Panel recommendations
TREE-MD2	Delete 'for the activity'.

Amendment and Reasons

14. The submission we consider further here is MainPower¹ who sought for new clauses to be added to TREE-MD1 and TREE-MD2 to consider the operational and functional need of network utilities and the need to undertake any maintenance, repair, or upgrade of existing network utilities.
15. In her s42A report, the report author rejected the submission because there were only two rules in the TREE Chapter that were relevant to MainPower activities, TREE-R6 and TREE-R7, and neither were subject to TREE-MD1 and TREE-MD2. In her response to written questions, she corrected her position, saying TREE-R7 is subject to TREE-MD1. However, TREE-MD1 is concerned with the effects of the activity rather than their need to occur or benefit, and no changes were recommended. In her reply report, the report author recommended adding TREE-MD2(6) "The need for the activity to undertake any maintenance, repair, upgrade of existing network utilities". Throughout her reports, she

¹ 249.189 and 249.190

did not recommend including the operational or functional need of network utilities because it was already covered by TREE-MD2(3).

16. We agree with the s42A report author's assessment of the MainPower submission, and all of her recommendations, which partially provides the relief sought. However, we have made a minor amendment to TREE-MD2(6) to remove the words "for the activity" as it unnecessarily repeats the title and 'the activity' is implicit in the rule framework. This is a minor change only, and accordingly we recommend that the submission is accepted in part.

4. Other methods – notification

17. The submissions we consider further here are Clampett² and RIDL³ who sought to remove public and limited notification on all controlled and restricted discretionary activity rules.
18. The s42A report author advised that TREE-R3 was the only rule within the Tree Chapter that contained a notification clause and recommended it remain unchanged. We agree with the s42A report author in that regard.
19. When considering whether it is appropriate for TREE-R3 to have a non-notification clause, the report author considered the potential overlap between:
 - (a) TREE-R1 – Maintenance pruning of any Notable Tree listed in TREE-SCHED1;
 - (b) TREE-R3 – Overhead lines work or maintenance to any Notable Tree; and
 - (c) TREE-R5 – Activities within the trunk or crown of any Notable Tree listed in TREE-SCHED1, other than provided for by TREE-R1.
20. The s42A report author agreed with the recommendation of the s42A report author for the EI Chapter⁴ to delete TREE-R3 and amend EI-26 to apply to notable trees⁵, which we recommend is accepted.
21. Noting that TREE-R5 attempts to be a catch-all rule, the s42A report author recommended amending the heading of TREE-R1 to "Activities within the trunk or crown ~~Maintenance pruning~~ of any Notable Tree listed in TREE-SCHED1" and deleting TREE-R5. Although we agree that these changes would improve the rule framework in the Tree Chapter, we consider that there are no submissions providing us with scope to make this change.
22. We recommend that Council considers further amendments to TREE-R1 and deleting TREE-R5 as part of a future plan change process.

² 284.1

³ 326.1-326.3

⁴ Para 216, S42A Report on Energy and Infrastructure, 21 July 2023

⁵ Consequential amendment to the submission by Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6]

5. Conclusion

23. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-wide Matters – TREE – Notable Trees. Our recommended amendments are shown in Appendix 2.
24. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Notable Trees - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council Reporting Officer	• Bryony Steven	
Julia and Anthony Holcroft	• Julia and Anthony Holcroft	356
MainPower New Zealand Ltd	• Melanie Foote	249, FS 58
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	• Chris Horne	62, FS 95
Canterbury Botanical Society	• Tom Ferguson	122
Tabled evidence		
N/A	• N/A	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

TREE - Rākau hirahira - Notable Trees

Introduction

Notable trees make a positive contribution to the quality of an environment, including through their size, age and species values. The presence of a notable tree or group of trees can also play an important role in linking current and future communities with historical events.

The loss or modification of a notable tree can have a significant impact on an environment, particularly if the tree or trees are highly valued due to their significance. The use of significance criteria provides a basis for assessing the values of trees for protection and their contribution to the maintenance of District character and identity.

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 notable trees include:

- Energy and Infrastructure: rules within the chapter are relevant regarding earthworks in the root protection area of notable trees, and the trimming or removal of trees and vegetation for the safe operation or maintenance of overhead lines or other infrastructure.
- Subdivision: contains provisions relevant for any notable tree, in particular SUB-R7 Subdivision of a site containing a historic heritage item or heritage setting, or notable tree.
- Earthworks: addresses earthworks in relation to any notable tree, in particular EW-R8 Earthworks for underground infrastructure.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

TREE-O1

Contribution of notable trees

The contribution notable trees make to the character and amenity values of the District is recognised and maintained.

Policies

TREE-P1

Identification of notable trees

Identify and assess potential notable trees, including any groups of notable trees, other than located in any road corridor or on public land administered by Council, and schedule based on significance and/or notable values, according to the following STEM criteria:

1. Condition - form, occurrence, vigour and vitality, function, age;
2. Community - stature, visibility, proximity, role, climate;
3. Stature - feature, form;
4. Historic - association, commemoration, remnant, relict, age (100+ years); and
5. Scientific - source, rarity, endangered.

TREE-P2	Scheduling of notable trees Schedule trees in TREE-SCHED1 where they are assessed as having significant and/or notable values and the tree or group of trees are structurally sound and healthy, unless: <ol style="list-style-type: none"> 1. there is unacceptable risk, including likely future risk, serious threat to people, property or critical infrastructure taking into account potential mitigation measures and their costs; and 2. the location of the tree or trees unreasonably restricts development potential of the site or the surrounds of the site.
TREE-P3	Retention and protection Retain any notable tree listed in TREE-SCHED1 and protect the tree or group of trees from the adverse effects of inappropriate subdivision, land use and development, by considering: <ol style="list-style-type: none"> 1. the specific significance and/or notable values of the tree or group of trees; 2. the extent that the subdivision, land use or development provides for protection; 3. the extent that the health or structural integrity of the tree or group of trees is affected by the necessity of the subdivision, land use or development; 4. the likelihood of any serious threat to people or property from the tree or group of trees; 5. the necessity to provide for activities within the road corridor, or where required for the safe operation or maintenance of overhead lines; 6. the provision and implementation of a tree management plan in accordance with best arboriculture practice; 7. the extent that the specific significance and/or notable values that would be lost can be mitigated, including alternative methods; and 8. limited activities within the root protection area, gardening, and activities with the area of the trunk or crown.
TREE-P4	Maintenance of notable trees Provide for the maintenance of any notable tree listed in TREE-SCHED1, for the purposes of: <ol style="list-style-type: none"> 1. supporting the continuing health or structural integrity of the notable tree where undertaken in accordance with best arboricultural practice by a suitably qualified and experienced arborist; 2. enabling the reasonable use of the root protection area, trunk or crown area where the adverse effects of maintenance on the tree are avoided or, if avoidance is not practicable, are minimised; and 3. mitigating adverse effects of the tree on public safety, sunlight access, damage to property or critical infrastructure.
TREE-P5	Removal of notable trees Discourage the removal of any notable tree listed in TREE-SCHED1, unless: <ol style="list-style-type: none"> 1. it is demonstrated to be necessary to prevent a serious threat to people or property; 2. the notable tree is dead or certified to be in terminal decline by a suitably qualified and experienced arborist; 3. the use and enjoyment of the site of the notable tree or surrounds is significantly compromised or diminished; or 4. it is necessary to avoid adverse effects on the ongoing provision of infrastructure.
<u>TREE-P6</u>	<u>Siting of infrastructure and maintenance, repair, or upgrades</u> <u>Ensure the siting of new infrastructure and the maintenance, repair, or upgrade to existing infrastructure, maintains the significance and / or notable values of the tree or group of trees listed in TREE-SCHED1, taking into account the functional or operational need of the infrastructure.¹</u>

¹ MainPower [249.185].

Activity Rules

TREE-R1	Maintenance pruning of any Notable Tree listed in TREE-SCHED1, other than provided for by TREE-R3²	
Notable Trees Overlay	Activity status: PER Where: 1. pruning is limited to: <ol style="list-style-type: none"> branches and foliage that have a maximum diameter up to 50mm at the point of severance; branches between 50mm and 100mm in diameter at the point of severance, where the work is undertaken, or supervised by a suitably qualified and experienced arborist; branches directly impacting or touching buildings or structures, where the maintenance is undertaken, or supervised by a suitably qualified and experienced arborist; subject to (1)(a), (1)(b) and (1)(c), removal of foliage of a maximum of 10% of total foliage over any three year period, with the maximum amount of foliage removed in any one year limited to 5% of total foliage, where the work is undertaken, or supervised by a suitably qualified and experienced arborist; and removal of any dead, broken or diseased branches or foliage. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TREE-MD1 - Pruning, root protection area, trunk and crown, removal TREE-MD2 - Extent of benefit or need for the activity or works Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
TREE-R2	Gardening or earthworks within any root protection area of any Notable Tree	
Notable Trees Overlay	Activity status: PER Where: 1. gardening or earthworks shall not involve: <ol style="list-style-type: none"> mechanical cultivation; planting of trees; planting of tree climbing vines; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TREE-MD1 - Pruning, root protection area, trunk and crown, removal

² Consequential amendment to Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

	<p>d. alteration or disturbance of the existing ground level of more than 75mm; or</p> <p>e. trenching for fence or wall foundations.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
TREE-R3	Overhead lines work or maintenance to any Notable Tree³	
Notable Trees Overlay	<p>Activity status: PER</p> <p>Where:</p> <p>1. the works or maintenance is required under, and carried out in accordance with, the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001; and</p> <p>2. the works or maintenance is undertaken by, or supervised by, a suitably qualified and experienced arborist.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TREE-MD1—Pruning, root protection area, trunk and crown, removal</p>
TREE-R4^{3,4}	Activities within any root protection area of any Notable Tree listed in TREE-SCHED1, other than provided for by TREE-R2 or TREE-R3⁵	
Notable Trees Overlay	<p>Activity status: PER</p> <p>Where:</p> <p>1. activities within any root protection area shall not involve:</p> <p>a. any impervious surface, sealing, soil compaction, storage of materials, plant or equipment or parking of vehicles greater than 20% of the area defined by the root protection area;</p> <p>b. alteration or disturbance of the existing ground level of more than 75mm;</p> <p>c. the release, injection or placement of toxic chemicals or toxic substances;</p> <p>d. the cutting or pruning of roots more than 25mm in diameter except for purposes under (1)(a) and (1)(e);</p> <p>e. the construction, addition or replacement of any building or structure greater than 20% of the area defined by the root protection</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TREE-MD1 - Pruning, root protection area, trunk and crown, removal</p> <p>TREE-MD2 - Extent of benefit or need for the activity or works</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

³ Consequential amendment to Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

⁴ Consequential renumbering Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

⁵ Consequential amendment to Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

	area, fixed or unfixed to the land; and f. the lighting of an open air fire.	
TREE-R54⁶	Activities within the trunk or crown of any Notable Tree listed in TREE-SCHED1, other than provided for by TREE-R1 and TREE-R3⁷	
Notable Trees Overlay	Activity status: PER Where: 1. activities within the trunk or crown shall not involve: a. the fixing of structures to the tree; b. the carving, cutting or stripping of bark; and c. the release, injection or placement of toxic chemicals or toxic substances.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TREE-MD1 - Pruning, root protection area, trunk and crown, removal TREE-MD2 - Extent of benefit or need for the activity or works Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
TREE-R65⁸	Removal of any Notable Tree listed in TREE-SCHED1 that is unsafe	
Notable Trees Overlay	Activity status: PER Where: 1. the tree is dead, in terminal decline, at risk of extreme failure or having a significant loss of structural integrity; or 2. the tree is damaged and poses a significant risk to life, critical infrastructure, or a site as a consequence of an natural hazard or severe <u>emergency</u> ⁹ event; and 3. it is certified by a suitably qualified and experienced arborist that the tree is unsafe and that certification is supplied to the District Council.	Activity status when compliance not achieved: DIS
TREE-R76¹⁰	Removal of any Notable Tree listed in TREE-SCHED1, other than provided for by TREE-R65¹¹	

⁶ Consequential renumbering Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

⁷ Consequential amendment to Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

⁸ Consequential renumbering Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

⁹ MainPower [249.188].

¹⁰ Consequential renumbering Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

¹¹ Consequential renumbering Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6].

Notable Trees Overlay	Activity status: RDIS Where: 1. the structural integrity of the tree, certified by a suitably qualified and experienced arborist, cannot be improved by maintenance or other measures to mitigate safety to people or property or ongoing viability of the tree. Matters of discretion are restricted to: TREE-MD1 - Pruning, root protection area, trunk and crown, removal	Activity status when compliance not achieved: DIS
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Advice Note

TREE-AN1	Only Notable Trees on private land are listed and subject to the rules in this Chapter. The management of all trees on District Council administered public land is subject to the policy guidance of the Street and Reserve Trees Policy. The removal of a notable tree on public land is also subject to the consideration of the relevant Community Board.
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Matters of Discretion

TREE-MD1	Pruning, root protection area, trunk and crown, removal 1. The character and degree of modification, damage, or destruction of the values of the tree, including the cultural significance of taonga species. 2. The extent to which the activity will or may adversely affect the health or structural integrity or visual appearance of the tree. 3. The extent to which the activity will be undertaken in a manner consistent with accepted arboricultural standards, practices and procedures. 4. The duration and frequency of the activity and the effect on the tree. 5. The resilience of the tree, in relation to structural soundness and health and any irreversible effect on the tree. 6. The scope for the tree to recover from, or compensate for, any effects from pruning, work in the root protection area or modification of the trunk and crown. 7. In relation to a listed group of trees, the extent to which the activity will or may adversely affect the health or structural integrity of the wider group or undermine its unity, setting or other collective significance. 8. The extent to which any proposed compensation for the removal of the tree mitigates the loss of the tree and its values.
TREE-MD2	Extent of benefit or need for the activity or works 1. The need for the activity to deal with an emergency situation, or to avoid significant risk of effects on human health and safety, or adverse effects on infrastructure, including critical infrastructure. 2. The extent of benefits associated with the use and development of the site for activities anticipated by the zoning for the site. 3. The extent of benefits associated with the infrastructure, whether there is a functional need or operational need for that location and whether there are any practical alternatives.

4. The extent to which the activity will or will not enhance amenity values beyond that achievable by arboricultural or property management alternatives.
5. The significance of the tree and extent of loss of notable tree values and amenity values within and beyond the site.
6. The need to undertake any maintenance, repair, or upgrade of existing infrastructure.¹²

Schedules

TREE-SCHED1 - Notable Trees

Tree ID	Address	Legal Description	Common name (Botanical name)	Number of Trees (Single / Group)
TREE001	110 Parsonage Road, Woodend	LOT 1 DP 3598	Ghost Gum (<i>Eucalyptus sp.</i>)	1
TREE002	110 Parsonage Road, Woodend	LOT 1 DP 3598	Weeping Wych Elm (<i>Ulmus glabra Pendula</i>)	1
TREE003	110 Parsonage Road, Woodend	LOT 1 DP 3598	Copper Beech (<i>Fagus sylvatica Purpurea</i>)	1
TREE004	1 Gatehouse Lane, Woodend	LOT 1 DP 329116	Giant Redwood (<i>Sequoiadendron giganteum</i>)	1
TREE005	6 Queens Avenue, Waikuku Beach	LOT 2 DP 367425	Lawson's Cypress (<i>Chamaecyparis lawsoniana</i>)	1
TREE006	1461 Main North Road, Waikuku	LOT 4 DP 55678	English Walnut (<i>Juglans regia</i>)	1
TREE007	1461 Main North Road, Waikuku	LOT 4 DP 55678	English Walnut (<i>Juglans regia</i>)	1
TREE008	177 Heywards Road, Clarkville	LOT 1 DP 57139	English Oak (<i>Quercus robur</i>)	1
TREE009	177 Heywards Road, Clarkville	LOT 1 DP 57139	English Oak (<i>Quercus robur</i>)	1
TREE010	177 Heywards Road, Clarkville	LOT 1 DP 57139	English Oak (<i>Quercus robur</i>)	1
TREE011	157 Waikuku Beach Road, Waikuku	Pt RS 5485	English Oak (<i>Quercus robur</i>)	1

¹² MainPower [249.190].

TREE012	431 Tuahiwi Road, Tuahiwi	LOT 1 DP 20189	Black Poplar (<i>Populus nigra</i>)	1
TREE013	431 Tuahiwi Road, Tuahiwi	LOT 1 DP 20189	Black Poplar (<i>Populus nigra</i>)	1
TREE014	431 Tuahiwi Road, Tuahiwi	LOT 1 DP 20189	Black Poplar (<i>Populus nigra</i>)	1
TREE015	2 Poyntzs Road, Eyrewell Forest	LOT 12 DP 327552	Gum (<i>Eucalyptus sp.</i>)	1
TREE016	2 Poyntzs Road, Eyrewell Forest	LOT 12 DP 327552	Gum (<i>Eucalyptus sp.</i>)	1
TREE017	359 Oxford Road, Rangiora	LOT 2 DP 48800	Coast Redwood (<i>Sequoia sempervirens</i>)	Group (2 +)
TREE018	359 Oxford Road, Rangiora	LOT 2 DP 48800	Coast Redwood (<i>Sequoia sempervirens</i>)	Group (2 +)
TREE019	1320 Poyntzs Road, West Eyreton	LOT 5 DP 349021	English Oak (<i>Quercus robur</i>)	Group (8 - 10)
TREE020	1945 North Eyre Road, West Eyreton	Pt LOT 1 DP 56025	English Oak English Ash Turkey Oak (<i>Quercus robur</i> <i>Fraxinus excelsior</i> <i>Quercus</i>)	Group (Approx. 50 Oaks, 2 Ash)
TREE021	21 Jacksons Road, Ohoka	LOT 1 DP 81869	English Oak (<i>Quercus robur</i>)	Group (Approx. 8)
TREE022	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Blue Atlantic Cedar (<i>Cedrus atlantica Glauca</i>)	1
TREE023	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Californian Black Oak (<i>Quercus kelloggii</i>)	1
TREE024	21 Jacksons Road, Ohoka	LOT 1 DP 81869	English Elm (<i>Ulmus procera</i>)	Group (Approx. 10)
TREE025	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Fluttering Elm (<i>Ulmus laevis</i>)	1
TREE026	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Weeping Elm (<i>Ulmus glabra Horizontalis</i>)	1

TREE027	21 Jacksons Road, Ohoka	LOT 1 DP 81869	English Oak (<i>Quercus robur</i>)	Group (Approx. 30)
TREE028	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Coast Redwood (<i>Sequoia sempervirens</i>)	1
TREE029	21 Jacksons Road, Ohoka	LOT 1 DP 81869	Coast Redwood (<i>Sequoia sempervirens</i>)	1
TREE030	1368 Poyntz Road, West Eyreton	LOT 2 DP 349021	Monterey Pine (<i>Pinus radiata</i>)	1
TREE031	815 Ashley Gorge Road, Glentui	RS 36945	Matai (<i>Prumnopitys taxifolia</i>)	1
TREE032	598 South Eyre Road, Swannanoa	RES 4995	English Oak (<i>Quercus robur</i>)	1
TREE033	598 South Eyre Road, Swannanoa	RES 4995	English Oak (<i>Quercus robur</i>)	1
TREE034	598 South Eyre Road, Swannanoa	RES 4995	English Oak (<i>Quercus robur</i>)	1
TREE035	1 Hilton Street, Kaiapoi	Pt RS 321	London Plane (<i>Platanus x acerifolia</i>)	1
TREE036	1 Rich Street, Kaiapoi	LOT 1 DP 16755	Kowhai (<i>Sophora tetraptera</i>)	1
TREE037	23 Fuller Street, Kaiapoi	LOT 3 DP 26905	Giant Redwood (<i>Sequoiadendron giganteum</i>)	1
¹³ TREE038	77 Hilton Street, Kaiapoi	FLAT Unit 1 DP 423305	Black Beech (<i>Nothofagus solandri</i>)	4
TREE039	23 Cass Street, Kaiapoi	LOT 3 DP 26905	English Oak (<i>Quercus robur</i>)	1
TREE040	100 Oxford Road, Rangiora	LOT 1 DP 504565	English Elm (<i>Ulmus procera</i>)	1
TREE041	4 Boundary Road, Sefton	Pt RS 2859	English Oak (<i>Quercus robur</i>)	1
TREE042	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum	Group (Approx. 10)

¹³ Waimakariri District Council [367.48].

			(<i>Eucalyptus globulus</i>)	
TREE043	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE044	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE045	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE046	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE047	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE048	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE049	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE050	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE051	175 Harleston Road, Sefton	Pt RS 5545	Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)	Group (Approx. 10)
TREE052	229 Tuahiwi Road, Tuahiwi	Maori Reserve 873 151 Kaiapoi	English Oak (<i>Quercus robur</i>)	1
TREE053	76 Hodgsons Road, Loburn	LOT 1 DP 16405	English Oak (<i>Quercus robur</i>)	1
TREE054	73 Hodgsons Road, Loburn	LOT 1 DP 16405	Weeping Elm	1

			(<i>Ulmus glabra</i> <i>Horizontalis</i>)	
TREE055	73 Hodgsons Road, Loburn	LOT 1 DP 16405	English Oak (<i>Quercus robur</i>)	1
TREE056	73 Hodgsons Road, Loburn	LOT 1 DP 16405	Weeping Elm (<i>Ulmus glabra</i> <i>Horizontalis</i>)	1
TREE057	76 Gatehouse Lane, Woodend	LOT 5 DP 396889	English Oak Monterey Cypress London Plane (<i>Quercus robur</i> , <i>Cupressus</i> <i>macrocarpa</i> , <i>Latanus x</i> <i>acerifolia</i>)	Group (Approx. 43 Oaks, 1 x Cypress, 1 x Plane)
TREE058	16 Champions Road, Cust	RS 7746	English Oak (<i>Quercus robur</i>)	1
TREE059	16 Champions Road, Cust	RS 7746	English Oak (<i>Quercus robur</i>)	1
¹⁴ TREE060	<u>100 Parsonage Road, Woodend</u>	<u>LOT 600 DP 545059</u>	<u>English Oak (<i>Quercus robur</i>)</u>	<u>1</u>
¹⁵ TREE061	<u>431 Tuahiwi Road, Tuahiwi</u>	<u>LOT DP 20189</u>	<u>Lombardy Polar (<i>Populus nigra</i> '<i>Italica</i>')</u>	<u>Group 2X shelterbelts</u>

Relevant definition amendments

Root Protection Area

~~means the circular area surrounding a notable tree, which is the greater of the radius, measured from the base of the trunk to:~~

~~a. the outer extent of the branch spread; or~~

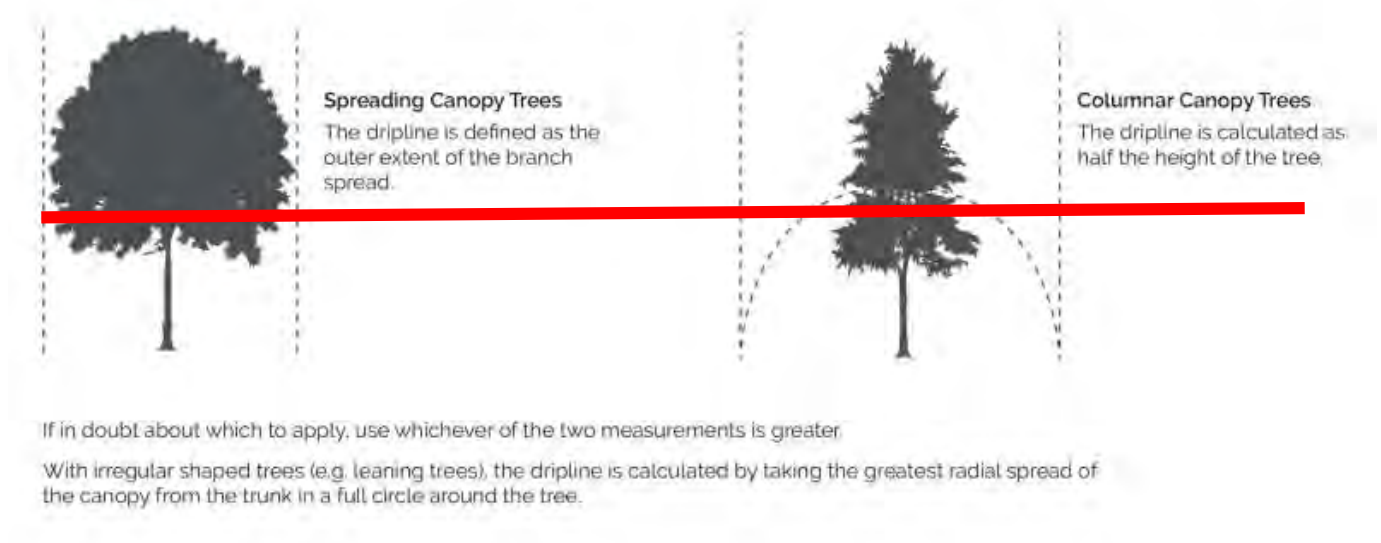
~~b. half the height of the tree. Dripline has the same meaning as Root Protection Area.~~

a circle taken from the centre of the trunk with a radius equal to 12 times the diameter of the trunk measured at 1.4m above ground level of a tree.¹⁶

¹⁴ Rainer and Ursula Hack [201.10].

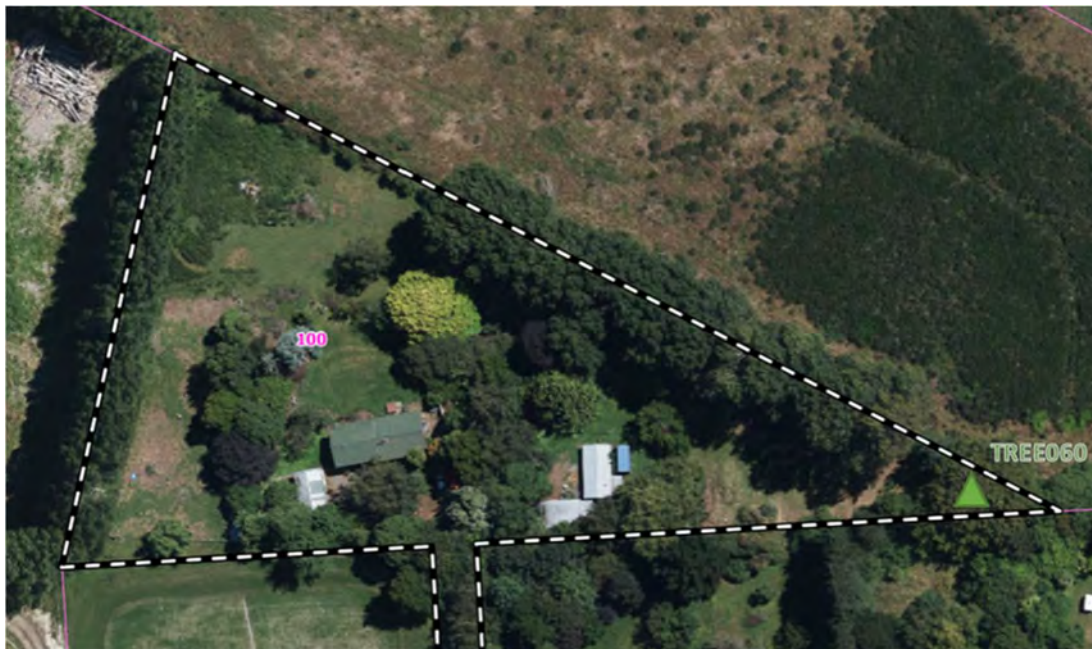
¹⁵ Julia and Anthony Holcroft [356.1].

¹⁶ Jez Partridge [126.1]



Relevant planning map amendments

Amend the planning map to show the Notable Tree overlay symbol for new scheduled tree TREE060 at 100 Parsonage Road, Woodend (LOT 600 DP 545059).¹⁷



¹⁷ Rainer and Ursula Hack [201.10].

Amend the planning map to show the Notable Tree overlay symbol for new scheduled tree TREE061 at 431 Tuahiwi Road, Tuahiwi (LOT 1 DP 20189).¹⁸



Amend the planning map to delete the Notable Tree overlay symbol and ID number for TREE038 at 77 Hilton Street, Kaiapoi (FLAT Unit 1 DP 423305).¹⁹

¹⁸ Julia and Anthony Holcroft [356.1].

¹⁹ Waimakariri District Council [367.48].

WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE001		Approximate Age: 100+	
Assessment Date		4/11/2019			
Previous assessment number:		P001			
Site Species:		Ghost Gum (Eucalyptus sp.)			
Site Address:		110 Parsonage Road, Woodend			
Valuation Number:		2161101900			
Legal Description		Lot 1 DP 3598			
Comments at time of assessment:		DBH measurement taken at base of tree. Tree is twin-stemmed from approx. 2m. Lots of ivy growing around base of tree, so hard to get a good look. Several large broken branches hanging in the crown. Signs of possible phytophthora in the upper canopy.			
Points:		180			
Latitude:		-43.3197174049			
Longitude:		172.677766532			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Important	15
			Statue:	Feature	3
			Historic	Association	3
Sub Total:		93	Sub Total:		87
Total: 180					















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE002		Approximate Age: 80+	
Assessment Date		4/11/2019			
Previous assessment number:		P002			
Site Species:		Weeping Wych Elm (Ulmus glabra Pendula)			
Site Address:		110 Parsonage Road, Woodend			
Valuation Number:		2161101900			
Legal Description		Lot 1 DP 3598			
Comments at time of assessment:		Lovely specimen, branches down to ground level.			
Points:		147			
Latitude:		-43.3192685800			
Longitude:		172.677580789			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	3 – 8 (m)	3
Form:	Very Good	21	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		93	Sub Total:		54
Total: 147					



WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE003		Approximate Age: 80+
Assessment Date			4/11/2019		
Previous assessment number:			P005		
Site Species:			Copper Beech (Fagus sylvatica Purpurea)		
Site Address:			110 Parsonage Road, Woodend		
Valuation Number:			2161101900		
Legal Description			Lot 1 DP 3598		
Comments at time of assessment:			Beautiful specimen tree. Has lots of understory planting beneath it. Maybe consider removing windmill palm directly adjacent to trunk.		
Points:			171		
Latitude:			-43.3190444102		
Longitude:			172.677550614		
Breakdown of Points:					
Health Condition:				Amenity – Community Benefit	
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Very Good	21	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		99	Sub Total:		72
Total: 171					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE004		Approximate Age: 100+	
Assessment Date		19/11/2019			
Previous assessment number:		P007			
Site Species:		Giant Redwood (<i>Sequoiadendron giganteum</i>)			
Site Address:		1 Gatehouse Lane, Woodend			
Valuation Number:		2159168001			
Legal Description		LOT 1 DP 329116			
Comments at time of assessment:		Associated with the original gatehouse of the Gresson Estate from the 1800's. Some deadwood within the crown.			
Points:		198			
Latitude:		-43.3117200189			
Longitude:		172.649456821			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27	27
Form:	Very good	21	Visibility:	1 (km)	9
Occurrence:	Infrequent	15	Proximity:	Group 10T	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic	100+ association	6
Sub Total:		99	Sub Total:		99
Total:198					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE005		Approximate Age: 40+	
Assessment Date		19/11/2019			
Previous assessment number:		P009			
Site Species:		Lawson's Cypress (<i>Chanaecyparis lawsoniana</i>)			
Site Address:		6 Queens Avenue, Waikuku Beach			
Valuation Number:		2159315700			
Legal Description		LOT 2 DP 367425			
Comments at time of assessment:		N/A			
Points:		138			
Latitude:		-43.2817917186			
Longitude:		172.708378918			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	40+	15	Statue:	9 to 14 (m)	9
Form:	Very Good	21	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Solitary	27
Vigour & Vitality:	Very Good	21	Role:	Moderate	9
Function:	Useful	9	Climatic Influence:	Moderate	9
			Statue:		
			Historic		57
Sub Total:		81	Sub Total:		
Total: 138					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE006		Approximate Age: 100+	
Assessment Date		19/11/2019			
Previous assessment number:		P010			
Site Species:		English Walnut (<i>Juglans regia</i>)			
Site Address:		1461 Main North Road, Waikuku			
Valuation Number:		2172011100			
Legal Description		LOT 4 DP 55678			
Comments at time of assessment:		Tree is twin-stemmed at approx. 1m. Owner has photographic evidence of tree pre 1920.			
Points:		153			
Latitude:		-43.2909175946			
Longitude:		172.684413381			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	9 to 14 (m)	9
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	100+	3
Sub Total:		81	Sub Total:		72
Total: 153					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE007		Approximate Age: 100+	
Assessment Date		19/11/2019			
Previous assessment number:		P011			
Site Species:		English Walnut (<i>Juglans regia</i>)			
Site Address:		1461 Main North Road, Waikuku			
Valuation Number:		2159163404			
Legal Description		LOT 4 DP 55678			
Comments at time of assessment:		Tree has significant die-back in the crown, mainly on one side, but has good regeneration growth on the opposite side. Tree is twin-stemmed at approx. 1m. Owner has photographic evidence of tree pre 1920.			
Points:		153			
Latitude:		-43.2909222314			
Longitude:		172.684655786			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	9 to 14 (m)	9
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+	3
Sub Total:		81	Sub Total:		72
Total: 153					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE008		Approximate Age: 100+
Assessment Date			12/11/2019		
Previous assessment number:			P013A		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			177 Heywards Road, Clarkville		
Valuation Number:			2173015200		
Legal Description			LOT 1 DP 57139		
Comments at time of assessment:			Tree is located on Northern boundary of property and is overhanging the road. Multiple large lower limbs have been removed in the past. Tree has lost several medium sized branches from the crown.		
Points:			153		
Latitude:			-43.4155323347		
Longitude:			172.609352432		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+	3
Sub Total:		75	Sub Total:		78
Total: 153					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE009		Approximate Age: 100+	
Assessment Date		12/11/2019			
Previous assessment number:		P013B			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		177 Heywards Road, Clarkville			
Valuation Number:		2173015200			
Legal Description		LOT 1 DP 57139			
Comments at time of assessment:		Tree is located on Northern boundary of property and is overhanging the road. Multiple large lower limbs have been removed in the past. Tree has lost several medium sized branches from the crown. Tree has some significant decay in large scaffold limbs from historical large stem failures. Tree has lots of epicormal growth throughout the canopy.			
Points:		147			
Latitude:		-43.4155430505			
Longitude:		172.609274313			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Poor	3	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+	3
Sub Total:		69	Sub Total:		78
Total: 146					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE010		Approximate Age: 100+	
Assessment Date		12/11/2019			
Previous assessment number:		P013C			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		177 Heywards Road, Clarkville			
Valuation Number:		2173015200			
Legal Description		LOT 1 DP 57139			
Comments at time of assessment:		Tree is located on Northern boundary of property and is overhanging the road. Tree has lost multiple medium sized branches from the crown and has several branches currently broken/hanging. Tree has several delaminated limbs within the canopy.			
Points:		153			
Latitude:		-43.4155725189			
Longitude:		172.609138861			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+	3
Sub Total:		75	Sub Total:		78
Total: 153					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE011		Approximate Age: 100+
Assessment Date			19/11/2019		
Previous assessment number:			P016		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			157 Waikuku Beach Road, Waikuku		
Valuation Number:			2159173400		
Legal Description			Pt RS 5485		
Comments at time of assessment:			Tree has lost a very large stem which is still hanging in the crown, the remaining stem has a large split down it.		
Points:			162		
Latitude:			-43.2909083210		
Longitude:			172.697149850		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	15 to 20 (m)	15
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+ Commemoration	6
Sub Total:		81	Sub Total:		81
Total: 162					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE012		Approximate Age: 100+	
Assessment Date		14/11/2019			
Previous assessment number:		P018			
Site Species:		Black Poplar (<i>Populus nigra</i>)			
Site Address:		431 Tuahiwi Road, Tuahiwi			
Valuation Number:		2161126500			
Legal Description		LOT 1 DP 20189			
Comments at time of assessment:		Single tree is twin-stemmed at approx. 3m. Tree has lost several large branches in the past. This tree has been awarded Historic/Association points due to its connection with Canon Stack. I understand that this tree was planted post WW1 and no later than 1920 from stock imported by the Canon.			
Points:		201			
Latitude:		-43.3167711990			
Longitude:		172.634051554			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:	Feature	3
			Historic	Age 100+, Association	6
Sub Total:		93	Sub Total:		108
Total: 201					















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:	TREE013		Approximate Age: 100+		
Assessment Date	14/11/2019				
Previous assessment number:	P018				
Site Species:	Black Poplar (<i>Populus nigra</i>)				
Site Address:	431 Tuahiwi Road, Tuahiwi				
Valuation Number:	2161126500				
Legal Description	LOT 1 DP 20189				
Comments at time of assessment:	Tree is growing within 1m of adjacent very large Poplar tree and has some lateral suppression, leaving the crown very one-sided. Tree has lost several large branches in the past. This tree has been awarded Historic/Association points due to its connection with Canon Stack. I understand that this tree was planted post WW1 and no later than 1920 from stock imported by the Canon.				
Points:	195				
Latitude:	-43.3173207878				
Longitude:	172.634174265				
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:	Feature	3
			Historic	Age 100+, Association	6
Sub Total:		87	Sub Total:		108
Total: 195					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE014		Approximate Age: 100+
Assessment Date			14/11/2019		
Previous assessment number:			P019		
Site Species:			Black Poplar (<i>Populus nigra</i>)		
Site Address:			431 Tuahiwi Road, Tuahiwi		
Valuation Number:			2161126500		
Legal Description			LOT 1 DP 20189		
Comments at time of assessment:			Tree has average vigour and some deadwood within the crown. Tree is twin-stemmed at approx. 4m. Tree has lost several large branches in the past. This tree has been awarded Historic/Association points due to its connection with Canon Stack. I understand that this tree was planted post WW1 and no later than 1920 from stock imported by the Canon.		
Points:			195		
Latitude:			-43.3174249481		
Longitude:			172.634206787		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:	Feature	3
			Historic	Age 100+, Association	6
Sub Total:		87	Sub Total:		108
Total: 195					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE015		Approximate Age: 100+
Assessment Date			12/11/2019		
Previous assessment number:			P020		
Site Species:			Gum (<i>Eucalyptus sp.</i>)		
Site Address:			2 Poyntzs Road, Eyrewell Forest		
Valuation Number:			2170013800		
Legal Description			LOT 12 DP 327552		
Comments at time of assessment:			Tree is located close to Waimakariri River and is associated with the river ferry from the late 1800's. Tree has poor vigour and is in significant decline with more than 60% foliage density loss. Tree has large open cavity in base of trunk that bees are using as a hive. Half of Tree has split away in the past and most of the remaining trunk is now hollow.		
Points:			144		
Latitude:			-43.4460600102		
Longitude:			172.247480191		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Poor	3	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Some	9	Role:	Moderate	9
Function:	Useful	9	Climatic Influence:	Moderate	9
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		57	Sub Total:		87
Total: 144					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE016		Approximate Age: 100+	
Assessment Date		12/11/2019			
Previous assessment number:		P020			
Site Species:		<i>Gum (Eucalyptus sp.)</i>			
Site Address:		2 Poyntzs Road, Eyrewell Forest			
Valuation Number:		2170013800			
Legal Description		LOT 12 DP 327552			
Comments at time of assessment:		Tree is located close to Waimakariri River and is associated with the river ferry from the late 1800's. Tree has average vigour and is in decline with more than 30% foliage density loss. Tree has two large dead (stag horned), limbs/leaders. Tree has large open cavity in base of trunk that bees are using as a hive.			
Points:		150			
Latitude:		-43.4462191165			
Longitude:		172.246963363			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Moderate	9	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Some	9	Role:	Moderate	9
Function:	Useful	9	Climatic Influence:	Important	9
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		63	Sub Total:		87
Total: 150					















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE017		Approximate Age:.80 +
Assessment Date			14/11/2019		
Previous assessment number:			P021A		
Site Species:			Coast Redwood (<i>Sequoia sempervirens</i>)		
Site Address:			359 Oxford Road, Fernside		
Valuation Number:			2159109000		
Legal Description			LOT 2 DP 48800		
Comments at time of assessment:			Two trees growing within 0.5m of each other. Tree is twin-stemmed at approx. 8m.		
Points:			201		
Latitude:			-43.3113972619		
Longitude:			172.536414117		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	4 (km)	21
Occurrence:	Infrequent	15	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:	Feature	3
			Historic		
Sub Total:		87	Sub Total:		114
Total: 201					

















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE018		Approximate Age: 80+	
Assessment Date		14/11/2019			
Previous assessment number:		P021B			
Site Species:		Coast Redwood (Sequoia sempervirens)			
Site Address:		359 Oxford Road, Fernside			
Valuation Number:		2159109000			
Legal Description		LOT 2 DP 48800			
Comments at time of assessment:		Two trees growing within 0.5m of each other.			
Points:		207			
Latitude:		-43.3113501778			
Longitude:		172.536413111			
Health Condition:		Amenity – Community Benefit			
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	4 (km)	21
Occurrence:	Infrequent	15	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:	Feature	3
			Historic		
Sub Total:		93	Sub Total:		114
Total: 207					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE019		Approximate Age: 100+	
Assessment Date		12/12/2019			
Previous assessment number:		P023			
Site Species:		English Oak (Quercus robur)			
Site Address:		1320 Poyntzs Road, West Eyreton			
Valuation Number:		2170008413			
Legal Description		LOT 5 DP 349021			
Comments at time of assessment:		Line of 8-10 large mature oak trees along Southern boundary of property. Trees have multiple dead branches within the crowns. Several trees have lost branches in the past, some are still broken/hanging in the crowns.			
Points:		174			
Latitude:		-43.3398389169			
Longitude:		172.328905351			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic		
Sub Total:		87	Sub Total:		87
Total: 174					



















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE020		Approximate Age: 80+	
Assessment Date		10/12/2019			
Previous assessment number:		P024			
Site Species:		English Oak (<i>Quercus robur</i>) English Ash (<i>Fraxinus excelsior</i>) Turkey Oak (<i>Quercus</i>)			
Site Address:		1945 North Eyre Road, West Eyreton			
Valuation Number:		2170008400			
Legal Description		Pt LOT 1 DP 56025			
Comments at time of assessment:		Approx. 50 Oaks, 2x Ash . Double row planted along boundary. Majority of trees are in a good to fair condition. Several smaller suppressed trees have died. Several branches have snapped in the wind and some deadwood within the crowns of multiple trees.			
Points:		144			
Latitude:		-43.3388501178			
Longitude:		172.326139323			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic		
Sub Total:		69	Sub Total:		75
Total: 144					















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE021		Approximate Age: 100+
Assessment Date			25/11/2019		
Previous assessment number:			P025		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			21 Jacksons Road, Ohoka		
Valuation Number:			2174055200		
Legal Description			LOT 1 DP 81869		
Comments at time of assessment:			Trees planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Approx. 8x Oaks located on Southern side of driveway, adjacent to large shed.		
Points:			150		
Latitude:			-43.3844505194		
Longitude:			172.567725554		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Comment	9	Proximity:	Parkland	9
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		81	Sub Total:		69
Total: 150					



















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE022		Approximate Age: 100+	
Assessment Date		25/11/2019			
Previous assessment number:		P027			
Site Species:		Blue Atlantic Cedar (<i>Cedrus atlantica Glauca</i>)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Fantastic specimen tree. Some minor lateral suppression on the Western side of the canopy due to adjacent Oak tree.			
Points:		180			
Latitude:		-43.3832363213			
Longitude:		172.567811385			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	15 to 20 (m)	15
Form:	Very Good	21	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Parkland	9
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		105	Sub Total:		75
Total: 180					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE023		Approximate Age: 100+
Assessment Date			25/11/2019		
Previous assessment number:			P028		
Site Species:			Californian Black Oak (<i>Quercus kellogii</i>)		
Site Address:			21 Jacksons Road, Ohoka		
Valuation Number:			2174055200		
Legal Description			LOT 1 DP 81869		
Comments at time of assessment:			Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Tree is multi-stemmed at approx. 1.8m. Tree has multiple included bark unions and some deadwood throughout the canopy. Some lateral suppression on the Eastern side of the canopy due to adjacent Blue Cedar.		
Points:			174		
Latitude:			-43.3831505492		
Longitude:			172.567669898		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	15 to 20 (m)	15
Form:	Moderate	9	Visibility:	0. (km)	3
Occurrence:	Rare	21	Proximity:	Parkland	9
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		99	Sub Total:		75
Total: 174					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:	TREE024			Approximate Age: 80+	
Assessment Date	25/11/2019				
Previous assessment number:	P029				
Site Species:	English Elm (<i>Ulmus procera</i>)				
Site Address:	21 Jacksons Road, Ohoka				
Valuation Number:	2174055200				
Legal Description	LOT 1 DP 81869				
Comments at time of assessment:	Trees planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Group of up to 10x mature Elm trees, located on Northern side of driveway. Growing in a copse with other species, Lime, Ash, Oak etc. Multiple self- sown younger trees to the Northern side of copse.				
Points:	141				
Latitude:	-43.3840835578				
Longitude:	172.567864358				
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Common	9	Proximity:	Parkland	9
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		75	Sub Total:		66
Total: 141					













WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE025		Approximate Age: 80+	
Assessment Date		25/11/2019			
Previous assessment number:		P030			
Site Species:		Fluttering Elm (<i>Ulmus laevis</i>)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Tree is suppressed by adjacent mature trees and has several large dead branches within the crown.			
Points:		147			
Latitude:		-43.3836093797			
Longitude:		172.56678544			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Rare	21	Proximity:	Parkland	9
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		87	Sub Total:		60
Total: 147					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE026		Approximate Age: 100+	
Assessment Date		25/11/2019			
Previous assessment number:		P031			
Site Species:		Weeping Elm (<i>Ulmus glabra Horizontalis</i>)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Tree has significant lateral suppression on the Western side of the canopy due to adjacent trees, leaving the canopy very one-sided.			
Points:		162			
Latitude:		-43.3832848117			
Longitude:		172.567182072			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	9 - 14 (m)	9
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Parkland	9
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+, association	6
Sub Total:		99	Sub Total:		63
Total: 162					





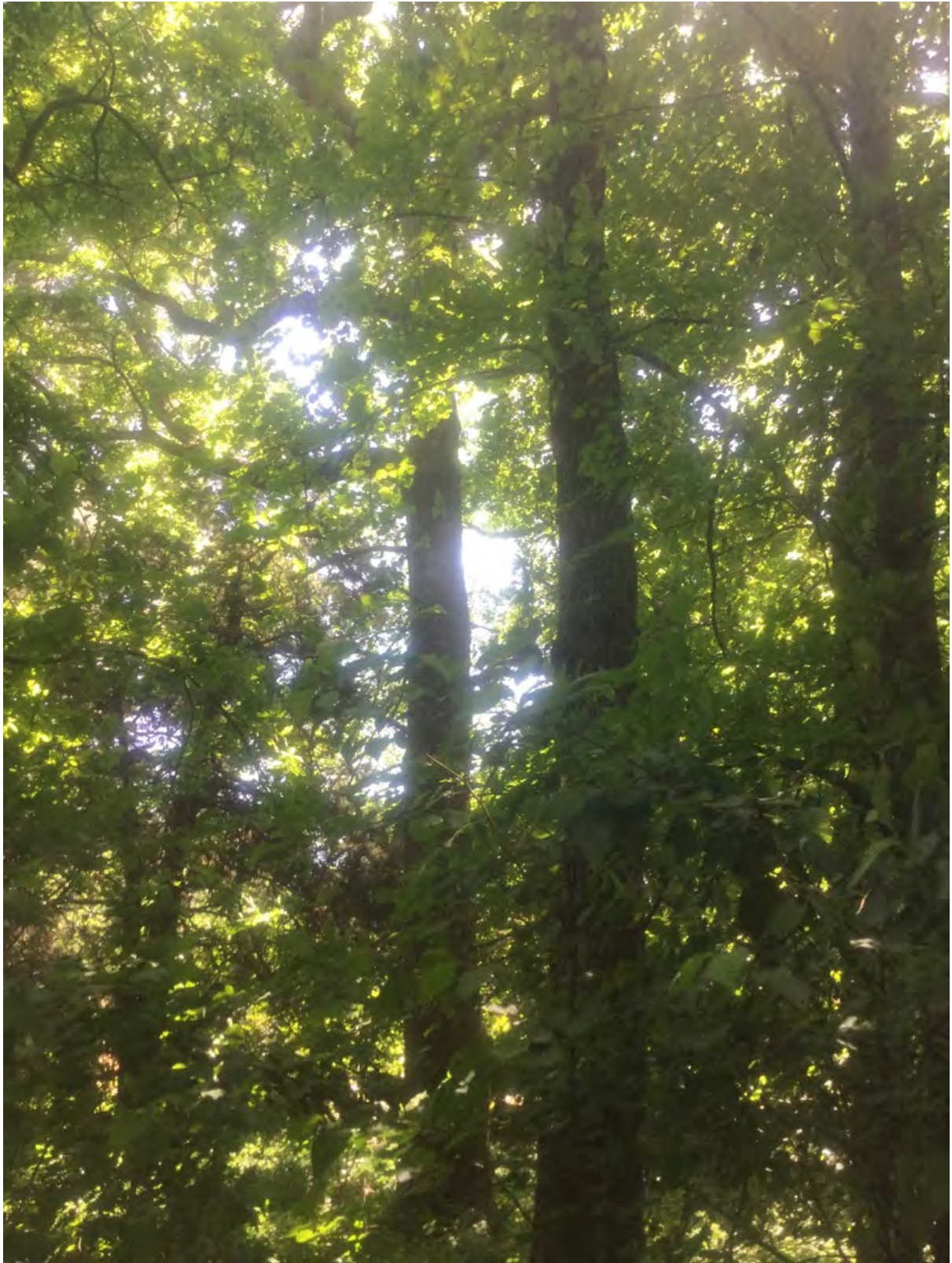


WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE027		Approximate Age: 80+	
Assessment Date		25/11/2019			
Previous assessment number:		P032			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Trees planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Group of Oaks in same woodlot location as Limes (P026), up to 30x Oaks in varying conditions.			
Points:		135			
Latitude:		-43.3841564142			
Longitude:		172.566422671			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Common	9	Proximity:	Forest	3
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		75	Sub Total:		60
Total: 135					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE028		Approximate Age: 100+	
Assessment Date		25/11/2019			
Previous assessment number:		P033			
Site Species:		Coast Redwood (<i>Sequoia sempervirens</i>)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Tree is multi-stemmed at approx. 8m above ground level.			
Points:		186			
Latitude:		-43.3838289251			
Longitude:		172.566489391			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Parkland	9
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		99	Sub Total:		87
Total: 186					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE029		Approximate Age: 100+	
Assessment Date		25/11/2019			
Previous assessment number:		P036			
Site Species:		Coast Redwood (Sequoia sempervirens)			
Site Address:		21 Jacksons Road, Ohoka			
Valuation Number:		2174055200			
Legal Description		LOT 1 DP 81869			
Comments at time of assessment:		Tree planted as part of the original landscaping for Ohoka Homestead which was built circa. 1872. Tree is multi-stemmed near ground level.			
Points:		168			
Latitude:		-43.3840689377			
Longitude:		172.566790804			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Parkland	9
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Significant	21	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		93	Sub Total:		75
Total: 168					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE030		Approximate Age: 100+	
Assessment Date		17/11/2019			
Previous assessment number:		P038			
Site Species:		Monterey Pine (<i>Pinus radiata</i>)			
Site Address:		1368 Poyntzs Road, West Eyreton			
Valuation Number:		2170008400			
Legal Description		LOT 2 DP 349021			
Comments at time of assessment:		Large old pine tree on the Eastern boundary of the property. Tree has lost multiple large branches in the past.			
Points:		174			
Latitude:		-43.3358450939			
Longitude:		172.335983366			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Age 100+, Association	6
Sub Total:		81	Sub Total:		78
Total: 174					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE031		Approximate Age: 80+
Assessment Date			12/12/2019		
Previous assessment number:			P040		
Site Species:			Matai (<i>Prumnopitys taxifolia</i>)		
Site Address:			815 Ashley Gorge Road Glentui		
Valuation Number:			2150007000		
Legal Description			RS 36945		
Comments at time of assessment:			Tree gives shelter to stock in a paddock. Tree is multi-stemmed from approx. 2m.		
Points:			156		
Latitude:			-43.2278090036		
Longitude:			172.242885232		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Infrequent	15	Proximity:	Solitary	27
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic		
Sub Total:		81	Sub Total:		75
Total: 156					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE032		Approximate Age: 80+
Assessment Date			2/11/2019		
Previous assessment number:			P042A		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			598 South Eyre Road Swannanoa		
Valuation Number:			2175042600		
Legal Description			RES 4995		
Comments at time of assessment:			Tree is twin stemmed from approx. 1m.		
Points:			153		
Latitude:			-43.4154844378		
Longitude:			172.551098205		
Breakdown of Points:					
Health Condition:				Amenity – Community Benefit	
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		75	Sub Total:		78
Total: 153					













WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE033		Approximate Age: 80+	
Assessment Date		2/11/2019			
Previous assessment number:		P042B			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		598 South Eyre Road Swannanoa			
Valuation Number:		2175042600			
Legal Description		RES 4995			
Comments at time of assessment:		Tree is located on the Eastern side of the cemetery gates. Tree has lost several limbs on the Western side of the canopy.			
Points:		159			
Latitude:		-43.4154558629			
Longitude:		172.550863847			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		75	Sub Total:		84
Total: 159					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE034		Approximate Age: 80+
Assessment Date			2/11/2019		
Previous assessment number:			P042C		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			598 South Eyre Road Swannanoa		
Valuation Number:			2175042600		
Legal Description			RES 4995		
Comments at time of assessment:			Tree has been pruned multiple times on roadside to clear adjacent powerlines. Tree has lost a very large limb and several smaller ones on the Eastern side of the crown. Tree is located on Western side of cemetery gates.		
Points:			153		
Latitude:			-43.4154695012		
Longitude:			172.550590597		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	15
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic	Association	3
Sub Total:		75	Sub Total:		78
Total: 153					













WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE035		Approximate Age: 80+	
Assessment Date		2/11/2019			
Previous assessment number:		P045			
Site Species:		London Plane (<i>Platanus x acerifolia</i>)			
Site Address:		1 Hilton Street, Kaiapoi			
Valuation Number:		2176173200			
Legal Description		Pt RS 321			
Comments at time of assessment:		Tree is located at Kaiapoi Borough School and gives shade to children's play area.			
Points:		162			
Latitude:		-43.378649829			
Longitude:		172.650726764			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Infrequent	15	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic		
Sub Total:		87	Sub Total:		75
Total: 162					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE036		Approximate Age: 80 +	
Assessment Date:		21/11/2019			
Previous assessment number:		P046			
Site Species:		Kowhai (Sophora tetraptera)			
Site Address:		1 Rich Street Kaiapoi			
Valuation Number:		2176173400			
Legal Description:		LOT 1 DP16755			
Comments at time of assessment:		Tree is multi-stemmed from ground level, 3 main stems. Some minor deadwood within the crown. Owner thinks the tree is 90+ years old, similar age to the house.			
Points:		138			
Latitude:		-43.3803005076			
Longitude:		172.652555108			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	3 to 8 (m)	3
Form:	Moderate	9	Visibility:	0. (km)	3
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		75	Sub Total:		63
Total: 138					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE037		Approximate Age: 100+
Assessment Date:			21/11/2019		
Previous assessment number:			P047		
Site Species:			Giant Redwood (<i>Sequoiadendron giganteum</i>)		
Site Address:			23 Fuller Street Kaiapoi		
Valuation Number:			2176163201		
Legal Description:			LOT 2 DP 427462		
Comments at time of assessment:			Associated with Evans Family flour mills in Kaiapoi.		
Points:			198		
Latitude:			-43.380443549		
Longitude:			172.650425434		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Very Good	21	Visibility:	1 (km)	9
Occurrence:	Infrequent	15	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Age 100+, Association	6
Sub Total:		105	Sub Total:		93
Total: 198					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE039		Approximate Age: 100+
Assessment Date:			5/11/2019		
Previous assessment number:			P050		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			23 Cass Street Kaiapoi		
Valuation Number:			2175224900		
Legal Description:			LOT 3 DP 26905		
Comments at time of assessment:			Tree is located adjacent to St Bartholomews Church which was built in 1860. Fantastic specimen tree. Tree has some deadwood within the crown.		
Points:			192		
Latitude:			-43.3817255451		
Longitude:			172.661748715		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	15 to 20 (m)	15
Form:	Very Good	21	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Age 100+, Association	6
Sub Total:		99	Sub Total:		93
Total: 192					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE040		Approximate Age: 80+	
Assessment Date		4/11/2019			
Previous assessment number:		N/A			
Site Species:		English Elm (<i>Ulmus procera</i>)			
Site Address:		100 Oxford Road Rangiora			
Valuation Number:		2159139102			
Legal Description		LOT 1 DP 504565			
Comments at time of assessment:		Tree has been heavily pruned in the past to clear power lines (which have now been put underground), leaving the canopy somewhat one-sided. Some minor decay present in old pruning wounds.			
Points:		132			
Latitude:		-43.3069436256			
Longitude:		172.566760294			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		69	Sub Total:		63
Total: 132					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE041		Approximate Age: 100+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		4 Boundary Road Sefton			
Valuation Number:		2144007900			
Legal Description:		Pt RS 2859			
Comments at time of assessment:		Large specimen tree, gives shade to children's play area. Minor deadwood within the crown.			
Points:		189			
Latitude:		-43.2744462392			
Longitude:		172.596615963			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	15 to 20 (m)	15
Form:	Very Good	21	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Association	3
Sub Total:		99	Sub Total:		90
Total: 189					



WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE42		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. This tree is in a separate paddock to the rest. Tree has some stock damage to base of trunk and some large dead branches in the crown.			
Points:		159			
Latitude:		-43.2332882796			
Longitude:		172.708009444			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		84
Total: 159					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE43		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree.			
Points:		159			
Latitude:		-43.2333852557			
Longitude:		172.707842477			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		84
Total: 159					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE44		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree. Tree is heavily suppressed by two adjacent trees and appears to be in decline.			
Points:		147			
Latitude:		-43.2334411939			
Longitude:		172.707736529			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	21 to 26 (m)	21
Form:	Moderate	9	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Some	9	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		63	Sub Total:		84
Total: 147					



WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE45		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree.			
Points:		165			
Latitude:		-43.2334556943			
Longitude:		172.707680622			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		90
Total: 165					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE46		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree. Some minor deadwood in the crown.			
Points:		165			
Latitude:		-43.2334685524			
Longitude:		172.707643323			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		90
Total: 165					



WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE47		Approximate Age: 80+	
Assessment Date		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree. Tree appears to be in decline.			
Points:		147			
Latitude:		-43.2335142312			
Longitude:		172.707515918			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Some	9	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		69	Sub Total:		78
Total: 147					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE48		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree. Some minor deadwood in crown.			
Points:		165			
Latitude:		-43.2335564901			
Longitude:		172.707434446			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		90
Total: 165					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE49		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree.			
Points:		165			
Latitude:		-43.2335994819			
Longitude:		172.707277536			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		90
Total: 165					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE50		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree.			
Points:		165			
Latitude:		-43.233622117			
Longitude:		172.707185922			
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	Over 27 (m)	27
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		90
Total: 165					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE051		Approximate Age: 80+	
Assessment Date:		5/11/2019			
Previous assessment number:		N/A			
Site Species:		Tasmanian Blue Gum (<i>Eucalyptus globulus</i>)			
Site Address:		175 Harleston Road Sefton			
Valuation Number:		2144026800			
Legal Description:		Lot 2 DP 353357			
Comments at time of assessment:		Line of trees growing in close proximity to one another, planted by Sir Heaton Rhodes as a windbreak. Tree has a very one-sided crown due to repeated pruning for power lines on the road side of the tree. Tree is somewhat suppressed by adjacent trees.			
Points:		153			
Latitude:		-43.2336566413			
Longitude:		172.707074694			
Health Condition:		Amenity – Community Benefit			
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	2 (km)	15
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:	Association	3
Sub Total:		75	Sub Total:		78
Total: 153					





WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE052		Approximate Age: 80+	
Assessment Date:		14/11/2019			
Previous assessment number:		N/A			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		229 Tuahiwi Road Tuahiwi			
Valuation Number:		2161137700			
Legal Description:		Maori Reserve 873 151 Kaiapoi			
Comments at time of assessment:		Tree has been pruned to clear powerlines. Tree has some deadwood within the crown. Information supplied by landowner; planted by entrance to what used to be the Tuahiwi Football grounds between 1920 and 1930.			
Points:		165			
Latitude:		-43.3318917357			
Longitude:		172.642674856			
Health Condition:		Amenity – Community Benefit			
Age:	80+	21	Statue:	15 to 20 (m)	15
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Important	15	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Association	3
Sub Total:		81	Sub Total:		84
Total: 165					









WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:			TREE053		Approximate Age: 80+
Assessment Date:			23/11/2019		
Previous assessment number:			N/A		
Site Species:			English Oak (<i>Quercus robur</i>)		
Site Address:			76 Hodgsons Road Loburn		
Valuation Number:			2149014903		
Legal Description:			Lot 1 DP 28682		
Comments at time of assessment:			Tree is growing on school fenceline, Tree has been pruned multiple times to clear high voltage power lines on road, leaving canopy somewhat one-sided. Tree has been poorly pruned in the past and has some decay present at old pruning wounds. Minor deadwood and lots of epicormic growth within the crown. Tree is shading children’s play area.		
Points:			138		
Latitude:			-43.2499573458		
Longitude:			172.529653274		
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		69	Sub Total:		69







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE054		Approximate Age: +80	
Assessment Date		23/11/2019			
Previous assessment number:		N/A			
Site Species:		Weeping Elm (<i>Ulmus glabra Horizontalis</i>)			
Site Address:		73 Hodgsons Road Loburn			
Valuation Number:		2149016200			
Legal Description		LOT 1 DP 16405			
Comments at time of assessment:		Tree is growing on school fenceline, Tree has been pruned multiple times to clear high voltage power lines on road, leaving canopy somewhat one-sided. Tree has been poorly pruned in the past and has some decay present at old pruning wounds. Minor deadwood and lots of epicormic growth within the crown. Wooden seat around base of tree.			
Points:		144			
Latitude:		-43.2499475776			
Longitude:		172.529839352			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		81	Sub Total:		63
Total: 144					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE055		Approximate Age: 80+	
Assessment Date:		23/11/2019			
Previous assessment number:		N/A			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		73 Hodgsons Road Loburn			
Valuation Number:		2149016200			
Legal Description:		LOT 1 DP 16405			
Comments at time of assessment:		Tree is growing on school fenceline, Tree has been pruned multiple times to clear high voltage power lines on road, leaving canopy very one-sided. Tree has been poorly pruned in the past and has some decay present at old pruning wounds. Minor deadwood and lots of epicormic growth within the crown.			
Points:		138			
Latitude:		-43.2499470892			
Longitude:		172.530239336			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Moderate	9	Visibility:	0. (km)	3
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		75	Sub Total:		63
Total: 138					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE056		Approximate Age: 80+	
Assessment Date:		23/11/2019			
Previous assessment number:		N/A			
Site Species:		Weeping Elm (<i>Ulmus glabra Horizontalis</i>)			
Site Address:		73 Hodgsons Road Loburn			
Valuation Number:		2149016200			
Legal Description:		LOT 1 DP 16405			
Comments at time of assessment:		Tree is growing on school fenceline, Tree has been pruned multiple times to clear high voltage power lines on road, leaving canopy somewhat one-sided. Minor deadwood and lots of epicormic growth within the crown. Wooden seat around base of tree leaving compacted/dry soil around base of tree.			
Points:		150			
Latitude:		-43.2499497754			
Longitude:		172.529948652			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	80+	21	Statue:	9 to 14 (m)	9
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Infrequent	15	Proximity:	Group 3+	21
Vigour & Vitality:	Very Good	21	Role:	Important	15
Function:	Important	15	Climatic Influence:	Important	15
			Statue:		
			Historic:		
Sub Total:		87	Sub Total:		63
Total: 150					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE057		Approximate Age: 100+	
Assessment Date:		21/11/2019			
Previous assessment number:		N/A			
Site Species:		English Oak (<i>Quercus robur</i>) Monterey Cypress (<i>Cupressus macrocarpa</i>) London Plane (<i>latanus x acerifolia</i>)			
Site Address:		76 Gatehouse Lane Woodend			
Valuation Number:		2159168006			
Legal Description:		LOT 5 DP 396889			
Comments at time of assessment:		Resident confirms that trees were planted pre 1900 by the original Waiora Estate owner. Approx. 43 x Oaks, 1 x Mac, 1 x Plane.			
Points:		174			
Latitude:		-43.3093304054			
Longitude:		172.657639235			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	0. (km)	3
Occurrence:	Common	9	Proximity:	Parkland	9
Vigour & Vitality:	Very Good	21	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Age 100+, Association	6
Sub Total:		93	Sub Total:		81
Total: 174					

















WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE058		Approximate Age: 100+	
Assessment Date:		12/12/2019			
Previous assessment number:		N/A			
Site Species:		English Oak (<i>Quercus robur</i>)			
Site Address:		16 Campions Road			
Valuation Number:		2158002202			
Legal Description:		RS 7746			
Comments at time of assessment:		This property was originally owned by the Campion family who most likely planted the trees. Local knowledge suggests that there is a human grave close to the two Oak trees. In addition the previous owner has buried all his dogs by these trees and his ashes are also spread beneath the two Oak trees. Tree is multi-stemmed from approx. 2m, four stems. Tree has minor stock damage to lower trunk and some deadwood within the crown. Tree has some decay present in scaffold limbs.			
Points:		183			
Latitude:		-43.2738413381			
Longitude:		172.367537878			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Association	3
Sub Total:		87	Sub Total:		96
Total: 183					







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:	TREE059		Approximate Age: 100+		
Assessment Date:	12/12/2019				
Previous assessment number:	N/A				
Site Species:	English Oak (<i>Quercus robur</i>)				
Site Address:	16 Champions Road				
Valuation Number:	2158002202				
Legal Description:	RS 7746				
Comments at time of assessment:	This property was originally owned by the Campion family who most likely planted the trees. Local knowledge suggests that there is a human grave close to the two Oak trees. In addition the previous owner has buried all his dogs by these trees and his ashes are also spread beneath the two Oak trees. Tree has lost a very large stem on the Eastern side some time ago, leaving a large tear in the trunk. Tree has also lost multiple large branches in the past. Tree has some lateral suppression from adjacent tree, leaving the crown somewhat one-sided.				
Points:	177				
Latitude:	-43.2738581817				
Longitude:	172.367353477				
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	100+	27	Statue:	21 to 26 (m)	21
Form:	Moderate	9	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 3+	21
Vigour & Vitality:	Good	15	Role:	Significant	21
Function:	Significant	21	Climatic Influence:	Significant	21
			Statue:		
			Historic:	Association	3
Sub Total:		81	Sub Total:		96
Total: 177					











WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT						
Site Number:			TREE060		Approximate Age: 100+	
Assessment Date			18/04/2023			
Previous assessment number:			P017			
Site Species:			English Oak (<i>Quercus robur</i>)			
Site Address:			100 Parsonage Road, Woodend			
Valuation Number:			2161101502			
Legal Description			Lot 600 DP 545059			
Comments at time of assessment:			Tree has two large snapped branches on the Northern side of the canopy. Tree has ivy growing up throughout the crown. Tree has been left mostly un-touched. Tree has some deadwood throughout the crown which is typical for the age and species.			
Points:			198			
Latitude:			-43.3188836408			
Longitude:			172.677134465			
Breakdown of Points:						
Health Condition:			Amenity – Community Benefit			
Age:	100+	27	Stature:	21 to 26 (m)	21	
Form:	Good	15	Visibility:	0.5 (km)	3	
Occurrence:	Common	9	Proximity:	Group 10+	15	
Vigour & Vitality:	Very Good	21	Role:	Important	15	
Function:	Significant	21	Climatic Influence:	Important	15	
			Stature:			
			Historic:	Age 100+, Association	36	
Sub Total:		93	Sub Total:		105	
Total: 198						







WAIMAKARIRI DISTRICT COUNCIL

NOTABLE TREE SITES IN THE WAIMAKARIRI DISTRICT					
Site Number:		TREE061		Approximate Age: 40+	
Assessment Date		18/04/2023			
Previous assessment number:					
Site Species:		Lombardy Poplar (<i>Populus nigra</i> 'Italica')			
Site Address:		431 Tuahiwi Road, Tuahiwi			
Valuation Number:		2161126500			
Legal Description		Lot 1 DP 20189			
Comments at time of assessment:		Lombardy Poplar shelter belts planted by owner approx. 55yrs ago along two separate boundary lines the Northern and Southern boundaries. Northern boundary shelter belt length - approximately 365m. Southern boundary shelter belt length - approximately 312m. Trees have minor deadwood within the crowns, which is typical for the species. Trees appear to be in good health and are useful for blocking the Nor' West winds. Ditch for water drainage at base of trees on the Northern boundary.			
Points:		138			
Latitude:		-43.3169457407			
Longitude:		172.632114199			
Breakdown of Points:					
Health Condition:			Amenity – Community Benefit		
Age:	40+	15	Stature:	Over 27 (m)	27
Form:	Good	15	Visibility:	1 (km)	9
Occurrence:	Common	9	Proximity:	Group 10+	15
Vigour & Vitality:	Very Good	21	Role:	Moderate	9
Function:	Useful	9	Climatic Influence:	Moderate	9
			Stature:		
			Historic:		
Sub Total:		69	Sub Total:		69
Total: 138					









Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 17

Hearing Stream 5 Part 2: District-wide matters – EI – Energy and Infrastructure

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 10, 12, 15 and 26**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation report 10 contains the PDP Panel's recommendations on the PDP's NFL- Natural Character of Freshwater Bodies Chapter.

Recommendation report 12 contains the PDP Panel's recommendations on the PDP's EW- Earthworks Chapter.

Recommendation report 15 contains the PDP Panel's recommendations on the PDP's HH- Historic Heritage Chapter.

Recommendation report 26 contains the PDP Panel's recommendations on the PDP's INZ- Industrial Zones Chapters.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 5** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 17 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the submissions received on the EI – Energy and Infrastructure chapter. The relevant provisions are:
 - Introduction
 - Objectives EI-O1 to EI-O3
 - Policies EI-P1 to EI-P6
 - Rules EI-R1 – EI-R56
 - Matters of Discretion EI-MD1 – EIMD14.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 – 12** contains our evaluation of key issues and recommended amendments to provisions;
 - (c) **Section 13** contains a number of minor changes; and
 - (d) **Section 14** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the EI – Energy and Infrastructure chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted

in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions, Joint Witness Statements and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's final recommendations and/or reasons, and/or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. In this particular case, a large number of issues were resolved through Joint Witness conferencing process. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. This chapter attracted 28 original submitters, who made a 397 submission points. Of these, 49 were in support, 54 seeking amendment, and 25 opposed. There were also 40 further submitters who made 161 further submission points.

Key issues

12. The issues in contention on this chapter that we address in this report are as follows:
- Integration with the EW Chapter
 - EI-O1
 - EI-R4
 - EI-R12
 - EI-R13
 - EI-R41
 - EI-42
 - EI-R51 and EI-R52
 - EI-R54 and EI-R56
 - Integration with Industrial Zones

3. Integration with the Earthworks Chapter

Overview

13. The following is a summary of the Panel's recommended amendments in relation to the earthworks standards that apply or do not apply to infrastructure, beyond those recommended by the s42A report author.

Provision	Panel recommendations
EW-R3 and EW-R8	Delete both rules
EI-R11, EI-R12, EI-R17	Delete recommended compliance with SW-S6
EI-R15	Delete recommended compliance with SW-S1 and EW-S6 and only require compliance with EW-S7
EI-R19B	Amend the recommended rule so that expansion activities are only required to comply with EW-S7

EI-R24	Accept addition of EW standards except for EW-S5
EI-R45	Accept addition of EW standards except for EW-S2
EI-R46	Accept addition of EW standards but separate them into EW standards applying new facilities (EW-S1, EW-S2, EW-S5, EW-S6, and EW-S7) and those that apply only renewal or upgrading activities (EW-S7 only)
EI-R49	Accept addition of EW standards but only EW-S4, and EW-7
Table EW-1 and EW-S2	Exempt linear infrastructure works within roads, provided any open trenches do not exceed 1m in width

Reasons

25. The submission points we consider here are those relating to the integration of the EI chapter with the EW chapter, and in particular those matters where agreement could not be reached between the experts on this through the Joint Witness conferencing process. These specific concerns were mainly raised in the submissions on the Earthworks provisions and in summary, sought the following:
- Exemptions from the cumulative 12 month permitted limits and areas per site for underground services, infrastructure poles and cabinets due to the localised nature of trenches or foundation works for poles and structures¹
 - exemption from the maximum volume and area standards for services trenches and foundations for infrastructure poles and cabinets²
 - exemptions for linear infrastructure from per-site limits.³
26. The s42A report author for the Earthworks chapter considered *“that the EI chapter provisions already exempt the requested types of earthworks from the EI standards and achieve what the submitters are asking for.”* As a consequence, no amendments were recommended but the report author noted that the matter would be clarified in the s42A report on the EI chapter and the memo to the Hearing Panel on integration matters. However, the Integration Memo prepared by Mr MacLennan did not address earthworks, while his s42A report only dealt with some earthworks’ issues. The matter was addressed more fully in the expert witnessing conferencing, although no experts from Waimakariri Irrigation Ltd were involved in that process.
27. The Joint Witness Statement – Energy EI - Pūngao me te hanganga hapori - Energy and Infrastructure (Integration) involved:
- (a) Chris Horne (Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd “The telecommunications companies”)

¹ Chorus, Spark, Vodafone [62.53]

² Ibid

³ Waimakariri Irrigation Ltd [210.54], Waka Kotahi [FS 110], Kiwirail [FS 99], and Department of Conservation [FS 77]

- (b) Ainsley McLeod (Transpower)
 - (c) Melanie Foote (MainPower)
 - (d) Andrew MacLennan – EI s42A report author - on behalf of Waimakariri District Council
 - (e) Peter Wilson - Natural character of freshwater bodies chapter (NATC) s42A report author & Coastal Environmental chapter (CE) s42A report author (Waimakariri District Council) and
 - (f) Shelley Milosavljevic - Natural Features and Landscapes chapter (NFL) s42A report author & Ecosystems and Indigenous Biodiversity chapter (ECO) s42A report author (Waimakariri District Council).
28. While not all matters were agreed, the experts did agree that as many of the earthworks provisions as practical should be incorporated into the EI chapter and that the number of cross references should be reduced. In relation to the EW chapter, the experts agreed as follows:
- That the relevant EW standards be added to the activity standards of the following rules: EI-R2, EI-R4, EI-R5, EI-R7, EI-R9, EI-R10, EI- R11, EI-R12, EI-R17, EI-R19, EI-R19A, EI-R19B, EI-R20, EI-R24, EI- R26, EI-R27, EI-R28, EI-R29, EI-R30, EI-R32, EI-R34, EI-R36, EI-R40, EI-R41, EI-R45, EI-R46, EI-R47, EI-R49, EI-R52, and EI-R54 , as set out in the EI chapter below.*
- Mr Horne, Mr MacLennan and Mr Wilson agreed to certain exceptions for poles associated with telecommunications not requiring compliance with certain general earthworks standards due to their limited footprints, as set out in Appendix A.*
- Mr Horne and Mr Wilson agreed that for linear infrastructure, any thresholds should only apply to the open/unstabilised part of any works so that they could be undertaken progressively within thresholds.*
29. The final reply report provided a track changed version of the chapters as amended by the JWS and the report author’s reply. The only earthworks rule that was recommended for deletion was EW-R1.
30. The Panel accepts the overall direction recommended by the experts. However, the Panel is concerned that the integration between these two chapters is incomplete. We note from the “How to interpret and apply the rules” at the introduction to the rules section of the EI chapter (final reply version), that the earthworks rules do not apply to Energy and Infrastructure activities. However, the final reply version of the EW chapter contains the following rules

EW-R3 Earthworks for maintenance of existing community scale irrigation/stockwater networks, public water races, or drains

All Zones

Activity status: PER Where:

- 1. EW-S1 to EW-S7 are met;*
- 2. the disposal or stockpiling of any dredged material to land shall meet EW-S1, EW R9 (stockpiling), EW-S2, and*

3. the activity is undertaken by the Crown, Regional Council, District Council or their nominated agent.

EW-R8 Earthworks for underground infrastructure including underground components of above ground infrastructure

[This rule does not apply to any treatment plants, pump stations, canals, infiltration basins, open raw water storage ponds/lakes and treated water reservoirs provided for under EW R11]

All Zones

Activity status: PER

Where: 1. the activity is permitted under EI-R4, EI-R10, EI R46

31. With respect to EW-R3, the EI chapter contains rule EI-R49 which permits “*Maintenance, repair, and upgrade of existing community scale irrigation/stockwater networks*”. This rule is subject to compliance with the same standards as EW-R3. Hence, it appears that the need to remove EW-R3 from the EW chapter has been overlooked.
32. We suspect this is also the case with EW-R8. To be permitted, that rule requires the activity to be permitted under EI-R4, EI-R10, or EI-R46. These rules now require compliance with the relevant earthwork standards, so EW-R8 is now redundant.
33. We have recommended deleting these two rules accordingly. We have also recommended a consequential amendment to the beginning of the earthworks rules section to make it clear that the rules (as opposed to the standards) do not apply to EI activities.
34. The Panel also notes that there appears to be some inconsistency in relation to what earthworks standards apply to which infrastructure activities. For example, EW-S5 controls the maximum height and depth of earthworks. It does not apply to Rule EI-R12 Replacement of a pole or tower, EI-R17 Installation of new mid-span poles and EI- R26 New freestanding radiocommunication and telecommunication facilities, antennas, and supporting poles and towers. However, it does apply to ‘new’ supporting poles and towers for overhead transmission lines and electricity distribution lines under EI-R24. It also applies under EI-R28 for New overhead telecommunication lines and supporting poles, but not to pole foundations.
35. Again, the Panel considers this to be an oversight, and we have removed EW-S5 from the s42A reply report version of EI-R24 accordingly.
36. We also note that EW-S5 applies to some infrastructure buildings and not others, but this tends to relate to building size. However, we have determined under our recommendation at section 6 of the Hearing Stream 5 Earthworks Recommendation report that earthworks consented under a building consent are exempt from these standards so these standards will not apply to any infrastructure building that requires building consent.

37. There are also several EW standards that have been applied to a number of ‘maintain, repair and upgrade’ rules. Transpower⁴ opposed the earthworks rules on the basis that they “*do not enable the operation, repair, maintenance and upgrade of existing infrastructure*”. They sought permitted activity status for these activities and National Grid earthworks. Waimakariri Irrigation Ltd⁵ also sought exemptions from the earthworks standards for the maintenance and upgrade of irrigation networks.
38. The EW s42A report author recommended some minor changes to EW-R1 to accommodate some of the submitters’ concerns and suggested that EW-R3 addresses the concern of Waimakariri Irrigation Ltd. However, EW-R1 has since been recommended for deletion, and we also recommend EW-R3 be deleted as EI-R49 addresses irrigation networks.
39. The Panel agrees with the submitters in this instance, and we recommend that both Transpower⁶ and Waimakariri Irrigation Ltd⁷ be accepted. In our opinion, EW-S1, S2, S5 and S6 should not apply to ‘maintenance, repair, and upgrade’ or minor expansion activities. The amount and location of earthworks is already limited by what the rule enables - maintenance, repair, and upgrade of the existing infrastructure. The application of these standards will potentially require a consent to carry out the maintenance, repair, and upgrade work, thereby making the rule redundant. We do, however, consider it appropriate that EW-S4 ‘Setback from root protection’ area and EW-S7 ‘Earthworks sediment control’ continue to apply to such works, where required.
40. Consequently, we have recommended that these controls be removed from the Reply Report amended versions of EI-R11 (minor relocation), EI-R15, EI-R17 EI-R19B (for expansion activities), EI-12, EI-R46 (for replacement, renewal or upgrading) and EI-49.
41. Turning to the matters that were not agreed, the Telco Companies sought an exemption from the cumulative 12 month permitted earthworks limits per site for underground services, infrastructure poles and cabinets due to the localised nature of these works. This was because much of this work is located in roads where it is difficult to calculate the cumulative earthworks per site.⁸ This was also a matter of concern for Waimakariri Irrigation Ltd in relation to linear infrastructure, and they also sought an exemption from the volume threshold for regionally significant infrastructure that is linear in nature.
42. The s42A report author (Mr Wilson) stated that the EI chapter provisions already exempt this type of infrastructure from these standards. However, the s42A report for the EI chapter made it clear that that all EW standards would apply to network utilities. In response to this issue in the JWS, Mr Wilson considered that the maximum volume thresholds set out in Table EW-1 to be appropriate.

⁴ 195.105

⁵ 210.43

⁶ 195.105

⁷ 210.43

⁸ Chorus, Spark, Vodafone [62.54]

43. The planner for the Telco Companies, Mr Horne, addressed the issue in his evidence and in the JWS. He stated that *“it is not common to require a resource consent for utility trenches or utility pole or cabinet foundations unless there are bespoke issues such as land contamination or setbacks to wetlands or such issues at play.”* In his experience, such work does not trigger general earthworks controls although he noted in the JWS the Auckland Unitary Plan permitted threshold for infrastructure of 2500m² and 2500m³, outside of specified overlays. He sought the following addition to Table EW-1:

That an exclusion is provided from the standards in Table EW 1 for earthworks associated with linear infrastructure works within roads, provided any open trenches do not exceed 1m in width;

Or, in the alternative,

that a standard minimum volume for earthworks for linear infrastructure within roads (excluding the ONF, ONL and SNAs referred to within Table EW1) is standardised at 1000m³ consistent with the zones in the third row of the table

44. The Panel accepts the evidence of Mr Horne on this matter. We agree that a volume control per property is not practical in relation to linear infrastructure (such as telecommunications, electricity, threewaters etc) that is installed in roadways. As he highlighted in discussion at the hearing, the effects are relatively temporary and there are no permanent visual or amenity related effects once the trenches are filled in. Council, as the roading authority, has control over matters such standard of finish and construction standards. Accordingly, we have recommended the adoption of Mr Horne’s preference for these works to be excluded provided any open trenches do not exceed 1m in width.
45. This recommendation may not totally satisfy Waimakariri Irrigation Ltd for the construction of new irrigation infrastructure (noting we have accepted above that maintenance and upgrade of these works should be exempt under EI-R49), as works for canals and races are likely to involve greater earthworks than undergrounding services. The scale of these works is such that they are likely to have more permanent and ongoing effects than what is provided for by the Telco Companies’ exemption. This is recognised by the fact that EI-R50 identifies *“New, or extension or expansion of existing, community scale irrigation/stockwater networks”* as discretionary activities. Non-compliance with the standards in Table EW-1 is only a restricted discretionary activity. Hence, nothing is gained by the wider exemption proposed by Waimakariri Irrigation Ltd.
46. Both the Telcos and Waimakariri Irrigation Ltd had similar concerns with the 2m setback from property boundaries for earthworks more than 300mm in depth of height as required by EW-S2. In response to these submissions, the s42A report author for EW again stated that the EI chapter provisions already exempt this type of infrastructure from these standards, but this was not correct, as confirmed by the s42A report author for EI.
47. Mr Horne stated in his evidence that *“these are very localised works that for practical reasons may need to occur near boundaries (particularly in roads). In the absence of any civil engineering evidence pointing out particular risks for work of this nature I support*

the requested exemptions by the Companies.” In legal submissions for WIL, Mr Williams supported the staff recommendation on the understanding that the earthworks rules and standards did not apply to energy and infrastructure activities.

48. For the same reasons as we set out above in relation to Table EW-S1, we agree with Mr Horne that an exemption is appropriate for linear infrastructure works within roads, provided the open trench is no greater than 1m wide.
49. The submission from the Telco Companies on the application of these EW standards has highlighted a similar issue with EI-R45 which requires new buildings to connect to water supply, wastewater system or stormwater infrastructure but requires them to comply with the setback standard. This is obviously contradictory and compliance with EW-S2 has been removed from EI-R45.
50. The Panel also noted here that EI-R45 appears to be more of a standard, than an activity status rule. As a consequence, we believe it should be incorporated into the standards of the various zones. However, there is not scope in the submissions to make such a change, but we recommend that Council consider addressing this matter in the next plan change process.

4. EI-O1 Provision of Energy and Infrastructure

51. The following is a summary of the Panel’s recommended amendments to EI-O1, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-O1	Accept deletion of “changing techniques and technology” but do not insert reference to ‘functional need or operational need’.

52. The submission we consider here is that of MainPower who sought minor amendments to EI-O1 for clarification by replacing ‘changing techniques and technology’ with ‘and to recognise practical, technical and operational requirements.’⁹ The s42A report author recommended accepting the principle of the proposed amendment but recommended the use of the wording “functional need” and “operational need” to align with the National Planning Standards.
53. While MainPower accepted the amendments proposed by the s42A report, the Panel considered that the reference to “functional need” and “operational need” is not needed on EI-O1 as it recognised by the amendments accepted to EI-O2. The Panel is of the view that the reference to ‘future needs such as increased sustainability’ is broad enough to capture how the provision of infrastructure needs to adapt over time.

⁹ 249.52

5. Rule EI-R4 - Customer connection between a building, other structure, site, and infrastructure

54. The following is a summary of the Panel's recommended amendments to EI-R4, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-R4	Amend the activity status when compliance is not achieved for connections to heritage buildings to 'controlled'.
EI- R8	Consequential amendment to clarify that this rule does not apply to activities provided for by EI- R4(1).
Header "Matters of Discretion" and "EI-MD1"	Change the header to Matters of control and discretion and change EI-MD1 to EI-MCD1

55. The submission we consider here is that of the Telco Companies¹⁰ who sought a 'controlled activity' status when the conditions of this rule could not be met. The reason for the submission is that enabling such connections will encourage the practical use of heritage listed buildings while minimising impacts on heritage values. This submission was rejected by the s42A report author on the basis that it was inconsistent with the equivalent activity status under the Historic Heritage rules when compliance is not achieved. However, the s42A report author supported the addition of a new matter of discretion relating to operational considerations.
56. In his evidence for the Telco Companies, Mr Horne highlighted the certainty that controlled activity status provides in comparison to restricted discretionary activity status. In his view, this enabling approach *"supports the ongoing use of heritage buildings and as such increases the likelihood of owners properly maintaining and investing in them and therefore protecting their heritage values."* He noted that controlled activity status still requires a consideration of appropriate methods to minimise the impact on heritage values.
57. The authors of the EI and HH s42A reports were asked by the Panel to provide a joint response and final recommendations in respect of this matter in their reply. That recommendation did not change the report author's opinion that the notified provisions *"strike the right balance between providing for the ongoing use and re-use of heritage buildings while also protecting historic heritage values, as required by HH-P5."*
58. The Panel agreed with Mr Horne's evidence on this matter. If the reuse of heritage buildings is to be encouraged, the Panel's view is that it should not be made difficult to upgrade them, so they are fit for modern purposes. Controlled activity status will provide the owners of heritage buildings with certainty around the outcome and the notification

¹⁰ Chorus, Spark and Vodafone [62.29]

process. Such connections can generally be made without being particularly invasive but the impact on heritage values will still be appropriately addressed under EI-MD1.

59. To avoid confusion, we have also recommended a consequential amendment with the addition of an advice note to EI-R8 'Installation of new infrastructure within an existing building' clarifying that EI-R8 does not apply to the activities provided for by EI-R4. Customer connections often end up 'within' a building so would technically be caught by EI-R8 without this clarification.
60. We also recommend a further consequential amendment to change the 'Matters of Discretion' heading to 'Matters of Control and Discretion', so that reference to EI-MD1 will now become EI-MCD1.

6. EI-R12 Replacement of a pole or tower

61. The following is a summary of the Panel's recommended amendments to EI-R12, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-R12	Amend the recommended new clause (7) to state that it is the 'pole or tower' that must be finished in certain colours, as opposed to the 'activity' Minor amendment to the recommended new clause (2) so that it is 'as of' the date as opposed to 'on' the date.

62. The submissions we consider here are that of the Transpower¹¹ and MainPower¹² who sought minor changes to the wording of the provisions for clarity. These were accepted by the s42A report author. While we also agree the changes are appropriate, we have made some minor changes to the wording recommended by the s42A report author.
63. The first change relates to EI-R12(7) which was introduced to address the integration of the EI and NFL chapter. Again, the Panel agrees that it is appropriate to include this rule with the EI chapter rules. However, we have recommended a minor wording change in relation to what should be finished in the appropriate colour. In this case it is the 'pole or tower' that should be finished in the appropriate colour. This change has been made to all rules that this condition has been incorporated into. The affected rules are identified in Section 12 Minor Changes below.
64. The second change is a minor amendment that been recommended to the rule in relation to the operative date of the PDP. The Panel has recommended the replacement of 'on' with the grammatically correct 'as of', which in this case means the date the rule has effect.

¹¹ 195.37

¹² 249.72

7. EI-R13 Addition to a pole or tower

65. The following is a summary of the Panel's recommended amendments to EI-R13, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-R13	Restructure the rule so that it is not so repetitive. Minor amendments to the recommended wording of the s42A report author.

66. The submission we consider here is that of MainPower¹³ who sought amendments to have a fixed limit of 2m³ for new equipment and to Clause 2 in relation to height. These were accepted in part by the s42A report author, with MainPower accepting the amendments proposed by the s42a Report author.
67. While we also agree the changes are appropriate, we have made some minor changes to the wording recommended by the s42A report author and restructured the rule to reduce its repetitiveness.

8. EI-R41 New small scale wind turbine(s) for small scale or community scale renewable electricity generation

68. The following is a summary of the Panel's recommended amendments to EI-R41, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-R41	For the recommended new clause relating to roof mounted wind turbines, change EI-R41.8(c) to an exemption from complying with the height in relation to boundary requirements.

69. The submission we consider here is that of the Waimakariri District Council¹⁴ who sought amendments to clarify the rule is for free standing wind turbines. The s42A report author recommended these be accepted.
70. While we also agree the changes are appropriate, we have recommended some further minor changes to the recommended wording. EI-R41.8(c) requires that the wind turbine be exempt from height in relation to boundary requirements. This is because it is not a condition as such but an exemption from the height in relation to boundary requirements.

¹³ 249.74

¹⁴ 367.50

9. EI-R42 New solar hot water systems

71. The following is a summary of the Panel's recommended amendments to EI-R42, beyond those recommended by the s42A report author

Provision	Panel recommendations
EI-R42	Retain EI-R42 as notified.

72. The submission we consider here is that of Daiken¹⁵ who sought amendments to expand the scope of the rule so that solar hot water systems are provided for in the same or similar circumstances as in EI-R40, which permits new solar cell(s) for small scale or community scale renewable electricity generation. The submission has been accepted in part by the s42A report author, with a number of changes recommended to align it with EI-R40.

73. However, the Panel considers both the original submission and the s42A report author have misunderstood this rule. The actual Daiken submission stated:

"Similar to the solar cell rule above, DNZ supports the enablement of solar hot water systems but notes that this rule is worded differently from Rule EI-R40 such that it appears to be limited to installation only on the roof of buildings and within specified zones. This restriction is considered unnecessary, and it is sought that this rule be expanded to provide for the same circumstances as in rule EI-R40."

74. The rule as notified is not limited only to the roof of buildings and within specified zones. It applies to all zones and the conditions only apply if it is located on the roof of a building in, or adjoining, Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone or it alters a building with heritage values. As a consequence, there are no restrictions on such activities in industrial or commercial zones unless the building adjoins these zones. Hence, the recommended change does not achieve the intent of the Daiken submission as it in fact restricts the *"enablement of solar hot water systems."*

75. As a consequence, the Panel recommends the retention of the rule as notified. That part of the Daiken submission that supports the rule is recommended to be accepted but the part seeking changes is not.

10. Activity Rules - Managing effects of activities and development on the National Grid

76. The following is a summary of the Panel's recommended amendments to relation to EI-R51 and EI-R52, beyond those recommended by the s42A report author:

¹⁵ 145.17

Provision	Panel recommendations
EI-R51	Relocate EI-R51 to the various zone rules and SIGNS rules..
EI-R52 and EI-R52A	Relocate EI-R52 and EI-52A to the EW rules section.

77. The submissions we consider here relate to activities within the National Grid Yard. EI-R51 relates to activities other than earthworks, while EI-R52 relates to earthworks. Five submissions were received on EI-R51, all of which were seeking amendments.¹⁶ Four submissions were received on EI-R52, with two seeking that it be retained as notified¹⁷. Transpower¹⁸ supported the rule but sought amendments while Federated Farmers¹⁹ also sought amendments.
78. The Panel accepts the final position reached by the s42A report author on both of these rules. However, our concern is where they are located within the District Plan itself. These rules do not apply to infrastructure activities themselves but to other activities that may have effects on infrastructure. The s42A report author's position is that these rules should be located within the EI chapter for efficiency purposes i.e. so they are not repeated throughout the various sections District Plan. In the Panel's opinion this reasoning no longer applies with electronic plans.
79. In our view, the most appropriate location for EI-R51 is within the rules of the zone chapters while the most appropriate location for EI-R52 is within the EW chapter, along with all earthwork's rules. In terms of scope for this change, the Panel considers this is an alteration 'of minor effect' provided for by clause 16(2) of the First Schedule to the Act. However, there are also a number of submissions opposing the structure of the plan in terms of the relationship between the EI chapter and the other provisions of the plan²⁰. In particular, MainPower²¹ specifically requested that all corridor protection provisions be located within the relevant zone chapters.
80. The notified National Grid corridor protection rules applied to 'all zones' and there is no scope in the submissions to reduce the number of zones they apply to. Hence, the Panel considers that National Grid corridor protection rules must be inserted into 'all zones', irrespective or not if the National Grid is or may be located in these zones. These rules are also recommended for inclusion in the SIGNS rules section given the notified rule also applies to sign activities, which can impact on the operation of electricity distribution lines.
81. The Panel therefore recommends that these submissions are accepted in part.

¹⁶ Transpower [195.43], Horticulture NZ [295.80], Kainga Ora [325.45], Federated Farmers [414.80], Federated Farmers [414.81],

¹⁷ Horticulture NZ [295.81], Kainga Ora [325.46]

¹⁸ 195.44

¹⁹ 414.82

²⁰ Chorus, Spark New, Vodafone [62.6]; Transpower NZ [195.23], Mainpower NZ Ltd [249.1 and 49]

²¹ 249.49

11. Activity Rules - Managing effects of activities and development on major electricity distribution lines

82. The following is a summary of the Panel's recommended amendments in relation to EI-R55 and EI-R56, beyond those recommended by the s42A report author:

Provision	Panel recommendations
EI-R56	Relocate EI-R56 to the various zone rules and SIGNS rules.
EI-R54	Relocate EI-R54 to the EW rules section.

83. The submissions we consider here are those of Mainpower²² in relation to activities and earthworks adjacent major electricity distribution lines. While the Panel accepts the final position reached by the s42A report author on both rules, we again note that these rules do not apply to infrastructure activities themselves but to other activities that may have effects on infrastructure. Hence, as we have recommended with the National Grid corridor protection rules discussed above, we recommend that EI-R56 is relocated to the rules of 'all zone' chapters while EI-R54 is relocated to the rules of EW chapter in accordance with our recommendation above.
84. We note that MainPower²³ specifically requested that all corridor protection provisions be located within the relevant zone chapters. The Chapters identified in their submission were as follows:
- General Residential Zone
 - Large Lot Residential Zone
 - General Rural Zone
 - Rural Lifestyle Zone
 - General Industrial Zone
 - Open Space Zone
 - Settlement Zone
 - Sport and Active Recreation Zone
 - Natural Open Space Zone
85. However, the agreed position in JWS retained these rules as applying to 'all zones'. We consider this is appropriate to guard against future extensions of such lines or the establishment of new zones that may be affected by such lines. These rules are also recommended for inclusion in the SIGNS rules section given the notified rule also applies to sign activities, which can impact on the operation of electricity distribution lines.
86. We therefore recommend that Mainpower's submissions be accepted in part.

²² 249.49, 92 and 93

²³ 249.49

12. Integration with Industrial Zones

87. A submission from DoC²⁴ on HIZ-R12 within the Heavy Industrial Zone (HIZ) raised an integration issue between the industrial zone provisions and those of the EI chapter. Rule HIZ-R12 identifies *“land-based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds”* as controlled activities in the HIZ. The definition of ‘Heavy Industry’ itself includes the *“storage and disposal of sewage, septic tank sludge or refuse”*. ‘Heavy Industry’ is a permitted activity in the HIZ (HIZ-R7) and a discretionary activity in the General Industrial zone (GIZ) under rule GIZ-R17.
88. These activities fall within the definition of ‘wastewater system’ which is defined in the PDP as follows:
“means all those components of a network between the point of discharge from a customer and the discharge of treated effluent into the natural environment. This includes but is not limited to: trunk main, rising mains, mains, inspection holes, property laterals (on road reserve irrespective of point of discharge), pump stations, pumps, valves, meters, treatment plants, canals, wetlands, lagoons, infiltration basins, and irrigated land.”
89. These systems are defined as ‘infrastructure’ by Section 2 the Act and are therefore ‘infrastructure’ in the PDP. EI-R46 of the EI chapter provides for ‘the construction of new, or renewal or upgrading of existing wastewater systems’. As will be evident from our recommendations on the EI chapter submissions, we agree with submitters who consider that all rules that apply to ‘infrastructure’ should be in the EI chapter.
90. However, that is not the case with ‘wastewater systems’ as the three industrial zone rules identified above (HIZ-R7, HIZ-R12 and GIZ-R17) also apply to ‘wastewater systems’. However, there is no scope for the Panel to address this integration issue, and we therefore recommend that Council consider addressing this matter in the next plan change process.
91. There is also an internal conflict within the HIZ whereby ‘Heavy Industry’ is permitted under HIZ-R7, but ‘wastewater systems’ are controlled activities under HIZ-R12. This can be remedied by a Schedule 1 clause 16(2) amendment. We recommend that the following note be added to HIZ-R7:
“Note: This rule does not apply to those activities provided for in HIZ-R12.”²⁵

²⁴ 419.140

²⁵ Note: HIZ-R12 is the notified rule but it has now been renumbered through our recommendations to HIZ-R14

13. Minor Changes

92. As discussed above, there are a number of minor changes pursuant to clause 16(2) of the Schedule 1 to the Act that are needed to address the reference to ‘activity’ in the various conditions that have been introduced to address the colour of structures in ONLs, ONFs and SALs. The rules affected, that have not already been addressed above, as follows:

Provision	Panel recommendations
EI-R19, 27, 29, 30 and 36	Activity

14. Conclusion

93. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to EI – Energy and Infrastructure chapter. Our recommended amendments are shown in Appendix 2.
94. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Energy and Infrastructure - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Andrew MacLennan 	N/A
Transpower NZ Ltd	<ul style="list-style-type: none"> • Ainsley McLeod • Jordan Witehira (teams) • Katherine Viskovic (Legal) 	195, FS 92
New Zealand Association of Radio Transmitters, Inc. (NZART)	<ul style="list-style-type: none"> • Owen Pimm • Geoff Gooch 	157
Kainga Ora	<ul style="list-style-type: none"> • Brendon Liggett (Corporate) • Jon Styles (Noise) • Lance Jimmieson (Ventilation) • Matt Lindenberg (Planning – Noise) • Clare Dale (Planning – Other District Wide Matters) • Lisa Williams (Transport) 	325, FS 88
Heritage NZ	<ul style="list-style-type: none"> • Arlene Baird (teams) 	176, FS 115
George JasonSmith	<ul style="list-style-type: none"> • George JasonSmith 	270
CIAL	<ul style="list-style-type: none"> • Darryl Millar (Planning) 	254, FS 80
MainPower	<ul style="list-style-type: none"> • Melanie Foote (Planning) • Mark Appleman (General Manager Network Strategy & Planning) • Jo Appleyard (Legal) 	249, FS 58
KiwiRail	(Teams) <ul style="list-style-type: none"> • Jacob Burton • Mike Brown, Catherine Hepplethwaite (Planning) • Stephen Chiles (Noise and Vibration) 	373, FS 99
Waka Kotahi	<ul style="list-style-type: none"> • Stuart Pearson in person (Teams) <ul style="list-style-type: none"> • Catherine Heppelthwaite (Planning – Noise Matters) • Dr Stephen Chiles (Acoustic Specialist: Noise Matters) • Robert Swears (Traffic Safety and Transport Engineering) 	275, FS 110
McAlpines	<ul style="list-style-type: none"> • William Reeve (Acoustic Engineer) • Tim Walsh (Planner) • John Duncan & John Gardner from McAlpines explaining the existing use and economic scale of their operations • Chris Fowler (Legal) 	226, 102
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	(Teams) <ul style="list-style-type: none"> • Chris Horne • Graeme McCarrison 	62, FS 95

	<ul style="list-style-type: none"> • (Fiona Matthews, Andrew Kantor, Colin Clune – Joint statement with Graeme McCarrison) 	
NZ Defence Force	<ul style="list-style-type: none"> • Darran Humpheson • Rebecca Davies NZDF (Teams) 	166
Fulton Hogan	<ul style="list-style-type: none"> • Tim Ensor 	41
Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten 	316, FS 105
Horticulture NZ	<ul style="list-style-type: none"> • Sarah Cameron (Teams) 	295, FS 47
Federated Farmers	<ul style="list-style-type: none"> • Lionel Hume • Karl Dean 	414, FS 83
Tabled Evidence		
KiwiRail	<ul style="list-style-type: none"> • Sheena McGuire 	373, FS 99
Waimakariri Irrigation Ltd	<ul style="list-style-type: none"> • Kirsty Jacomb 	210
Daiken	<ul style="list-style-type: none"> • Stephanie Styles 	145
Fire & Emergency NZ	<ul style="list-style-type: none"> • Lydia Shirley 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

El - Pūngao me te hanganga hapori - Energy and Infrastructure

Introduction

The term 'infrastructure' is defined in section 2 of the RMA. The RPS defines the terms 'critical infrastructure', 'strategic infrastructure', and 'regionally significant infrastructure'. There is considerable overlap in the types of infrastructure covered by these terms. Infrastructure may be provided by network utilities, or by entities other than network utilities, including the private provision of and connection to infrastructure. Critical, strategic, and regionally significant infrastructure and network utilities are recognised through provisions within this chapter which acknowledge their important function and service to the community.¹

Some types of infrastructure are addressed within other parts of the District Plan, as follows:

- District wide provisions relating to transport are contained in the Transport Chapter, which also forms part of Part 2 – District Wide Matters - Energy, Infrastructure and Transport;
- Rangiora Airfield is provided for by designations, which contain conditions, and the District wide Transport and Noise chapters also contain provisions relating to the Airfield;
- The existing Rangiora hospital and Oxford hospital and ancillary health related activities on those hospital sites are provided for under the Special Purpose Zone (Hospital);
- An emergency service facility, or a health related activity located outside of the existing Rangiora and ~~Kaiapoi-Oxford~~² hospital sites, are subject to the provisions of the relevant zone in which they are located.

This chapter contains provisions for other types of infrastructure, and is consistent with Part 2 - District Wide Matters- Strategic Directions, NESETA, NESF and the NESTF. It also gives effect to the matters in Part 2 - District Wide Matters - Urban Form and Development, NPSET, NZCPS, NPSFM and the NPSREG.

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 Energy and Infrastructure include:~~

- ~~• Transport: the Transport rules apply to all activities and activities are subject to compliance with all relevant Transport rules. The application of the transport provisions is discussed further in the Transport rules.~~
- ~~• Natural Hazards: this chapter contains provisions that may be relevant to managing the risk to energy and infrastructure from natural hazards.~~
- ~~• Historic Heritage: this chapter contains provisions relevant to protecting places with heritage values, such as historic heritage buildings or other structures or their heritage settings.~~
- ~~• Notable Trees: this chapter contains provisions relevant to matters such as protecting the root protection area or the trimming or removal of notable trees.~~
- ~~• Sites and Areas of Significance to Māori: this chapter contains provisions relevant to protecting SASM from adverse effects.~~
- ~~• Ecosystems and Indigenous Biodiversity: this chapter contains provisions that control SNAs and the clearance of areas of indigenous vegetation across the District.~~
- ~~• Natural Character of Freshwater Bodies: this chapter contains provisions regarding activities within natural character of scheduled freshwater bodies setbacks.~~
- ~~• Natural Features and Landscapes: this chapter contains provisions for activities within ONL, ONF, and SAL.~~

¹ Christchurch International Airport Ltd [254.25].

² RMA Schedule 1 Clause 16(2)

- ~~Subdivision: this chapter contains provisions that may be relevant to subdivision for energy and infrastructure.~~
- ~~Earthworks: this chapter contains provisions that may be relevant to earthworks for energy and infrastructure such as volume, depth and location.~~
- ~~Any other District wide matter that may affect or relate to the site.~~
- ~~Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.³~~

Objectives	
EI-O1	Provision of energy and infrastructure Across the District: <ol style="list-style-type: none"> 1. efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, <u>region and nation</u>,⁴ including in response to future needs such as increased sustainability, and changing techniques and technology;⁵ 2. there is increased renewable energy for national, regional and local use; and 3. there is greater renewable electricity generation, including small scale or community scale renewable electricity generation, with generation surplus able to be supplied to the electricity distribution network.
EI-O2	Adverse effects of energy and infrastructure Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated, <u>while taking into account their operational need or functional need</u> ⁶ .
EI-O3	Effects of other activities and development on energy and infrastructure The safe, efficient and effective operation, maintenance, repair, renewal , ⁷ upgrading and development of energy and infrastructure is not constrained or compromised by <u>incompatible</u> ⁸ activities and development, including by reverse sensitivity effects.
Policies	
EI-P1	Recognising the benefits of, and providing for, energy and infrastructure Recognise the local, regional or national benefits of energy and infrastructure through: <ol style="list-style-type: none"> 1. enabling the operation, maintenance, repair, renewal, removal and minor upgrade of energy and infrastructure; 2. providing for more than minor or significant upgrades to existing, and the development of new, energy and infrastructure; 3. providing for energy and infrastructure that serves as a lifeline utility during an emergency, including critical infrastructure, strategic infrastructure and regionally significant infrastructure; 4. providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid, electricity distribution, and supply of fuel and energy; 5. providing for the effective, reliable and future-proofed communication networks and services;

³ Chorus, Spark and Vodafone [62.6].

⁴ Transpower [195.24].

⁵ MainPower [249.52].

⁶ MainPower [249.53], Christchurch International Airport Ltd [254.27] and Waka Kotahi [275.12].

⁷ Federated Farmers [414.68].

⁸ MainPower [249.54], Christchurch International Airport Ltd [254.28].

	<ol style="list-style-type: none"> 6. providing for the effective, resilient, efficient and safe water supply, wastewater system and stormwater infrastructure; and community scale irrigation/stockwater; 7. enabling energy and infrastructure that has a particular focus on the utilisation of renewable resources and which contribute to sustainable use of natural and physical resources; 8. enabling feasibility investigations into renewable energy including for renewable electricity generation; 9. providing for renewable energy and renewable electricity generation including small scale or community scale renewable electricity generation; and 10. the provision of an adequate supply of water for firefighting in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.
EI-P2	<p>Availability, provision and adequacy of, and connection to, energy and infrastructure</p> <p>Across the District:</p> <ol style="list-style-type: none"> 1. to benefit the social, economic, cultural and environmental well-being of the District: <ol style="list-style-type: none"> a. ensure land use and development is coordinated with, and to the extent considered reasonably practicable, connected to and adequately serviced by energy and infrastructure, if available, including electricity, water supply, wastewater system and stormwater infrastructure; and b. ensure that connectivity to communications infrastructure can be achieved; and 2. where a public reticulated water supply or wastewater system is not available, adequate on site systems shall be installed consistent with maintaining public health and avoiding or mitigating adverse effects on the environment, while discouraging small scale stand alone systems.
EI-P3	<p>New technologies and techniques</p> <p>Provide flexibility for energy and infrastructure to adopt new technologies and techniques that:</p> <ol style="list-style-type: none"> 1. improve access to, and efficient use of, networks and services; 2. allow for the re-use of redundant services and structures; 3. increase resilience, safety or reliability of networks and services; and 4. result in environmental benefits and enhancements.
EI-P4	<p>Environmentally sustainable outcomes</p> <p>Seek more <u>Encourage</u>⁹ environmentally sustainable outcomes associated with energy and infrastructure, <u>where possible</u>,¹⁰ including by promoting¹¹:</p> <ol style="list-style-type: none"> 1. the use of green infrastructure; 2. the increased utilisation of renewable resources; 3. the use of low impact approaches (such as in site, route or structure selection or construction methodology); 4. using low carbon materials in construction; 5. changing the way activities that generate high greenhouse gas emissions are delivered; 6. offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees <u>excluding wilding or pest species</u>¹² or the establishment and restoration of wetlands; <u>and</u>

⁹ Kainga Ora [325.25].

¹⁰ Kainga Ora [325.25].

¹¹ Environment Canterbury [316.20].

¹² Environment Canterbury [316.20].

	<p>7. energy efficiency and conservation practices, including use of energy efficient design, renewable energy and renewable electricity generation; and</p> <p>8. building design with a Homestar™ certification rating of at least 6 for residential buildings, or a Green Star rating of at least 4 for commercial buildings, to assist in reducing energy consumption and greenhouse gas emissions.¹³</p>
EI-P5	<p>Manage adverse effects of energy and infrastructure</p> <p>Manage adverse effects of energy and infrastructure, including by the following:</p> <ol style="list-style-type: none"> 1. enabling or providing for¹⁴ the ongoing operation, maintenance, repair, renewal,¹⁵ removal and minor upgrade of existing energy and infrastructure; 2. providing for new energy and infrastructure, or major upgrades to existing energy and infrastructure while¹⁶ avoiding, remedying or mitigating adverse effects of more than minor upgrades to existing energy and infrastructure, including effects¹⁷ on: <ol style="list-style-type: none"> a. natural and physical resources; b. amenity values; c. existing¹⁸ sensitive activity activities; d. the safe and efficient operation of other infrastructure; e. the health, safety and well-being of people and communities; <p>3A. using major upgrades to existing energy and infrastructure as an opportunity to reduce existing adverse effects where appropriate to do so;¹⁹</p> 3. New regionally significant new energy and²⁰ infrastructure, or major upgrades to existing regionally significant energy and²¹ infrastructure that is located outside of the coastal environment, should shall²², to the extent considered²³ practicable, ensure that the route or site is located outside of the following types of sensitive environments to protect such environments from significant adverse effects, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure: <ol style="list-style-type: none"> a. ONF, ONL and SAL; b. areas of ONC, VHNC and HNC, and natural character of scheduled freshwater bodies setbacks; c. SNAs; d. buildings, other structures and settings with heritage values, and archaeological sites; e. SASM; f. places adjoining the coastal marine area;²⁴ 4. where new regionally significant energy and²⁵ infrastructure, or major upgrades to existing regionally significant energy and²⁶ infrastructure, cannot locate outside of the sensitive environments in (3)(a) (b) (d) and (e) above, and for renewable electricity generation assets and activities and electricity transmission network

¹³ Kainga Ora [325.25].

¹⁴ Transpower [195.29].

¹⁵ Federated Farmers [414.68].

¹⁶ Transpower [195.29].

¹⁷ Transpower [195.29].

¹⁸ Transpower [195.29].

¹⁹ Transpower [195.29].

²⁰ Forest and Bird [192.39].

²¹ Forest and Bird [192.39].

²² Transpower [195.29].

²³ Transpower [195.29].

²⁴ Forest and Bird [192.39].

²⁵ Forest and Bird [192.39].

²⁶ Forest and Bird [192.39].

	<p>²⁷assets and activities in 3(c) above, the energy and infrastructure should ^{shall}²⁸, to the extent considered²⁹ practicable, ensure that the proposed route, site, structure and construction method demonstrate the following, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure:</p> <ol style="list-style-type: none"> regionally significant energy and³⁰ infrastructure will be located in more compromised parts of the areas in (3) above where that reduces adverse effects on the values of those areas; techniques (such as structure selection or construction methodology) will be used to mitigate adverse effects on the areas in (3) above; adverse effects on the areas <u>in the sensitive environments</u>³¹ in (3) above will be remedied or mitigated; <p>5. consider biodiversity offset for residual adverse effects on indigenous biodiversity that cannot otherwise be avoided, remedied or mitigated; Where new regionally significant energy and³² infrastructure, or major upgrades to existing regionally significant energy and³³ infrastructure (excluding renewable electricity generation assets and activities and electricity transmission network assets and activities), cannot locate outside of the sensitive environments in 3(c), ECO-P5 shall apply.³⁴</p> <ol style="list-style-type: none"> avoiding or mitigating³⁵ potential significant adverse effects of the generation of radio frequency fields and electric and magnetic fields by requiring compliance with recognised standards or guidelines; and promoting the undergrounding of new energy and infrastructure where it is: <ol style="list-style-type: none"> technically feasible; economically viable; justified by the extent of adverse visual effects if not placed underground.
EI-P6	<p>Effects of other activities and development on energy and infrastructure</p> <p>Manage adverse effects, <u>including reverse sensitivity effects</u>,³⁶ of <u>incompatible</u>³⁷ other activities and development on energy and infrastructure, including by the following:</p> <ol style="list-style-type: none"> ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and with regards to the National Grid and³⁸ major electricity distribution lines, in addition to (1) above, by ensuring that: <ol style="list-style-type: none"> safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid and³⁹ major electricity distribution lines including support structures; sensitive activity and development that may compromise the National Grid and⁴⁰ major electricity distribution lines, including those associated with

²⁷ Consequential amendments from Forest and Bird [192.46] and Fulton Hogan [41.24]

²⁸ Transpower [195.29]

²⁹ Transpower [195.29].

³⁰ Forest and Bird [192.39].

³¹ Consequential amendments from Forest and Bird [192.46] and Fulton Hogan [41.24]

³² Forest and Bird [192.39].

³³ Forest and Bird [192.39].

³⁴ Consequential amendments from Forest and Bird [192.46] and Fulton Hogan [41.24]

³⁵ Transpower [195.29].

³⁶ Christchurch International Airport Ltd [254.31].

³⁷ Christchurch International Airport Ltd [254.31].

³⁸ Transpower [195.30].

³⁹ Transpower [195.30].

⁴⁰ Transpower [195.30].

	<p>intensive farming activities⁴¹, are excluded from establishing within identified safe buffer distances to the extent reasonably possible⁴²;</p> <p>c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair-replacement⁴³, upgrading and development of the National Grid and⁴⁴ major electricity distribution lines; and</p> <p><u>2A. with regards to the National Grid, in addition to (1) above:</u></p> <p>a. <u>mapping the National Grid and identifying buffer corridors in the District Plan within which sensitive activities, including the expansion of an existing sensitive activity, are not provided for; and</u></p> <p>b. <u>to the extent reasonably possible, managing other activities to avoid reverse sensitivity effects, on the National Grid and</u>⁴⁵</p> <p>3. ensuring buildings, other structures and vegetation do not obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, including for radiocommunication associated with critical infrastructure, strategic infrastructure, regionally significant infrastructure, a lifeline utility, and for emergency purposes and day to day operations of an emergency service.</p>
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Rules

How to interpret and apply the rules

1. The rules in the following District-wide chapters apply in addition to Energy and Infrastructure:

- a. TRAN - Transport;
- b. HS - Hazardous substances;
- c. NH - Natural hazards;
- d. SUB - Subdivision;
- e. LIGHT - Light;
- f. NOISE - Noise; and
- g. SIGN - Signs;

2. The rules in all other chapters not listed in (1) above do not apply to Energy and Infrastructure, except in the following circumstances:

- a. Relocation of any historic heritage listed in HH-SCHED2 must comply with HH-R4, HH-R6 and HH-R8;
- b. Demolition of historic heritage items listed in HH-SCHED2 must comply with HH-R7 and HH-R9; and
- c. Removal of any Notable Tree listed in TREE-SCHED1 must comply with TREE- R6 and TREE-R7; and
- d. Where specified in the Energy and Infrastructure rules.

3. For completeness, all objectives, policies, associated planning map layers, schedules, and appendices apply to Energy and Infrastructure.⁴⁶

⁴¹ Horticulture NZ [295.76], Federated Farmers [414.71], Transpower [195.30].

⁴² Horticulture NZ [295.76].

⁴³ Mainpower [249.60].

⁴⁴ Transpower [195.30].

⁴⁵ Transpower [195.30].

⁴⁶ Chorus, Spark, Vodafone [62.6], Transpower [195.23], Mainpower [249.1].

Activity Rules - General (applicable to all energy and infrastructure)

EI-R1	Maintenance or removal of existing infrastructure and ancillary vehicle access tracks	
	<i>This rule does not apply to widening or extension of existing vehicle access tracks provided for under EI-R2.</i>	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
EI-R2	Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure	
	<i>This rule applies to the construction of new vehicle access tracks in circumstances other than as provided for under EI-R23.</i>	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> <u>the activity is not located in SASM (except where located in a road corridor); and⁴⁷</u> the activity shall comply with Earthworks standards EW-S1 to <u>EW-S2, EW-S4, EW-S5, EW-S6 and⁴⁸ EW-S7, as well as any Earthworks standards in any relevant overlay⁴⁹.</u> 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD1 - Historic heritage, cultural values and the natural environment⁵⁰</u> <u>EI-MCD3 - Operational considerations⁵¹</u> EI-MCD9 - Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure ⁵²
EI-R3	Ancillary infrastructure equipment	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
EI-R4	Customer connection between a building, other structure, site, and infrastructure	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> a new customer connection shall not involve alteration to a <u>historic heritage</u> building or other structure <u>listed in HH-SCHED2 with heritage values⁵³</u>; 	<u>Activity status when compliance with (1) is not achieved: CON⁵⁸</u> Activity status when compliance <u>with 2 to 6 are⁵⁹</u> not achieved: RDIS Matters of <u>control/⁶⁰</u>discretion are restricted to:

⁴⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

⁴⁸ Chorus, Spark and Vodafone [62.6], Transpower [195.23], Mainpower [249.1].

⁴⁹ Transpower [195.32].

⁵⁰ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁵¹ Chorus, Spark and Vodafone [62.66].

⁵² Chorus, Spark and Vodafone [62.29]

⁵³ Chorus, Spark and Vodafone [62.66].

⁵⁸ Chorus, Spark and Vodafone [62.29]

⁵⁹ Chorus, Spark and Vodafone [62.29]

⁶⁰ Chorus, Spark and Vodafone [62.29]

	<p>2. a new customer connection shall not involve earthworks in the root protection area of a notable tree, except where the works:</p> <ul style="list-style-type: none"> a. involve installation at least 1m below existing ground level; and b. are limited to hand digging, trenchless means or air spade, hydro vac or directional drilling methods; and c. have an entry point either: <ul style="list-style-type: none"> i. located outside of the root protection area; or ii. with a maximum area of 1m²; <p>3. a new customer connection shall not involve earthworks in the following areas (except where earthworks are located in a road corridor or accessway, or where connections are an extension of existing infrastructure adjoining a site, or where connections are undertaken by trenchless means):</p> <ul style="list-style-type: none"> a. <u>SASM</u>:⁵⁴ b. SNAs; c. places adjoining the coastal marine area <u>the coastal environment</u>:⁵⁵. <p>4. a new customer connection shall not involve above ground infrastructure in the following areas (except where located in a road corridor):</p> <ul style="list-style-type: none"> a. ONF, ONL and SAL; b. areas of ONC, VHNC and HNC; and 	<p>EI-MCD1 - Historic heritage and the natural environment⁶¹</p> <p><u>EI-MCD3 - Operational considerations</u>⁶²</p>
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⁵⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

⁵⁵ Chorus, Spark and Vodafone [62.6].

⁶¹ Chorus, Spark and Vodafone [62.29]

⁶² Chorus, Spark and Vodafone [62.66].

	<p>c. places adjoining the coastal marine area <u>the coastal environment</u>⁵⁶;</p> <p>5. above ground infrastructure for a new customer connection shall comply with all other relevant or applicable Energy and Infrastructure rules; <u>and</u></p> <p>6. <u>the activity shall comply with Earthworks standards EW-S1, EW-S5, EW-S6, and EW-S7</u>⁵⁷.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • Check also EI-R45 Requirement to connect to water supply, wastewater system or stormwater infrastructure. 	
EI-R5	Meteorological and environmental sensing and monitoring equipment, and navigational aid	
All Zones	<p>Activity status: PER Where:</p> <p>1. new meteorological and environmental sensing and monitoring equipment, and navigational aid, with a height in relation to infrastructure greater than 1.8m or an area greater than 6m² shall not be located in the following areas (except where located in a road corridor):</p> <ol style="list-style-type: none"> <u>SASM</u>⁶³; SNAs; ONF, ONL and SAL; areas of ONC, VHNC and HNC; <u>and</u> <u>the activity shall comply with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7</u>⁶⁴. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment⁶⁵</p>
EI-R6	Trimming or removal of trees <u>including notable trees</u>⁶⁶ and vegetation	

⁵⁶ Chorus, Spark and Vodafone [62.6].

⁵⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁶³ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

⁶⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁶⁵ Chorus, Spark and Vodafone [62.29]

⁶⁶ Chorus, Spark and Vodafone [62.6].

All Zones	Activity status: PER Where: 1. the trimming or removal of trees and vegetation is by an operator of an overhead line or other infrastructure or by their nominated contractor or agent, where required for the safe operation or maintenance of overhead lines or other infrastructure. 2. <u>the trimming is undertaken on any Notable Tree the works or maintenance is undertaken by, or supervised by, a suitably qualified and experienced arborist.</u> ⁶⁷	Activity status when compliance not achieved: N/A
	Advisory Notes <ul style="list-style-type: none"> This rule applies to situations such as protecting the <u>security</u>⁶⁸, safe operation or maintenance of <u>infrastructure</u>⁶⁹ overhead lines or removing an associated potential fire <u>electrical</u>⁷⁰ risk <u>or risk to the public</u>⁷¹, or maintaining sight lines from an intersection. A check should be made to determine whether any requirements may apply under the following: <ul style="list-style-type: none"> Electricity (Hazards from Trees) Regulations 2003; Telecommunications Act 2001; and NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. <u>TREE- R6 and TREE-R7 apply to the Removal of any Notable Tree listed in TREE-SCHED1.</u>⁷² 	
EI-R6A ⁷³	<u>Indigenous vegetation clearance outside any Significant Natural Area</u> ⁷⁴	
<u>All Zones</u>	<u>Activity status: PER</u> Where: 1. <u>the indigenous vegetation clearance is not on land above 900m in altitude; and</u> 2. <u>the indigenous vegetation clearance is:</u>	<u>Activity status when compliance not achieved:</u> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>EI-MCD1 - Historic heritage, cultural values and the natural environment</u> ⁸¹

⁶⁷ Chorus, Spark and Vodafone [62.6].

⁶⁸ Transpower [195.33].

⁶⁹ KiwiRail [373.26].

⁷⁰ Transpower [195.33]

⁷¹ Transpower [195.33].

⁷² Chorus, Spark and Vodafone [62.6].

⁷³ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁷⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1]

⁸¹ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

	<p>a. <u>required for maintenance, repair or replacement purposes and is:</u></p> <p>i. <u>within an existing access track;</u> or</p> <p>ii. <u>within 3m of an existing building; or</u></p> <p>iii. <u>within 2m of an⁷⁵ existing gate, existing fire pond, existing stock yard, existing trough, existing buried pipeline or existing water tank;⁷⁶</u></p> <p>b. <u>of indigenous vegetation which has been planted or has been planted for amenity purposes or as a shelterbelt;⁷⁷</u></p> <p>c. <u>required for the operation or development of the National Grid; or⁷⁸</u></p> <p>d. <u>required for the maintenance, repair, upgrade or replacement purposes of critical infrastructure; and⁷⁹</u></p> <p>3. <u>the activity is not located in SASM (except where located in a road corridor).⁸⁰</u></p>	
EI-R7	<p>Freestanding pole in the road corridor</p> <p><i><u>This rule does not apply to poles provided for in the activities in the following rules:</u></i></p> <p>- <i><u>EI-R12 Replacement of a pole or tower</u></i></p>	

⁷⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁷⁶ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁷⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁷⁸ Transpower [195.74], Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁷⁹ MainPower [249.42], Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁸⁰ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

	<ul style="list-style-type: none"> - <u>EI-R24 New overhead transmission lines and electricity distribution lines and supporting poles and towers</u> - <u>EI-R26 New freestanding radiocommunication and telecommunication facilities, antennas, and supporting poles and towers</u> - <u>EI-R28 New overhead telecommunication lines and supporting poles</u> - <u>EI-R29 New amateur radio configurations</u> - <u>EI-R41 New small scale free standing wind turbine(s) for small scale or community scale renewable electricity generation</u> - <u>EI-R44 New large scale wind turbine(s) for large scale renewable electricity generation</u>⁸² 	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum height in relation to infrastructure of a new freestanding pole in the road corridor shall comply with the following height in relation to infrastructure limits when adjoining: <ol style="list-style-type: none"> a. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration): 18m; and b. all other zones: 25m;⁸³ 2. <u>if the activity is located within an ONL, ONF, or SAL, infrastructure poles and attached equipment within road reserve shall be finished in materials that will naturally weather to a non-reflective colour;</u>⁸³ 3. <u>the activity is not located in SASM (except where located in a road corridor); and</u>⁸⁴ 4. <u>the activity complies with Earthworks standard EW-S7.</u>⁸⁵ 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD1 - Historic heritage and the natural environment</u>⁸⁶ <u>EI-MCD3 - Operational considerations</u>⁸⁷ EI-MCD14 - Extent of effects⁸⁸</p>

⁸² Clause 16(2)

⁸³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

⁸⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

⁸⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁸⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

⁸⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁸⁸ Chorus, Spark and Vodafone [62.29]

EI-R8	Installation of new infrastructure within an existing building <i><u>This rule does not apply to customer connections provided for by EI – R4(1) 'New customer connections to a historic heritage building or other structure listed in HH-SCHED2'⁸⁹</u></i>	
All Zones	Activity status: PER Where: 1. new installations shall not involve alteration to a <u>historic heritage building listed in HH-SCHED2 with heritage values⁹⁰</u> .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment ⁹¹ <u>EI-MCD3 - Operational considerations⁹²</u>
EI-R9	Use of temporary infrastructure <i><u>This rule does not apply to new permanent emergency or back-up electricity generation provided for in EI-R36; or installation, maintenance, repair, upgrading or removal of new infrastructure for assessing a site or technology for suitability for renewable electricity generation provided for in EI-R39.</u></i>	
All Zones	Activity status: PER Where: 1. the temporary infrastructure shall operate for a maximum of 12 months from the commencement of the works or activity, or until the works or activity or a stage of the works or activity for which the temporary infrastructure is required is complete, whichever is greater, at which time the temporary infrastructure shall be removed from the site; 2. <u>the activity is not located in SASM (except where located in a road corridor)⁹³; and</u> 3. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4,</u>	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD1 - Historic heritage, cultural values and the natural environment⁹⁵</u> <u>EI-MCD3 - Operational considerations⁹⁶</u> EI-MCD4 - Health and safety ⁹⁷ EI-MCD14 - Extent of effects ⁹⁸

⁸⁹ Clause 16(2)

⁹⁰ Chorus, Spark and Vodafone [62.66]

⁹¹ Chorus, Spark and Vodafone [62.29]

⁹² Chorus, Spark and Vodafone [62.66].

⁹³ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

⁹⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁹⁶ Chorus, Spark and Vodafone [62.66].

⁹⁷ Chorus, Spark and Vodafone [62.29]

⁹⁸ Chorus, Spark and Vodafone [62.29]

	<u>EW-S5, EW-S6, and EW-S7</u> . ⁹⁴	
EI-R10	Installation of new infrastructure, or upgrading of existing infrastructure, underground	
	<i>This rule does not apply to underground infrastructure established under EI-R45 or EI-R46.</i>	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. new installations shall not be located in the following areas (except where located in a road corridor or accessway, or are an extension of existing infrastructure adjoining a site, or where installations are by trenchless means, or are as specified otherwise below)⁹⁹: <ol style="list-style-type: none"> a. the root protection area of a notable tree, except where the installation: <ol style="list-style-type: none"> i. is at least 1m below ground level; and ii. is limited to hand digging, trenchless means or air spade, hydro vac or directional drilling methods; and iii. has an entry point either: <ol style="list-style-type: none"> a. located outside of the root protection area; or b. with a maximum area of less than 1m²; b. <u>SASM</u>; ¹⁰⁰ c. SNAs; 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> EI-M<u>C</u>D1 - Historic heritage and the natural environment¹⁰⁵ EI-M<u>C</u>D2 - Amenity values, location and design (<u>clause 4 only</u>)¹⁰⁶ EI-M<u>C</u>D3 - Operational considerations¹⁰⁷

⁹⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

⁹⁹ Chorus, Spark and Vodafone [62.30].

¹⁰⁰ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁰⁵ Chorus, Spark and Vodafone [62.29]

¹⁰⁶ Transpower [195.35].

¹⁰⁷ Chorus, Spark and Vodafone [62.29]

	<p>c. places adjoining the coastal marine area the coastal environment¹⁰¹;</p> <p>2. upgrades of existing underground infrastructure¹⁰² (except where located in a road corridor or accessway, <u>or are an extension of existing infrastructure adjoining a site, or where installations are by trenchless means</u>), upgrades of existing underground infrastructure¹⁰³ shall not increase the area occupied by the infrastructure, or realign or relocate the infrastructure, so that it further encroaches into the areas listed in (1) above;</p> <p>3. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S5, EW-S6, EW-S7; and</u></p> <p>4. <u>for pole foundations, the activity complies with Earthworks standard W-S7.</u>¹⁰⁴</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> See also EI-R11 Relocation of <u>above ground</u>¹⁰⁸ infrastructure; EI-R32 Installation of gas distribution pipeline and fuel systems (including LPG); and EI-R33 An increase in the carrying or operating capacity, efficiency or security of existing gas distribution pipeline and fuel systems. 	
EI-R11	Relocation of <u>above ground</u>¹⁰⁹ infrastructure	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the relocation shall be within 5m of the existing alignment or location; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p><u>EI-MCD1 - Historic heritage, cultural values and the natural environment</u>¹¹²</p>

¹⁰¹ Chorus, Spark and Vodafone [62.6].

¹⁰² Chorus, Spark and Vodafone [62.30].

¹⁰³ Chorus, Spark and Vodafone [62.30].

¹⁰⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

¹⁰⁸ Chorus, Spark and Vodafone [62.31].

¹⁰⁹ Chorus, Spark and Vodafone [62.31].

¹¹² Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

	<p>2. <u>the relocation shall not be located in the following areas (except where located in a road corridor):</u></p> <p>a. <u>root protection area of a notable tree;</u></p> <p>a. <u>SASM</u>¹¹⁰;</p> <p>3. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, EW-S7:</u></p> <p>and</p> <p>4. <u>For pole foundations, the activity complies with Earthworks standards EW-S7.</u>¹¹¹</p>	<p><u>EI-MCD3 - Operational considerations</u>¹¹³</p> <p>EI-MCD10 - Relocation of existing infrastructure¹¹⁴</p>
	<p>Exemption</p> <ul style="list-style-type: none"> This rule does not apply to transport infrastructure. 	
	<p>Advisory Note</p> <ul style="list-style-type: none"> See also EI-R10 (2) Installation of new infrastructure, or upgrading of existing infrastructure, underground.¹¹⁵ 	
EI-R12	Replacement of a pole or tower	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> a pole shall not be replaced with a tower; a replacement pole or tower shall not exceed the height in relation to infrastructure of the replaced pole or tower <u>by more than 15%</u>¹¹⁶ <u>as of the date the District Plan was made operative.</u>¹¹⁷ the diameter or width of a replacement pole shall not exceed twice that of the replaced pole at its widest point; a single pole may be replaced with a pi-pole <u>(or</u> 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p><u>EI-MCD1 - Historic heritage and the natural environment</u>¹²⁴</p> <p><u>EI-MCD3 - Operational considerations</u>¹²⁵</p> <p>EI-MCD14 - Extent of effects¹²⁶</p>

¹¹⁰ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹¹¹ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

¹¹³ Chorus, Spark and Vodafone [62.66].

¹¹⁴ Chorus, Spark and Vodafone [62.29]

¹¹⁵ Chorus, Spark and Vodafone [62.31].

¹¹⁶ Transpower [195.37].

¹¹⁷ Transpower [195.37].

¹²⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹²⁵ Chorus, Spark and Vodafone [62.66].

¹²⁶ Chorus, Spark and Vodafone [62.29]

	<p><u>H-pole</u>¹¹⁸ for safety or structural reasons, <u>and the width of the pi-pole (or H-pole) must not exceed three times that of the replaced single pole at its widest point including the cross arm</u>¹¹⁹;</p> <p>5. the footprint of a <u>replaced replacement</u>¹²⁰ tower shall not exceed the width of the <u>replaced</u>¹²¹ tower by more than 25%; <u>and</u></p> <p>6. a replaced pole or tower shall be removed once its replacement is in place and is operational-;</p> <p>7. <u>if the activity is located within an ONL, ONF, SAL, the pole or tower must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p style="margin-left: 40px;">a. <u>60% for greyness groups A or B;</u></p> <p style="margin-left: 40px;">b. <u>40% for greyness group C;</u></p> <p>8. <u>notwithstanding (7) above, infrastructure poles and attached equipment within road reserve shall be finished in materials that will naturally weather to a non-reflective colour: and</u>¹²²</p> <p>9. <u>the activity complies with Earthworks standards EW-S7.</u>¹²³</p>	
EI-R13	Addition to a pole or tower	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

¹¹⁸ MainPower [249.72].

¹¹⁹ MainPower [249.72].

¹²⁰ MainPower [249.72].

¹²¹ MainPower [249.72].

¹²² Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹²³ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

	<p><u>1. the equipment added to a pole or tower does not:</u></p> <p>(a) <u>exceed a volume of 2m³</u> the combined diameter or width of the existing pole or tower plus the addition (at its widest point) shall not exceed twice that of the existing pole or tower (at its widest point); and^{127 128}</p> <p>(b) <u>exceed</u>¹²⁹ <u>the height of the existing pole or tower</u> the combined height in relation to infrastructure of the existing pole or tower plus the addition shall not exceed that of the existing pole or tower;¹³⁰</p> <p>2. <u>where the equipment is added to a pole or tower located within an ONL, ONF, SAL, it must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p style="padding-left: 40px;">a. <u>60% for greyness groups A or B;</u></p> <p style="padding-left: 40px;">b. <u>40% for greyness group C; and</u></p> <p>3. <u>notwithstanding (2) above, where the equipment added to a pole or tower is located within the road reserve, it shall be finished in materials that will</u></p>	<p>Matters of discretion are restricted to:</p> <p><u>EI-MCD1 - Historic heritage and the natural environment</u>¹³²</p> <p><u>EI-MCD2 - Amenity values, location and design</u>¹³³</p> <p><u>EI-MCD3 - Operational considerations</u>¹³⁴</p> <p><u>EI-MD14 - Extent of effects</u>¹³⁵</p>
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¹²⁷ MainPower [249.74].

¹²⁸ MainPower [249.74].

¹²⁹ MainPower [249.74].

¹³⁰ MainPower [249.74].

¹³² MainPower [249.97].

¹³³ MainPower [249.74].

¹³⁴ Chorus, Spark and Vodafone [62.66].

¹³⁵ MainPower [249.74].

	<u>naturally weather to a non-reflective colour.</u> ¹³¹	
EI-R14	Replacement of an antenna	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. a replacement antenna shall not increase the diameter of an existing dish antenna or the width of an existing panel antenna by more than 20%¹³¹; 2. <u>if the activity is located within an ONL, ONF, SAL, the replacement antenna must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u> <ol style="list-style-type: none"> a. <u>60% for greyness groups A or B;</u> b. <u>40% for greyness group C; and</u> 3. <u>notwithstanding (2) above, antennas attached to infrastructure poles within the road reserve shall be finished in materials that will naturally weather to a non-reflective colour.</u>¹³⁶ 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD1 - Historic heritage and the natural environment</u>¹³⁷ <u>EI-MCD3 - Operational considerations</u>¹³⁸ <u>EI-MCD14 - Extent of effects</u>¹³⁹</p>
EI-R15	Replacement of an infrastructure cabinet, <u>electricity cabinet and kiosk</u>¹⁴⁰ or infrastructure building	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the replacement shall not increase the footprint <u>or height</u>¹⁴¹ of the 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p>

¹³¹ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹³⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹³⁷ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹³⁸ Chorus, Spark and Vodafone [62.66].

¹³⁹ Chorus, Spark and Vodafone [62.29]

¹⁴⁰ MainPower [249.75].

¹⁴¹ MainPower [249.75].

	<p>existing infrastructure cabinet, <u>electricity cabinet and kiosk</u>¹⁴², or infrastructure building by more than 30%; <u>and</u></p> <p>2. outside a road corridor, where an existing infrastructure building is located in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the replacement infrastructure building shall comply with the building internal boundary setback and where specified the height in relation to boundary for the zone or adjoining zone in accordance with Appendix APP3;¹⁴³</p> <p><u>2A the replacement infrastructure cabinet, electricity cabinet or infrastructure building is within 5m of the location of the original structure.</u>¹⁴⁴</p> <p>3. <u>The replacement is not located in the following areas (except where located in a road corridor):</u> <u>(a) root protection area of a notable tree</u> <u>(b) SASM</u>¹⁴⁵. <u>and</u></p> <p>4. <u>the activity complies with Earthworks standard EW-S7.</u>¹⁴⁶</p>	<p><u>EI-MCD1 - Historic heritage and the natural environment</u>¹⁴⁷</p> <p><u>EI-MCD2 - Amenity values, location and design</u>¹⁴⁸</p> <p><u>EI-MCD3 - Operational considerations</u>¹⁴⁹</p> <p><u>EI-MD14 - Extent of effects</u>¹⁵⁰</p>
EI-R16	Upgrading above-ground lines, ducts, cables and pipes	

¹⁴² MainPower [249.75].

¹⁴³ MainPower [249.75].

¹⁴⁴ MainPower [249.75].

¹⁴⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁴⁶ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

¹⁴⁷ MainPower [249.97].

¹⁴⁸ MainPower [249.75].

¹⁴⁹ Chorus, Spark and Vodafone [62.66].

¹⁵⁰ MainPower [249.75].

<p>All Zones</p>	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. upgrading is by: <ol style="list-style-type: none"> a. the addition of <u>adding</u>¹⁵¹ wires, cables, circuits or conductors; b. the re-conductoring of the line with higher capacity conductors; c. the re-sagging of conductors; d. the addition of <u>installing</u>¹⁵² longer or more efficient insulators; e. the addition of <u>adding</u>¹⁵³ of cross arms; f. the bundling of lines (in the absence of cross arms); g. the addition of <u>adding</u>¹⁵⁴ earth wires (which may contain telecommunication lines, earthpeaks and lightning rods); or h. their replacement <u>of any of the above</u>.¹⁵⁵ 2. the diameter of a replacement conductor or line shall not exceed the diameter of the existing conductor or line, or 50mm, whichever is greater; 3. additional conductors or lines: <ol style="list-style-type: none"> a. shall not increase the number of conductors or lines by more than 100%; and b. shall each have a maximum diameter of 50mm; 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD3 - Operational considerations</u>¹⁵⁶ <u>EI-MCD14 - Extent of effects</u>¹⁵⁷</p>
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¹⁵¹ MainPower [249.76].

¹⁵² MainPower [249.76].

¹⁵³ MainPower [249.76].

¹⁵⁴ MainPower [249.76].

¹⁵⁵ MainPower [249.76].

¹⁵⁶ Chorus, Spark and Vodafone [62.66].

¹⁵⁷ Chorus, Spark and Vodafone [62.29]

	<p>4. additional cross arms shall not exceed the length of an existing cross arm by more than 100%, up to a maximum of 4m;</p> <p>5. the bundling of lines (in the absence of cross arms) shall not exceed 100mm in total; and</p> <p>6. the diameter of a replacement above-ground duct or pipe shall not exceed the diameter of the existing above-ground duct or pipe by more than 300mm.</p>	
EI-R17	Installation of new mid-span poles	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the installation of new mid-span poles is to address safety clearances for overhead lines; and the maximum number of additional mid-span poles shall be 2; <u>the activity is not located in SASM (except where located in a road corridor)¹⁵⁸; and</u> <u>the activity complies with Earthworks standard EW-R7.¹⁵⁹</u> 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>EI-MCD1 - Historic heritage and the natural environment¹⁶⁰</u> <u>EI-MCD3 - Operational considerations¹⁶¹</u> EI-MCD14 - Extent of effects¹⁶²</p>
EI-R18	Attachment of pipes, cables, conductors or lines, to bridges, tunnels or culverts	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> pipes, cables, conductors or lines: <ol style="list-style-type: none"> shall be attached to the underside of the bridge, or incorporated 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment¹⁶⁴ EI-MCD2 - Amenity values, location and design¹⁶⁵ EI-MCD3 - Operational consideration¹⁶⁶</p>

¹⁵⁸ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁵⁹ Chorus, Spark and Vodafone [62.6], Transpower [195.23], MainPower [249.1].

¹⁶⁰ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].


¹⁶¹ Chorus, Spark and Vodafone [62.66].

¹⁶² Chorus, Spark and Vodafone [62.29]

¹⁶⁴ Chorus, Spark and Vodafone [62.29]

¹⁶⁵ Chorus, Spark and Vodafone [62.29]

¹⁶⁶ Chorus, Spark and Vodafone [62.29]

	<p>within the bridge, tunnel or culvert structure, or within an existing attached conduit, duct or pipe;</p> <p>b. the maximum diameter of any new conduit, duct or pipe shall be 300mm; <u>and</u></p> <p>c. any new conduits, ducts or pipes in (b) above shall be in a cluster of no more than two conduits, ducts or pipes in total; and¹⁶³</p> <p>d. shall not be attached to a bridge, tunnel or culvert with heritage values.</p> 	
EI-R19	New infrastructure cabinet	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> a new infrastructure cabinet is located underground; or a new above-ground infrastructure cabinet shall not exceed the following: <ol style="list-style-type: none"> when located in the road corridor adjoining: <ol style="list-style-type: none"> Residential Zones: <ol style="list-style-type: none"> maximum height in relation to infrastructure: 1.8m; and maximum floor area (excluding plinths or foundations) : 1.4m²; all other zones: 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment¹⁷⁰</p> <p>EI-MCD2 - Amenity values, location and design¹⁷¹</p> <p>EI-MCD3 - Operational consideration¹⁷²</p>

¹⁶³ Chorus, Spark and Vodafone [62.32].

¹⁷⁰ Chorus, Spark and Vodafone [62.29]

¹⁷¹ Chorus, Spark and Vodafone [62.29]

¹⁷² Chorus, Spark and Vodafone [62.29]

	<p>a. maximum height in relation to infrastructure: 2m; and</p> <p>b. maximum floor area (excluding plinths or foundations): 2m²;</p> <p>b. when located outside the road corridor in:</p> <p>i. Residential Zones:</p> <p>a. maximum height in relation to infrastructure: 2m; and</p> <p>b. maximum floor area (excluding plinths or foundations): 2.5m²;</p> <p>ii. all other zones:</p> <p>a. maximum height in relation to infrastructure: 2.5m; and</p> <p>b. maximum floor area (excluding plinths or foundations): 5m²; and</p> <p>3. a new infrastructure cabinet shall not be located in the following areas (except where located in a road corridor):</p> <p>a. the root protection area of a notable tree;</p> <p>b. <u>SASM</u>; ¹⁶⁷</p> <p>c. SNAs;</p> <p>4. <u>If the activity is located within an ONL, ONF, SAL, the activity must be</u></p>	
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¹⁶⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

	<p><u>finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <ul style="list-style-type: none"> a. <u>60% for greyness groups A or B;</u> b. <u>40% for greyness group C; and</u>¹⁶⁸ <p>5. <u>the activity complies with Earthworks standards EW-S1, EW-S6, and EW-S7.</u>¹⁶⁹</p>	
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EI-R19A New electricity cabinets and kiosks ¹⁷³		
All Zones	<p>Activity status: PER</p> <p><u>Where:</u></p> <ul style="list-style-type: none"> 1. <u>The electricity cabinet and kiosk does not exceed:</u> <ul style="list-style-type: none"> a. <u>2m height in relation to infrastructure; and</u> b. <u>13m² in area; and</u> 2. <u>The electricity cabinet and kiosk is not located in the following areas (except where located in a road corridor):</u> <ul style="list-style-type: none"> a. <u>The root protection area of a notable tree;</u> b. <u>SASM;</u>¹⁷⁴ c. <u>SNAs;</u>¹⁷⁵ 3. <u>If the activity is located within an ONL, ONF, SAL, the infrastructure cabinet must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour</u> 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> <u>EI-MCD1 - Historic heritage and the natural environment</u> <u>EI-MCD2 - Amenity values, location and design</u> <u>EI-MCD3 - Operational consideration</u>¹⁷⁸

¹⁶⁸ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁶⁹ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁷³ MainPower [249.80].

¹⁷⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁷⁵ MainPower [249.80].

¹⁷⁸ MainPower [249.80].

	<p><u>Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p><u>a. 60% for greyness groups A or B;</u></p> <p><u>b. 40% for greyness group C; and¹⁷⁶</u></p> <p><u>4. the activity shall comply with Earthworks standards EW-S1, EW-S6, and EW-S7.¹⁷⁷</u></p>	
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<u>EI-R19B</u>	<u>New, or expansion of existing, transformers, substations, switching stations, and energy storage batteries (not enclosed within a building)¹⁷⁹</u>	
	<p><u>This rule does not include:</u></p> <ul style="list-style-type: none"> <u>new infrastructure buildings provided for in EI-R20</u> <u>new electricity cabinets and kiosks provided for in EI-R19A</u> <u>new permanent emergency or back-up electricity generation provided for in EI-R36.</u> 	
<u>All Zones</u>	<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>the activity shall comply with the following when located in the road corridor:</u> <ol style="list-style-type: none"> <u>maximum floor area (excluding plinths or foundations): 10m²;</u> <u>maximum height: 3m;</u> <u>the activity shall comply with the following when located outside the road corridor:</u> <ol style="list-style-type: none"> <u>maximum height: 5.5m;</u> <u>maximum floor area (excluding plinths or foundations): 40m²;</u> <u>in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in</u> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>EI-MCD1 - Historic heritage and the natural environment</u></p> <p><u>EI-MCD2 - Amenity values, location and design</u></p> <p><u>EI-MCD3 - Operational considerations</u></p> <p><u>EI-MCD4 - Health and safety</u></p> <p><u>EI-MCD5 - Electricity generation¹⁸²</u></p>

¹⁷⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁷⁷ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁷⁹ MainPower [249.87].

¹⁸² MainPower [249.87].

	<p><u>relation to boundary and internal boundary setbacks for the zone or adjoining zone; and</u></p> <p>3. <u>the activity shall not be located in the following areas (except where located in a road corridor):</u></p> <ul style="list-style-type: none"> a. <u>the root protection area of a notable tree;</u> b. <u>SASM;</u> c. <u>SNAs;</u> d. <u>ONF, ONL and SAL;</u> e. <u>areas of ONC, VHNC and HNC;</u> f. <u>natural character of scheduled freshwater bodies setbacks;</u> g. <u>the coastal environment</u>¹⁸⁰. <p>4. <u>for new transformers, substations, switching stations, and energy storage batteries (not enclosed within a building), the work shall comply with Earthworks standards EW-S1, EW-S2, EW-S5, EW-S6, and EW-S7;</u>¹⁸¹ and</p> <p>5. <u>for the expansion of transformers, substations, switching stations, and energy storage batteries (not enclosed within a building), the work shall comply with Earthworks standard EW-S7.</u></p>	
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EI-R20 New infrastructure building		
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. a new infrastructure 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment¹⁸⁴</p>

¹⁸⁰ Chorus, Spark and Vodafone [62.6].

¹⁸¹ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁸⁴ Chorus, Spark and Vodafone [62.29]

	<p>building located in the road corridor shall comply with the following:</p> <ol style="list-style-type: none"> a. maximum floor area (excluding plinths or foundations): 10m²; and b. maximum height in relation to infrastructure: 3m; <p>2. a new infrastructure building located outside the road corridor shall comply with the following:</p> <ol style="list-style-type: none"> a. maximum height in relation to infrastructure: 5.5m; b. maximum floor area (excluding plinths or foundations): 30m²; c. in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in relation to boundary and internal boundary setbacks for the zone or adjoining zone; <p>3. a new infrastructure building shall not be located in the following areas (except where located in a road corridor):</p> <ol style="list-style-type: none"> a. the root protection area of a notable tree; b. SASM; c. SNAs; d. ONF, ONL and SAL; and e. areas of ONC, VHNC and HNC; and <p>4. <u>the activity complies</u></p>	<p>EI-MCD2 - Amenity values, location and design¹⁸⁵ EI-MCD3 - Operational considerations¹⁸⁶</p>
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¹⁸⁵ Chorus, Spark and Vodafone [62.29]

¹⁸⁶ Chorus, Spark and Vodafone [62.29]

	<u>with Earthworks standards EW-S1, EW-S2, EW-S5, EW-S6, and EW-S7.</u> ¹⁸³	
EI-R21	Activities that generate radiofrequency fields	
All Zones	Activity status: PER Where: 1. any activity generating radiofrequency fields shall not exceed the maximum exposure level for the general public in NZS 2772.1:1999 Radiofrequency Fields - Maximum Exposure Levels - Part 1 - 3 kHz to 300 GHz.	Activity status when compliance not achieved: NC
EI-R22	Activities that generate electric and magnetic fields	
All Zones	Activity status: PER Where: 1. any activity generating electric and magnetic fields shall not exceed the maximum exposure levels for the general public, as measured and assessed in accordance with the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No. 238, June 2007).	Activity status when compliance not achieved: NC
EI-R23	Construction of new, <u>or widening or extension of existing</u>¹⁸⁷, vehicle access tracks ancillary to infrastructure <u>which that</u>¹⁸⁸ are located in specified sensitive environments	
All Zones	Activity status: RDIS Where: 1. the new vehicle access	Activity status when compliance not achieved: N/A

¹⁸³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

¹⁸⁷ Transpower [195.40].

¹⁸⁸ Transpower [195.40].

	<p>track is located within the following areas:</p> <ol style="list-style-type: none"> ONF, ONL and SAL; areas of ONC, VHNC and HNC; natural character of scheduled freshwater bodies setbacks; the root protection area of a notable tree; <u>SASM</u>; ¹⁸⁹ SNAs; and places adjoining the coastal marine area <u>the coastal environment</u> ¹⁹⁰. <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment ¹⁹¹</p> <p>EI-MCD9 - Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure ¹⁹²</p>	
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Activity Rules - Electricity transmission and electricity distribution

EI-R24	New overhead transmission lines and electricity distribution lines and supporting poles and towers	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity shall not be located in the following areas (except where located in a road corridor): <ol style="list-style-type: none"> ONF, ONL and SAL; areas of ONC, VHNC 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment ¹⁹⁶</p> <p>EI-MCD2 - Amenity values, location and design ¹⁹⁷</p> <p>EI-MCD3 - Operational considerations ¹⁹⁸</p> <p>EI-MCD4 - Health and safety ¹⁹⁹</p>

¹⁸⁹ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁹⁰ Chorus, Spark and Vodafone [62.6].

¹⁹¹ Chorus, Spark and Vodafone [62.29]

¹⁹² Chorus, Spark and Vodafone [62.29]

¹⁹⁶ Chorus, Spark and Vodafone [62.29]

¹⁹⁷ Chorus, Spark and Vodafone [62.29]

¹⁹⁸ Chorus, Spark and Vodafone [62.29]

¹⁹⁹ Chorus, Spark and Vodafone [62.29]

	<p>and HNC; and</p> <p>c. places adjoining the coastal marine area the coastal environment¹⁹³;</p> <p>2. supporting poles and towers shall not be located in the following areas (except where located in a road corridor or accessway, or are an extension of existing infrastructure adjoining a site):</p> <p>a. the root protection area of a notable tree;</p> <p>b. SASM¹⁹⁴;</p> <p>c. SNAs;</p> <p>3. supporting poles and towers shall have the following maximum height in relation to infrastructure in:</p> <p>a. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), and Special Purpose Zone (Pines Beach and Kairaki Regeneration): 18m;</p> <p>b. all other zones and the adjoining road corridor: 25m; and</p> <p>4. the activity complies with Earthworks standards EW-S2, EW-S6, and EW-S7.¹⁹⁵</p>	<p>EI-MCD6 - Electricity transmission and electricity distribution²⁰⁰</p>
EI-R25	<p>Transformers, substations, switching stations, and energy storage batteries (not enclosed within a building)²⁰¹</p>	
	<p>This rule does not include new permanent emergency or back-up electricity generation provided for in EI-R36.</p>	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>6. new transformers, substations, switching stations, and energy storage batteries are</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MD1 – Historic heritage and the natural environment</p> <p>EI-MD2 – Amenity values, location and design</p>

¹⁹³ Chorus, Spark and Vodafone [62.6].

¹⁹⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

¹⁹⁵ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁰⁰ Chorus, Spark and Vodafone [62.29]

²⁰¹ MainPower [249.87].

	<p>ancillary to electricity transmission and electricity distribution;</p> <p>7. the activity shall comply with the following when located in the road corridor:</p> <p>a. maximum floor area (excluding plinths or foundations): 10m²;</p> <p>b. maximum height in relation to infrastructure: 3m;</p> <p>8. the activity shall comply with the following when located outside the road corridor:</p> <p>a. maximum height in relation to infrastructure: 5.5m;</p> <p>b. maximum floor area (excluding plinths or foundations): 30m²;</p> <p>c. in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in relation to boundary and internal boundary setbacks for the zone or adjoining zone; and</p> <p>9. the activity shall not be located in the following areas (except where located in a road corridor):</p> <p>a. the root protection area of a notable tree;</p> <p>b. SASM;</p> <p>c. SNAs;</p> <p>d. ONF, ONL and SAL;</p> <p>e. areas of ONG, VHNG and HNG;</p> <p>f. natural character of scheduled freshwater bodies setbacks;</p> <p>and</p>	<p>El-MD3 - Operational considerations²⁰²</p>
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²⁰² MainPower [249.87].

	g. places adjoining the coastal marine area.	
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Activity Rules - Communication facilities

EI-R26	New freestanding radiocommunication and telecommunication facilities, antennas, and supporting poles and towers	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity shall not be located in the following areas (except where located in a road corridor): <ol style="list-style-type: none"> ONF, ONL and SAL; areas of ONC, VHNC and HNC; natural character of scheduled freshwater bodies setbacks; places adjoining the coastal marine area <u>the coastal environment</u>²⁰³; the root protection area of a notable tree; SASM; SNAs; <p><u>1A. if the activity is located within the road corridor within an ONL, ONF, SAL, exterior building materials shall be finished in materials that will naturally weather to a non-reflective colour.</u>²⁰⁴</p> <ol style="list-style-type: none"> in the road corridor: <ol style="list-style-type: none"> supporting poles and towers shall have the following maximum height in relation to infrastructure when adjoining: <ol style="list-style-type: none"> Residential Zones, Special Purpose Zone 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> EI-MCD1 - Historic heritage and the natural environment²⁰⁷ EI-MCD2 - Amenity values, location and design²⁰⁸ EI-MCD3 - Operational considerations²⁰⁹

²⁰³ Chorus, Spark and Vodafone [62.6].

²⁰⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁰⁷ Chorus, Spark and Vodafone [62.29]

²⁰⁸ Chorus, Spark and Vodafone [62.29]

²⁰⁹ Chorus, Spark and Vodafone [62.29]

	<p>(Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration): 18m;</p> <p>ii. all other zones: 25m;</p> <p>b. dish antennas shall have the following maximum diameter when adjoining:</p> <p>i. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration): 0.38m;</p> <p>ii. all other zones: 1.2m;</p> <p>3. outside the road corridor:</p> <p>a. supporting poles and towers shall have the following maximum height in relation to infrastructure in:</p> <p>i. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration): 18m</p> <p>ii. Commercial and Mixed Use Zones, Industrial Zones and all other Special Purpose Zones:</p> <p>a. 25m; or</p> <p>b. 30m where two or more</p>	
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	<p>infrastructure operators utilise the same structure;</p> <p>iii. Rural Zones:</p> <p>a. 35m; or</p> <p>b. 40m where two or more infrastructure operators utilise the same structure;</p> <p>b. dish antennas shall have the following maximum diameter in:</p> <p>i. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration): 0.6m;</p> <p>ii. all other zones: 1.8m;</p> <p>c. supporting poles and towers in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with the internal boundary building setback requirements for the zone or adjoining zone;</p> <p>4. any headframe shall have the following maximum diameter in:</p> <p>a. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration)</p>	
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	<p><u>and the adjoining road corridor</u>²⁰⁵: 2.5m;</p> <p>b. all other zones and the adjoining road corridor: 6m;</p> <p>5. omni-directional 'whip' or dipole antennas shall comply with the following:</p> <p>a. maximum height: 1.6m and may extend above the maximum height in relation to infrastructure of the supporting pole or tower;</p> <p>b. maximum diameter: 60mm;</p> <p>c. maximum horizontal length: 1.5m;</p> <p>6. panel antennas shall comply with either of the following, whichever is the lesser:</p> <p>a. a maximum width of 0.7m and a maximum length of 3.5m; or</p> <p>b. a maximum surface area of the largest face of 1.5m²; and</p> <p>7. <u>the activity complies with Earthworks standards EW-S6, and EW-S7.</u>²⁰⁶</p>	
EI-R27	New radiocommunication and telecommunication facilities attached to buildings	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. dish antennas shall comply with the following maximum diameter in:</p> <p>a. Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration): 0.6m;</p> <p>b. all other zones: 1.8m;</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²¹¹</p> <p>EI-MCD2 - Amenity values, location and design²¹²</p> <p>EI-MCD3 - Operational considerations²¹³</p>

²⁰⁵ Chorus, Spark and Vodafone [62.33].

²⁰⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²¹¹ Chorus, Spark and Vodafone [62.29]

²¹² Chorus, Spark and Vodafone [62.29]

²¹³ Chorus, Spark and Vodafone [62.29]

	<p>2. panel antennas shall comply with either of the following, whichever is the lesser:</p> <ul style="list-style-type: none"> a. a maximum width of 0.7m and a maximum length of 3.5m; or b. a maximum surface area of the largest face of 1.5m²; <p>3. any antenna shall not exceed a maximum height of 5m above the highest point of attachment to a building;</p> <p>4. if a building is located in Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the lowest point of attachment for antennas to the building shall be at least 15m above ground level; and</p> <p>5. new installations shall not involve alteration to a building with heritage values; and</p> <p>6. <u>if the activity is located within an ONL, ONF, SAL, the new radiocommunication or telecommunication facility must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <ul style="list-style-type: none"> a. <u>60% for greyness groups A or B;</u> b. <u>40% for greyness group C.</u>²¹⁰ 	
EI-R28	New overhead telecommunication lines and supporting poles	

²¹⁰ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

<p>All Zones</p>	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall not be located in the following areas (except where located in a road corridor): <ol style="list-style-type: none"> SASM²¹⁴ ONF, ONL and SAL; areas of ONC, VHNC and HNC; places adjoining the coastal marine area <u>the coastal environment</u>²¹⁵ supporting poles shall not be located in the following areas (except where located in a road corridor or accessway, or are an extension of existing infrastructure adjoining a site): <ol style="list-style-type: none"> the root protection area of a notable tree; SASM²¹⁶ SNAs; and supporting poles shall comply with the following maximum height in relation to infrastructure in: <ol style="list-style-type: none"> Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration) <u>and the adjoining road corridor</u>²¹⁷: 18m; and all other zones and the adjoining road corridor: 25m; <u>the activity shall comply with Earthworks standard</u> 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²¹⁹ EI-MCD2 - Amenity values, location and design²²⁰ EI-MCD3 - Operational considerations²²¹</p>
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²¹⁴ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²¹⁵ Chorus, Spark and Vodafone [62.6].

²¹⁶ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²¹⁷ Chorus, Spark and Vodafone [62.34].

²¹⁹ Chorus, Spark and Vodafone [62.29]

²²⁰ Chorus, Spark and Vodafone [62.29]

²²¹ Chorus, Spark and Vodafone [62.29]

	<p><u>s EW-S1, EW-S2, EW-S5, EW-S6, EW-S7; and</u></p> <p>5. <u>for pole foundations, the activity shall comply with Earthworks standards EW-S6 and EW-S7.</u>²¹⁸</p>	
EI-R29	New amateur radio configurations	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the maximum height in relation to infrastructure of any pole shall be 20m; <u>1A unless otherwise specified below, poles shall be exempt from height in relation to boundary requirements but remain subject to boundary setbacks for the zone;</u>²²² there shall be a maximum of one pole per site;²²³ any antenna other than a simple wire dipole <u>or dish antenna</u>²²⁴ shall comply with the following: <ol style="list-style-type: none"> any element comprising the antenna shall be a maximum of 0.08m in diameter and 14.9m in length; for horizontal HF yagi or loop antenna the boom length shall be a maximum of 13m; no part of any antenna, pole or guy wire shall overhang the boundary of the site; and any dish antenna <u>with a maximum diameter of 2m or more</u>²²⁵ shall comply with the following: 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²³³</p> <p>EI-MCD2 - Amenity values, location and design²³⁴</p> <p>EI-MCD3 - Operational considerations²³⁵</p>

²¹⁸ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²²² New Zealand Association of Radio Transmitters, Inc. [157.1].

²²³ Waimakariri District Council [367.16].

²²⁴ New Zealand Association of Radio Transmitters, Inc. [157.1].

²²⁵ New Zealand Association of Radio Transmitters, Inc. [157.1].

²³³ Chorus, Spark and Vodafone [62.29]

²³⁴ Chorus, Spark and Vodafone [62.29]

²³⁵ Chorus, Spark and Vodafone [62.29]

	<p><u>a1. there shall be no more than one such dish antenna;</u></p> <p>a. <u>the dish antenna shall have</u>²²⁶ a maximum diameter <u>of</u>: 5m;</p> <p>b. <u>the dish antenna shall be pivoted at</u> less than 4m above the ground <u>level</u>;</p> <p>c. in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), <u>the dish antenna</u>²²⁷ shall comply with building height in relation to boundary and boundary setbacks for the zone or adjoining zone; and</p> <p>d. a maximum of one dish antenna per site.²²⁸</p> <p>5. <u>any dish antenna with a maximum diameter of less than 2m shall comply with the following:</u></p> <p>a. <u>there shall be no more than two such dish antennas;</u></p> <p>b. <u>such dish antennas may be mounted on poles or a building;</u></p> <p>c. <u>such dish antennas shall not exceed a maximum height of 14m;</u></p> <p>d. <u>such dish antennas shall be exempt from height in relation to boundary requirements but remain subject to</u></p>	
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²²⁶ New Zealand Association of Radio Transmitters, Inc. [157.1].

²²⁷ New Zealand Association of Radio Transmitters, Inc. [157.1].

²²⁸ Waimakariri District Council [367.16].

	<p><u>boundary setbacks for the zone.</u>²²⁹</p> <p>6. <u>if the activity is located within an ONL, ONF, SAL, the amateur radio configurations must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p style="padding-left: 40px;">a. <u>60% for greyness groups A or B;</u></p> <p style="padding-left: 40px;">b. <u>40% for greyness group C;</u>²³⁰</p> <p>7. <u>the activity is not located in SASM (except where located in a road corridor);</u>²³¹ <u>and</u></p> <p>8. <u>the activity complies with Earthworks standards EW-S1, EW-S6, and EW-S7.</u>²³²</p>	
EI-R30	New communication kiosk	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the maximum height in relation to infrastructure (excluding any small cell unit or antenna in (3) below) shall be 3.5m; the maximum area (excluding plinths or foundations) shall be 1.5m²; and any attached small cell unit or antenna shall be less than 1m in height and shall not have a 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²³⁹</p> <p>EI-MCD2 - Amenity values, location and design²⁴⁰</p> <p>EI-MCD3 - Operational considerations²⁴¹</p>

²²⁹ New Zealand Association of Radio Transmitters, Inc. [157.1].

²³⁰ Transpower [195.84], and Chorus, Spark and Vodafone [62.50 and 62.51].

²³¹ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²³² Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²³⁹ Chorus, Spark and Vodafone [62.29]

²⁴⁰ Chorus, Spark and Vodafone [62.29]

²⁴¹ Chorus, Spark and Vodafone [62.29]

	<p>horizontal dimension greater than the horizontal dimensions of the communication kiosk;</p> <p>4. <u>if the activity is located within an ONL, ONF, SAL, the communication kiosk must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p style="padding-left: 40px;"><u>a. 60% for greyness groups A or B;</u></p> <p style="padding-left: 40px;"><u>b. 40% for greyness group C;</u> ²³⁶</p> <p>5. <u>the activity is not located in SASM (except where located in a road corridor)</u> ²³⁷; and</p> <p>6. <u>the activity complies with Earthworks standards EW-S1, EW-S6, and EW-S7.</u> ²³⁸</p>	
EI-R31	New small cell unit	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A

Activity Rules - Fuel and energy

EI-R32	Installation of gas distribution pipeline and fuel systems (including LPG)	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> a gas distribution pipeline shall have a maximum gauge pressure of 2,000 kilopascals; the activity shall not be located in the following 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²⁴⁵</p> <p>EI-MCD2 - Amenity values, location and design²⁴⁶</p> <p>EI-MCD3 - Operational considerations²⁴⁷</p>

²³⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²³⁷ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²³⁸ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁴⁵ Chorus, Spark and Vodafone [62.29]

²⁴⁶ Chorus, Spark and Vodafone [62.29]

²⁴⁷ Chorus, Spark and Vodafone [62.29]

	<p>areas (except where located in a road corridor or accessway, or are an extension of existing infrastructure adjoining a site, or as specified otherwise below):</p> <ol style="list-style-type: none"> a. the root protection area of a notable tree, except where the installation: <ol style="list-style-type: none"> i. is at least 1m below ground level; and ii. is limited to hand digging, trenchless means or air spade, hydro vac or directional drilling methods; and iii. has an entry point either: <ol style="list-style-type: none"> a. located outside of the root protection area; or b. with an area of less than 1m²; b. <u>SASM²⁴²</u>; c. SNAs; d. <u>places adjoining the coastal marine area the coastal environment²⁴³</u>; e. ONF, ONL and SAL; <u>and</u> f. areas of ONC, VHNC and HNC; <u>and</u> 3. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-</u> 	<p>EI-MCD4 - Health and safety²⁴⁸ EI-MCD7 - Gas distribution²⁴⁹</p>
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²⁴² Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²⁴³ Chorus, Spark and Vodafone [62.6].

²⁴⁸ Chorus, Spark and Vodafone [62.29]

²⁴⁹ Chorus, Spark and Vodafone [62.29]

	<u>S5, EW-S6, and EW-S7.</u> 244	
	Advisory Notes <ul style="list-style-type: none"> • See also EI-R10 Installation of new infrastructure, or upgrading of existing infrastructure, underground. • A check should be made of the HSNO to ascertain whether any statutory requirements under that Act apply. • Where earthworks may be required, a check should be made of the NESCS to ascertain whether any statutory requirements under the NESCS apply. 	
EI-R33	An increase in the carrying or operating capacity, efficiency or security of existing gas distribution pipeline and fuel systems	
All Zones	Activity status: PER Where: 1. if infrastructure is replaced, the replacement shall be of the same or a similar scale and character to that which is replaced.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment ²⁵⁰ EI-MCD2 - Amenity values, locations and design ²⁵¹ EI-MCD3 - Operational considerations ²⁵²
	Advisory Notes <ul style="list-style-type: none"> • See also EI-R10 Installation of new infrastructure, or upgrading of existing infrastructure, underground; and EI-R11 Relocation of infrastructure. • A check should be made of the HSNO to ascertain whether any statutory requirements under that Act apply. • Where earthworks may be required, a check should be made of the NESCS to ascertain whether any statutory requirements under the NESCS apply. 	
EI-R34	New tanks for the storage of gas and fuel (including LPG)	
All Zones	Activity status: PER Where: 1. new above ground tanks shall comply with the built form standards for the relevant zone or overlay; and 2. the activity shall not be located in the following areas: a. SASM; b. SNAs;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment ²⁵⁵ EI-MCD2 - Amenity values, location and design ²⁵⁶ EI-MCD3 - Operational considerations ²⁵⁷ EI-MCD4 - Health and safety ²⁵⁸

²⁴⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁵⁰ Chorus, Spark and Vodafone [62.29]

²⁵¹ Chorus, Spark and Vodafone [62.29]

²⁵² Chorus, Spark and Vodafone [62.29]

²⁵⁵ Chorus, Spark and Vodafone [62.29]

²⁵⁶ Chorus, Spark and Vodafone [62.29]

²⁵⁷ Chorus, Spark and Vodafone [62.29]

²⁵⁸ Chorus, Spark and Vodafone [62.29]

	<p>c. places adjoining the coastal marine area the coastal environment²⁵³;</p> <p>d. ONF, ONL and SAL;</p> <p>e. areas of ONC, VHNC and HNC; and</p> <p>f. natural character of scheduled freshwater bodies setbacks; and</p> <p>3. the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7.²⁵⁴</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • A check should be made of the HSNO to ascertain whether any statutory requirements under that Act apply. • Where earthworks may be required, a check should be made of the NESCS to ascertain whether any statutory requirements under the NESCS apply. 	
EI-R35	Transformers, substations, switching stations, and energy storage batteries (not enclosed within a building)²⁵⁹	
	This rule does not apply to new permanent emergency or back-up electricity generation provided for in EI-R36.	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. new transformers, substations, switching stations, and energy storage batteries are ancillary to electricity generation; 2. the activity shall comply with the following when located in the road corridor: <ol style="list-style-type: none"> a. maximum floor area (excluding plinths or foundations): 10m²; b. maximum height in relation to infrastructure: 3m; 3. the activity shall comply with the following when located outside the road corridor: 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> EI-MD1 – Historic heritage and the natural environment EI-MD2 – Amenity values, locations and design EI-MD3 – Operational considerations EI-MD4 – Health and safety EI-MD5 – Electricity generation

²⁵³ Chorus, Spark and Vodafone [62.6].

²⁵⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁵⁹ MainPower [249.87]

	<p>a. maximum height in relation to infrastructure: 5.5m;</p> <p>b. maximum floor area (excluding plinths or foundations): 30m²;</p> <p>c. in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in relation to boundary and internal boundary setbacks for the zone or adjoining zone; and</p> <p>4. the activity shall not be located in the following areas (except where located in a road corridor):</p> <p>a. the root protection area of a notable tree;</p> <p>b. SASM;</p> <p>c. SNAs;</p> <p>d. ONF, ONL and SAL;</p> <p>e. areas of ONC, VHNG and HNG;</p> <p>f. natural character of scheduled freshwater bodies setbacks; and</p> <p>g. places adjoining the coastal marine area.</p>	
EI-R36	New permanent emergency or back-up electricity generation	
	<i>This rule does not apply to temporary portable or transportable electricity generation provided for in EI-R9.</i>	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. new permanent emergency or back-up electricity generation (including any associated energy storage batteries):</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p><u>EI-MCD1 - Historic heritage, cultural values and the natural environment</u>²⁶³</p> <p><u>EI-MCD3 - Operational considerations</u>²⁶⁴</p> <p>EI-MCD14 - Extent of effects²⁶⁵</p>

²⁶³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁶⁴ Chorus, Spark and Vodafone [62.66].

²⁶⁵ Chorus, Spark and Vodafone [62.29]

	<p>a. is not the primary electricity supply to the site; and</p> <p>b. shall comply with the built form standards for the relevant zone or overlay-;</p> <p>2. <u>if the activity is located within an ONL, ONF, SAL, it must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p>a. <u>60% for greyness groups A or B;</u></p> <p>b. <u>40% for greyness group C;</u> ²⁶⁰</p> <p>3. <u>the activity is not located in SASM (except where located in a road corridor); and</u> ²⁶¹</p> <p>4. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7.</u> ²⁶²</p>	
EI-R37	New electricity generation other than renewable electricity generation	
	<i>This rule does not apply to temporary portable or transportable electricity generation provided for in EI-R9; or new permanent emergency or back-up electricity generation provided for in EI-R36.</i>	
All Zones	Activity status: NC	Activity status when compliance not achieved: N/A

Activity Rules - Renewable energy

²⁶⁰ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁶¹ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²⁶² Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

EI-R38	New self-contained power unit	
All Zones	Activity status: PER Where: 1. installation shall not involve alteration to a <u>historic heritage</u> structure <u>listed in HH-SCHED2 with heritage values</u> . ²⁶⁶	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment ²⁶⁷
EI-R39	New infrastructure for assessing a site or technology for suitability for renewable energy including renewable electricity generation	
All Zones	Activity status: PER Where: 1. the activity involves installation, maintenance, repair, upgrading or removal of infrastructure for assessing a site or technology for suitability for renewable energy including renewable electricity generation; 2. infrastructure shall be on site for a maximum of 24 months in any 36 month period; 3. the activity shall not involve earthworks (except where located in a road corridor) on SASM; and 4. infrastructure shall not be located in the following areas (except where located in a road corridor): a. SNAs; b. ONF, ONL and SAL; and c. areas of ONC, VHNC and HNC.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD1 - Historic heritage and the natural environment ²⁶⁸ EI-MCD2 - Amenity values, location and design ²⁶⁹ EI-MCD3 - Operational considerations ²⁷⁰
EI-R40	New solar cell(s) for small scale or community scale renewable electricity generation	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

²⁶⁶ Chorus, Spark and Vodafone [62.66].

²⁶⁷ Chorus, Spark and Vodafone [62.29]

²⁶⁸ Chorus, Spark and Vodafone [62.29]

²⁶⁹ Chorus, Spark and Vodafone [62.29]

²⁷⁰ Chorus, Spark and Vodafone [62.29]

	<ol style="list-style-type: none"> 1. the activity involves the installation, maintenance, upgrading or removal of a solar cell(s) in the circumstances specified below; 2. the electricity generated is either: <ol style="list-style-type: none"> a. solely for use on a site and ancillary to the principal use of the site; or b. for use on a site and ancillary to the principal use of the site, and also for supply to not more than 20 other sites; and c. any surplus of electricity generated may be distributed to the electricity distribution network; 3. if a solar cell(s) is located on the roof of a building in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the solar cell(s) shall comply with the following (as applicable): <ol style="list-style-type: none"> a. on new buildings, shall comply with the height in relation to boundary requirement for the zone or adjoining zone; or b. if located on an existing building in or adjoining a zone in (3) above that already breaches the applicable height in relation to boundary requirement, the solar 	<p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²⁷⁵</p> <p>EI-MCD2 - Amenity values, location and design²⁷⁶</p> <p><u>EI-MCD3 - Operational considerations</u>²⁷⁷</p> <p>EI-MCD5 - Electricity generation²⁷⁸</p>
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²⁷⁵ Chorus, Spark and Vodafone [62.29]

²⁷⁶ Chorus, Spark and Vodafone [62.29]

²⁷⁷ Chorus, Spark and Vodafone [62.66].

²⁷⁸ Chorus, Spark and Vodafone [62.29]

	<p>cell(s) may also breach it; or</p> <p>c. if located on an existing building in or adjoining a zone in (3) above that does not breach the applicable height in relation to boundary requirement, the solar cell(s) shall also not breach it; and</p> <p>4. new installations shall not involve alteration to a <u>historic heritage</u> building or other structure <u>listed in HH-SCHED2 with heritage values</u>.²⁷¹</p> <p>5. <u>where the activity is located within an ONL, ONF, SAL, the new solar cell must be finished in a colour which, when graded using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes, has a reflectivity value of a maximum of:</u></p> <p>a. <u>60% for greyness groups A or B;</u></p> <p>b. <u>40% for greyness group C</u>.²⁷²</p> <p>6. <u>the activity is not located in SASM (except where located in a road corridor or on an existing building)</u>.²⁷³ and</p> <p>7. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7</u>.²⁷⁴</p>	
EI-R41	New small scale <u>free standing and roof mounted</u> ²⁷⁹ wind turbine(s) for small scale or community scale renewable electricity generation	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

²⁷¹ Chorus, Spark and Vodafone [62.66].

²⁷² Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁷³ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

²⁷⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

²⁷⁹ Waimakariri District Council [367.50].

	<ol style="list-style-type: none"> 1. the activity involves the installation, maintenance, upgrading or removal of a small scale wind turbine(s) in the circumstances specified below; 2. the electricity generated is either: <ol style="list-style-type: none"> a. solely for use on a site and ancillary to the principal use of the site; or b. for use on a site and ancillary to the principal use of the site, and also for supply to a maximum of 20 other sites; and c. any surplus of electricity generated may be distributed to the electricity distribution network; 3. if standard (2)(a) above applies, a maximum of one wind turbine shall be erected on a site; 4. if standard (2)(b) above applies, a maximum of one wind turbine shall be erected for each site, with either one turbine placed on each site or the turbines clustered on one or more of the sites; 5. new installations shall not involve alteration to a <u>historic heritage</u> structure <u>listed in HH-SCHED2 with heritage values</u>,²⁸⁰ 6. the activity shall not be located in the following areas: <ol style="list-style-type: none"> a. ONF, ONL and SAL; b. areas of ONC, VHNC and HNC; 	<p>Matters of discretion are restricted to:</p> <p>EI-MCD1 - Historic heritage and the natural environment²⁸⁵</p> <p>EI-MCD2 - Amenity values, location and design²⁸⁶</p> <p>EI-MCD3 - Operational considerations²⁸⁷</p> <p>EI-MCD4 - Health and safety²⁸⁸</p> <p>EI-MCD5 - Electricity generation²⁸⁹</p>
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²⁸⁰ Waimakariri District Council [367.50].

²⁸⁵ Chorus, Spark and Vodafone [62.29]

²⁸⁶ Chorus, Spark and Vodafone [62.29]

²⁸⁷ Chorus, Spark and Vodafone [62.29]

²⁸⁸ Chorus, Spark and Vodafone [62.29]

²⁸⁹ Chorus, Spark and Vodafone [62.29]

	<p>c. <u>SNA's</u>²⁸¹;</p> <p>7. <u>for free standing wind turbines</u>.²⁸²</p> <p>a. each wind turbine (including the full extent of blades) shall comply with road and internal boundary building setback requirements for the zone; and</p> <p>b. the maximum permitted height in relation to infrastructure of each wind turbine (including the full extent of blades) is 20m;</p> <p>8. <u>for roof mounted wind turbines</u>:</p> <p>a. <u>the maximum permitted height of each wind turbine (including the full extent of the blades) is 3m above the highest point of attachment to the roof of a building;</u></p> <p>b. <u>there shall be no more than one wind turbine per building;</u></p> <p><u>Note: roof mounted wind turbines shall be exempt from height in relation to boundary requirements.</u>²⁸³</p> <p>9. <u>the activity complies with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7.</u>²⁸⁴</p>	
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²⁸¹ Department of Conservation [419.47].

²⁸² Waimakariri District Council [367.50].

²⁸³ Waimakariri District Council [367.50].

²⁸⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

EI-R42	New solar hot water systems	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. if located on the roof of a building in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with the following (as applicable): <ol style="list-style-type: none"> a. on new buildings, shall comply with the height in relation to boundary requirement for the zone or adjoining zone; or b. if located on an existing building in or adjoining a zone in (1) above that already breaches the applicable height in relation to boundary requirement, the solar hot water system may also breach it; or c. if located on an existing building in or adjoining a zone in (1) above that does not breach the applicable height in relation to boundary requirement, the solar hot water system shall also not breach it; and 2. new installations shall not involve alteration to a 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> EI-MCD1 - Historic heritage and the natural environment²⁹¹ EI-MCD14 - Extent of effects²⁹²

²⁹¹ Chorus, Spark and Vodafone [62.29]

²⁹² Chorus, Spark and Vodafone [62.29]

	<u>historic heritage</u> building <u>listed in HH-SCHED2</u> <u>with heritage values.</u> ²⁹⁰	
	Advisory Note <ul style="list-style-type: none"> The installation of solar hot water systems may also require building consent from the District Council. 	
EI-R43	New infrastructure for the generation of renewable energy²⁹³ including renewable electricity generation²⁹⁴ from waste	
	<i>This activity includes the use of electricity generated on site, and the supply of any surplus electricity generated to the electricity distribution network.</i>	
All Zones	Activity status: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> EI-MCD1 - Historic heritage and the natural environment EI-MCD2 - Amenity values, location and design EI-MCD3 - Operational considerations EI-MCD4 - Health and safety EI-MCD5 - Electricity generation EI-MCD8 - Water supply, wastewater system, and stormwater infrastructure 	Activity status when compliance not achieved: N/A
EI-R44	New large scale wind turbine(s) for large scale renewable electricity generation	
All Zones	Activity status: DIS Where: <ol style="list-style-type: none"> the activity involves the installation, maintenance, upgrading or removal of a wind turbine(s) other than for small scale or community scale renewable electricity generation from a small scale wind turbine(s) provided for in EI-R41. 	Activity status when compliance not achieved: N/A
<u>EI-R44A</u>	<u>Large scale solar electricity generation</u> ²⁹⁵	
All Zones	<u>Activity status: RDIS</u> <u>Where:</u> <ol style="list-style-type: none"> <u>the activity involves the installation, maintenance,</u> 	<u>Activity status when compliance not achieved: N/A</u>

²⁹⁰ Waimakariri District Council [367.50].²⁹³ RMA Schedule 1 Clause 16(2).²⁹⁴ RMA Schedule 1 Clause 16(2).²⁹⁵ Waimakariri District Council [367.15].

	<u>upgrading or removal of solar cell(s) other than for small scale or community scale renewable electricity generation provided for in EI-R40.</u>	
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Activity Rules - Water, wastewater, stormwater

EI-R45	Requirement to connect to water supply, wastewater system or stormwater infrastructure <i><u>This rule does not apply to the Heavy Industrial Zone located between Upper and Lower Sefton Roads</u></i> ²⁹⁶	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. any new building, other than an accessory building: <ol style="list-style-type: none"> a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to the following, <u>if available</u>²⁹⁷: <ol style="list-style-type: none"> i. a public drinking water supply; ii. a public wastewater system; b. when located in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones, shall be connected to the following, if available: <ol style="list-style-type: none"> i. a public drinking water supply; ii. a public wastewater system; 	Activity status when compliance not achieved: DIS

²⁹⁶ Daiken NZ [145.18].

²⁹⁷ Daiken NZ [145.18].

	<p>iii. a public drinking water supply is considered to be available in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones where:</p> <ul style="list-style-type: none"> a. the drinking water supplier will accept a connection to the supply from the site; and b. the water reticulation network already exists adjacent to the site boundary, or if the amount of new pipework to be installed to provide a connection to the site boundary by extending the supply from the existing network is less than or equal to 250m of new pipework per new building (up to a maximum of 1km)^{298.}, 	
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²⁹⁸ Waimakariri District Council [367.24]

	<p>iv. a public wastewater system is considered to be available in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones where:</p> <ul style="list-style-type: none"> a. a wastewater pipeline passes within 50m of the site boundary; and b. the wastewater system operator will accept the wastewater from the site; and c. the distance from the wastewater system to the building from which wastewater is generated is less than 100m; <p>v. within the Special Purpose Zone (Kāinga Nohoanga) where a public drinking water supply or public wastewater system is not available, connection shall be to on site water supply and wastewater</p>	
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	<p>treatment services; and</p> <p>2. any new building, other than an accessory building with a floor area of 10m² or less:</p> <p>a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to reticulated stormwater infrastructure; and</p> <p>b. when located in Rural Zones, Special Purpose Zone (Kāinga Nohoanga) or Open Space and Recreation Zones, shall manage stormwater on site so that the effects of stormwater at the site boundary (from both peak flow and total flow) are no greater than before the development took place; <u>and</u></p> <p>3. <u>the activity complies with Earthworks standards EW-S1, EW-S4, EW-S5, EW-S6, and EW-S7.</u>²⁹⁹</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • The Waimakariri Rural Residential Development Strategy June 2019 (p30-32) shows the wastewater, water supply and drainage schemes in the District. • Advice should be sought from the District Council regarding the availability and adequacy of services and any other engineering requirements associated with new connections. • Check also EI-R4 Customer connection between a building, other structure, site, and infrastructure. • Check also any relevant provisions in the Subdivision chapter regarding provision of services to new allotments. • New connections may also require building consent from the District Council. 	

²⁹⁹ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

	<ul style="list-style-type: none"> • Check the ECOP for the relevant infrastructure design standard or construction specification standard. 	
EI-R46	Construction of new, or renewal or upgrading of existing, water supply, wastewater system, or stormwater infrastructure	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. compliance is achieved with the relevant built form standards for the relevant zone or overlay; 2. the activity does not involve earthworks in the root protection area of a notable tree, except where located in a road corridor or where the works: <ol style="list-style-type: none"> a. involve installation at least 1m below ground level; and b. are limited to hand digging, trenchless means or air spade, hydro vac or directional drilling methods; and c. have an entry point either: <ol style="list-style-type: none"> i. located outside of the root protection area; or ii. with an area of less than 1m²; 3. the activity does not involve earthworks in the following areas (except where located in a road corridor or accessway, or involve an extension to existing infrastructure adjoining a site, or where works are by trenchless means): <ol style="list-style-type: none"> a. SASM; b. SNAs; c. places adjoining the coastal marine area 	<p>Activity status when compliance with EI-R46 (1) to (4) and (6) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> EI-MCD1 - Historic heritage and the natural environment³⁰⁵ EI-MCD2 - Amenity values, location and design³⁰⁶ EI-MCD3 - Operation considerations³⁰⁷ EI-MCD4 - Health and safety³⁰⁸ EI-MCD8 - Water supply, wastewater system, and stormwater infrastructure³⁰⁹ <p>Activity status when compliance with EI-R46 (5) not achieved: DIS</p>

³⁰⁵ Chorus, Spark and Vodafone [62.29]

³⁰⁶ Chorus, Spark and Vodafone [62.29]

³⁰⁷ Chorus, Spark and Vodafone [62.29]

³⁰⁸ Chorus, Spark and Vodafone [62.29]

³⁰⁹ Chorus, Spark and Vodafone [62.29]

	<p><u>the coastal environment</u>³⁰⁰;</p> <p>4. new stormwater infrastructure storage, retention, detention or treatment facilities and devices and outfall structures are not located in the following areas:</p> <ol style="list-style-type: none"> SASM; SNAs; <p>5. new wastewater system treatment plants and outfall structures are not located in the following areas:</p> <ol style="list-style-type: none"> SASM; settings with heritage values, and archaeological sites; ONF, ONL and SAL; areas of ONC, VHNC and HNC; natural character of scheduled freshwater bodies setbacks; SNAs; places adjoining the coastal marine area <u>the coastal environment</u>³⁰¹; Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Open Space and Recreation Zones; <u>within the 'Bird Strike Risk Management Overlay'</u>³⁰²; <p>6. new water supply storage and treatment facilities are not located in the following areas:</p> <ol style="list-style-type: none"> SASM; ONF, ONL and SAL; areas of ONC, VHNC and HNC; 	
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³⁰⁰ Chorus, Spark and Vodafone [62.6].

³⁰¹ Chorus, Spark and Vodafone [62.6].

³⁰² Christchurch International Airport Ltd [254.148]

	<p>d. natural character of scheduled freshwater bodies setbacks;</p> <p>e. SNAs;</p> <p>7. <u>the construction of new water supply, wastewater system, or stormwater infrastructure complies with Earthworks standards EW-S1, EW-S2, EW-S5, EW-S6, and EW-S7;</u> and ³⁰³</p> <p>8. <u>the renewal or upgrading of existing, water supply, wastewater system, or stormwater infrastructure complies with Earthworks standard EW-S7.</u> ³⁰⁴</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • Check the ECOP for the relevant infrastructure design standard or construction specification standard. • Check for any relevant Regional Council provisions. • Check any relevant Stormwater Management Plans and Integrated Catchment Management Plans. • May also require building consent from the District Council. 	
EI-R47	New rainwater collection systems for non-potable use	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. in Residential Zones, Special Purpose Zone (Kāinga Nohoanga), and Special Purpose Zone (Pines Beach and Kairaki Regeneration), new rainwater tanks shall comply with building height, road boundary and internal boundary setback requirements for the relevant zone; 2. <u>the activity is not located in SASM (except where located in a road corridor or</u> 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MCD14 - Extent of effects³¹²</p> <p><u>EW-MD1 - Activity operation, scale, form and location</u>³¹³</p>

³⁰³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

³⁰⁴ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

³¹² Chorus, Spark and Vodafone [62.29]

³¹³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

	<p><u>on an existing building</u>)³¹⁰. and 3. <u>the activity shall comply with Earthworks standards EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7.</u>³¹¹</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> The installation of rainwater tanks may also require building consent from the District Council. 	
EI-R48	Requirement to provide water supply for firefighting	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> provision for sufficient water supply and access to water supplies for firefighting is available to all buildings (excluding accessory buildings <u>and infrastructure buildings</u>³¹⁴ that are not habitable buildings) via the District Council's reticulated water supply (where available) in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; or 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 shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MCD11 - Requirement to provide water supply for firefighting</p> <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 Fire and Emergency New Zealand where the consent authority considers this is required, absent its written approval.</p>

³¹⁰ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

³¹¹ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

³¹⁴ MainPower [249.91].

Activity Rules - Irrigation/stockwater networks

EI-R49	Maintenance, repair, and upgrade of existing community scale irrigation/stockwater networks	
Rural Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maintenance, repair, and upgrade (where upgrades exclude extension or expansion) is to existing diversion, intake, conveyance, storage, discharge and other ancillary facilities and structures for the reticulation and storage of water for agricultural and horticultural activities including irrigation and stockwater (excluding mobile irrigation equipment for agricultural and horticultural activities) that serves multiple sites and is centrally administered; 2. <u>the activity is not located in SASM (except where located in a road corridor or within the existing footprint of the activity)</u>³¹⁵; 3. <u>EW-S4 and EW-S7 are met;</u> 4. <u>the disposal or stockpiling of any dredged material to land complies with EW-S1, EW-R9 (stockpiling), EW-S2; and</u> 5. <u>the activity is undertaken by the Crown, Regional Council, District Council or their nominated agent.</u> ³¹⁶ 	<p>Activity status when compliance not achieved: <u>N/A RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>EI-MCD1 - Historic heritage and the natural environment</u>³¹⁷</p>
	Advisory Note	

³¹⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

³¹⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

³¹⁷ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

	<ul style="list-style-type: none"> A check should be made of the Stockwater Race Bylaw 2019 for any other requirements that may apply. 	
EI-R50	New, or extension or expansion of existing, community scale irrigation/stockwater networks	
Rural Zones	Activity status: DIS Where: <ol style="list-style-type: none"> the new, or extension or expansion of existing, diversion, intake, conveyance, storage, discharge and other ancillary facilities and structures is for the reticulation and storage of water for agricultural and horticultural activities including irrigation and stockwater (excluding mobile irrigation equipment for agricultural and horticultural activities) that serves multiple sites and is centrally administered. 	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> A check should be made of the Stockwater Race Bylaw 2019 for any other requirements that may apply. 	

Activity Rules – Managing effects of activities and development on the National Grid

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER - Where: <ol style="list-style-type: none"> the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the <u>NZEC</u>; and where the activities and development in (d) to (i) below are set back 12m from any <u>National Grid support structure</u>: <ol style="list-style-type: none"> network utilities (other than for the reticulation and storage of water in canals, dams or 	Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.

	<p>reservoirs including for irrigation purposes) undertaken by network <u>utility</u> operators;</p> <p>b. fences no greater than 2.5m in <u>height</u> above <u>ground level</u> and no closer than 6m from the nearest <u>National Grid support structure</u>;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single <u>pole</u> or <u>pi-pole</u> and any associated guy wire (but not a <u>tower</u>) that:</p> <p style="padding-left: 40px;">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the <u>conductor</u>;</p> <p style="padding-left: 40px;">ii. is a maximum of 2.5m in <u>height</u> above <u>ground level</u>;</p> <p style="padding-left: 40px;">iii. <u>is</u> removable or temporary, to allow clear working space 12m from the <u>pole</u> when necessary for maintenance and <u>emergency</u> repair purposes;</p> <p style="padding-left: 40px;">iv. <u>allows</u> all weather access to the <u>pole</u> and a sufficient area for maintenance</p>	
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	<p>equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>i. a building or structure where Transpower NZ Ltd has given written approval in accordance</p>	
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	with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	<p>Activity status when compliance not achieved: N/A</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	
EI-R52	<u>Earthworks (other than quarry or landfill) within a National Grid Yard</u>	

<p>All Zones</p>	<p>Activity status: PER</p> <p>-</p> <p>Where:</p> <ol style="list-style-type: none"> 1. around <u>National Grid</u> support towers: <ol style="list-style-type: none"> a. depth shall be no deeper than 300mm within 6m of a foundation of a <u>National Grid</u> support structure; b. depth shall be no deeper than 3m: <ol style="list-style-type: none"> i. between 6m and 12m from the foundation of a 220kV or a 350kV <u>National Grid</u> support structure; or ii. between 6m and 10m from the foundation of a 66kV <u>National Grid</u> support structure; 2. earthworks shall not compromise the stability of a <u>National Grid</u> support structure; 3. earthworks shall not result in a reduction in the ground to <u>conductor</u> clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and 4. earthworks shall not result in vehicular access 	<p>Activity status when compliance with EI-R52 (1) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EI-MD12 - National Grid</p> <p>Activity status when compliance with EI-R52 (2) to (5) not achieved: NC</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 only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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	to a National Grid support structure being permanently obstructed.	
EI-R53	Any quarry or landfill on the same site as a National Grid support structure ^{318, 319}	
All Zones	Activity status: RDIS Matters of discretion are restricted to: EI-MD12 – National Grid 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 NZ Ltd where the consent authority considers this is required, absent its written approval.	Activity status when compliance not achieved: N/A
	Advisory Note • National Grid transmission lines are shown on the planning map.	

Activity Rules - Managing the effects of Network utilities activities and development on major electricity distribution lines³²⁰

EI-R54	Earthworks adjacent to a 66kV or 33kV electricity distribution line	
All Zones	Activity Status: PER Where: 1. earthworks shall not exceed 3m in depth between 6m and 10m from the visible outer edge of a foundation of a 66kV or 33kV electricity distribution line pole or tower; 2. earthworks shall not destabilise a 66kV or 33kV electricity distribution line pole, or tower; and 3. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EI-MD13 – Major electricity distribution lines Notification An application for a restricted activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.

³¹⁸ Transpower [195.44].

³¹⁹ Federated Farmers [414.83].

³²⁰ Consequential amendment from MainPower [249.92].

	NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met;	
	<p>Exemptions This rule does not apply to:</p> <ul style="list-style-type: none"> • earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track; • earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); • earthworks for which a dispensation has been granted by the relevant electricity distribution line operator under the NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; • vertical holes not exceeding 500mm in diameter provided they: <ul style="list-style-type: none"> ○ are more than 1.5m from the visible outer edge of a pole or stay wire; or ○ are a post hole for a farm fence or horticultural structure more than 6m from the visible outer edge of a tower. 	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV electricity distribution lines are shown on the planning map. • 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. • The NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	
EI-R55	Network utilities within 10m ³²¹ 6m of the centre line of a 66kV or 33kV ³²² major electricity distribution line	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the network utility complies with the NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 2. <u>the activity is not located in SASM (except where</u> 	<p>Activity status when compliance not achieved: NC</p> <p><u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u> ³²⁴</p>

³²¹ MainPower [249.93].

³²² MainPower [249.93].

³²⁴ Chorus, Spark and Vodafone [62.35].

	located in a road corridor)) ³²³ .	
	Advisory Note <ul style="list-style-type: none"> 66kV/33kV Major³²⁵ electricity distribution lines are shown on the planning map. 	
El-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV electricity distribution line	
All Zones	Activity status: NC - Where: 1. activities and development adjacent to a 66kV or 33kV electricity distribution line involve the following: a. new sensitive activity and new buildings (excluding accessory buildings) within 10m of the centreline of a 66kV or 33kV electricity distribution line or within 10m of the visible outer edge of a foundation of an associated pole or tower; and b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower - Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent	Activity status when compliance not achieved: N/A

³²³ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and MainPower [249.1, 249.24, 249.47, 249.48]

³²⁵ MainPower [249.93].

	authority considers this is required, absent its written approval.	
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	<p>Advisory Notes</p> <ul style="list-style-type: none"> 66kV/33kV electricity distribution lines are shown on the planning map. 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. The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	
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Matters of **Control and**³²⁶ Discretion

EI-MCD1 ³²⁷	<p>Historic heritage, cultural values and the natural environment</p> <ol style="list-style-type: none"> The extent of any adverse landscape and visual effects, including cumulative effects, on ONF, ONL and SAL; or on areas of ONC, VHNC or HNC; or on the natural character of scheduled freshwater bodies setbacks; or on the coastal environment. The extent to which infrastructure has a functional need or operational need for its location, the practicality of avoidance, and the viability of alternative locations, routes, sites, structures and construction methods. The extent of any effects on SNAs or any notable tree and, the nature of any advice provided by an ecologist with respect to SNAs or indigenous vegetation clearance or arborist with respect to notable trees. The extent of any social, economic, environmental and cultural benefits. The extent of any effects on historic heritage, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). Outcomes of any consultation undertaken with Te Ngāi Tūāhuriri Rūnanga and Heritage NZ Pouhere Taonga. Likely effectiveness of the mitigation proposed, including any cultural or archaeological monitoring. Any relevant matter set out in NFL-MD1, <u>HH-MD1, TREE-MD1, SASM-MD1, SASM-MD2, SASM-MD3, ECO-MD1, NATC-MD4, CE-MD1, and EW-MD1 - EW-MD8.</u>³²⁸
EI-MCD2 ³²⁹	<p>Amenity values, location and design</p> <ol style="list-style-type: none"> The practicality and effectiveness of screening the infrastructure, <u>where necessary.</u>³³⁰

³²⁶ Chorus, Spark and Vodafone [62.29]

³²⁷ Chorus, Spark and Vodafone [62.29]

³²⁸ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

³²⁹ Chorus, Spark and Vodafone [62.29]

³³⁰ Transpower [195.46].

	<ol style="list-style-type: none"> 2. For infrastructure attached to other structures, the extent to which the infrastructure is within the visual envelope of an existing structure, and the extent to which the colour and design of the infrastructure corresponds to the existing structure. 3. The extent of consideration of the number, size, location and design of any other existing infrastructure in the vicinity. 4. The extent to which any adverse effects of the infrastructure have been avoided, remedied or mitigated by the route, site and construction method selection. 5. The extent to which the location and size of the infrastructure impacts on the ability of people to access any existing facility or activity on the site.
EI-MCD3³³¹	Operational considerations <ol style="list-style-type: none"> 1. The extent to which the location and scale of structures proposed are necessary to meet the operational need or functional need of the infrastructure. 2. The extent to which placing infrastructure underground is unreasonable in terms of technical constraints, additional costs or environmental effects. 3. The extent to which there is any risk to, and effects on, the operation, maintenance, upgrading and development of the infrastructure. 4. The extent to which buildings, other structures or vegetation obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, and the extent to which such adverse effects can be avoided, remedied or mitigated.
EI-MCD4³³²	Health and safety <ol style="list-style-type: none"> 1. The extent to which the infrastructure will be located in close proximity to any sensitive activity, and the extent of any effect on human health.
EI-MCD5³³³	Electricity generation <ol style="list-style-type: none"> 1. The extent to which the infrastructure will make a meaningful contribution to renewable electricity generation targets. 2. The distance between the infrastructure and residences, public places, or places from which the infrastructure would be visible, and the extent to which the infrastructure would pose significant adverse visual effects on or dominate the surrounding landscape. 3. The extent to which views to the infrastructure are expansive or constrained. 4. The extent to which the design, siting and size of the infrastructure responds to its landscape context. 5. The relative elevation of the infrastructure, in relation to residences, public places or place from which the infrastructure will be visible, including the extent to which the infrastructure is located on a ridgeline or series of ridgelines, or would form part of a skyline. 6. Number, design and extent of wind turbines and associated structures, and predominant orientation in relation to the landform. 7. Effects on topography, landforms and geological forms. 8. Ecological effects including any loss of indigenous flora, fauna, habitat and effects on riparian margins. 9. Effects on adjoining land uses of noise levels, noise modulation, glint/glare, and shadow flicker. 10. Need to locate wind turbines and associated structures where the wind resource is available and the quality of the wind resource.

³³¹ Chorus, Spark and Vodafone [62.29]

³³² Chorus, Spark and Vodafone [62.29]

³³³ Chorus, Spark and Vodafone [62.29]

	<p>11. Extent and visibility of roads, access tracks, earthworks and vegetation clearance associated with the construction, operation or maintenance of the infrastructure.</p> <p>12. For solar cells, as well as the above matters:</p> <ol style="list-style-type: none"> the time of day, year, and time per day when adjoining or adjacent sites would be affected by reflected solar glare and the degree of luminescence; the number of sites affected and their relative proximity; and whether there is a hazard from any glare. <p>13. The necessity for electricity generation other than renewable electricity generation in the District's electricity supply network, including for resilience.</p>
EI-MCD6³³⁴	<p>Electricity transmission and electricity distribution</p> <p><u>1A. The distance between the infrastructure and residences, public places, or places from which the infrastructure would be visible, and the extent to which the infrastructure would pose significant adverse visual effects on or dominate the surrounding landscape.</u>³³⁵</p> <p><u>1B. Extent and visibility of roads, access tracks, earthworks and vegetation clearance associated with the construction, operation or maintenance of the infrastructure.</u>³³⁶</p> <p>1. Extent of effects on access to and the operation, maintenance, upgrade development and structural integrity of the electricity transmission and electricity distribution network.³³⁷</p> <p>2. Extent of compliance with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>3. Nature of technical advice provided by infrastructure operators and extent of compliance with it.³³⁸</p> <p>4. Risk of electrical hazards affecting public safety and risk of property damage.</p> <p><u>5. The benefits of the related infrastructure.</u>³³⁹</p>
EI-MCD7³⁴⁰	<p>Gas distribution pipeline and fuel systems</p> <ol style="list-style-type: none"> Effects on access to and the operation, maintenance, upgrade, development and structural integrity of gas distribution pipeline and fuel systems. Technical advice provided by infrastructure operators. Hazards affecting public safety and risk of property damage.
EI-MCD8³⁴¹	<p>Water supply, wastewater system, and stormwater infrastructure</p> <ol style="list-style-type: none"> The requirements of the ECOP, and any other relevant regulations. The extent to which the proposed servicing will adequately serve its intended purpose. The extent to which existing infrastructure is available to connect to. The extent to which the infrastructure will incorporate existing indigenous vegetation, or proposes new planting of indigenous vegetation naturally occurring within the ecological district within which planting will take place or of ecologically similar origin. The extent of any actual or potential adverse effects on the capacity, efficiency and function of existing infrastructure. The provision for, and protection of, the flood storage and conveyance capacity of waterways.

³³⁴ Chorus, Spark and Vodafone [62.29]

³³⁵ Transpower [195.49].

³³⁶ Transpower [195.49].

³³⁷ Transpower [195.49].

³³⁸ Transpower [195.49].

³³⁹ Transpower [195.50].

³⁴⁰ Chorus, Spark and Vodafone [62.29]

³⁴¹ Chorus, Spark and Vodafone [62.29]

	<ol style="list-style-type: none"> 7. The requirements of AS/NZS 1547:2012 On-site Domestic Wastewater Management. 8. The extent to which interference with public use and enjoyment of open space and recreation land is or can be minimised where infrastructure is located or proposed to be located in Open Space and and Recreation Zones. 9. The extent to which safe and direct access can be provided to enable the maintenance of infrastructure. 10. The extent to which there will be health and safety adverse effects associated with infrastructure and the extent to which these can be avoided, remedied or mitigated. 11. The outcome of any consultation undertaken with the District Council regarding the availability, adequacy or suitability of the water supply, wastewater system or stormwater infrastructure servicing proposed.
EI-MCD9³⁴²	<p>Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure</p> <ol style="list-style-type: none"> 1. The ability to integrate with the landscape, follow natural contours, and mitigate adverse effects. 2. The extent of <u>non-compliance</u>³⁴³ with <u>Earthworks standards EW-S1 to EW-S7</u>.³⁴⁵ 3. Relevant assessment matters in the Earthworks Chapter <u>and, where resource consent is required by Rules EI-R2 and EI-R23</u>³⁴⁶, for the ³⁴⁷overlay. 4. <u>The benefits of the related infrastructure</u>.³⁴⁸
EI-MCD10³⁴⁹	<p>Relocation of existing infrastructure</p> <ol style="list-style-type: none"> 1. The extent to which the existing alignment or location is within a road corridor and relocation over a greater distance is necessary to ensure the infrastructure remains within the road corridor due to road widening or realignment. 2. The extent to which relocation over a greater distance is necessary for safety, access, operational need or functional need reasons. 3. The extent to which relocation would result in the infrastructure being located in the following areas, and relocation over a greater distance is necessary to avoid or minimise encroachment into such areas: <ol style="list-style-type: none"> a. the root protection area of a notable tree; b. places with heritage values; c. Wāhi Tapu sites; and d. SNAs. 4. <u>The benefits of the infrastructure</u>.³⁵⁰
EI-MCD11³⁵¹	<p>Requirement to provide water supply for firefighting</p> <ol style="list-style-type: none"> 1. The extent to which sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring sites. 2. The suitability of the proposed water supply for firefighting purposes (the District Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.

³⁴² Chorus, Spark and Vodafone [62.29]

³⁴³ Transpower [195.50].

³⁴⁴ Transpower [195.50].

³⁴⁵ Transpower [195.50].

³⁴⁶ Transpower [195.50].

³⁴⁷ Transpower [195.50].

³⁴⁸ Transpower [195.50].

³⁴⁹ Chorus, Spark and Vodafone [62.29]

³⁵⁰ Transpower [195.51].

³⁵¹ Chorus, Spark and Vodafone [62.29]

EI-MCD12³⁵²	National Grid <ol style="list-style-type: none"> 1. The extent of any impacts on the operation, maintenance, upgrading and development of the National Grid. 2. The risk to the structural integrity of any affected National Grid support structure(s). 3. The extent of any impact on the ability of the National Grid owner (Transpower NZ Ltd) to access the National Grid. 4. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
EI-MD13	Major electricity distribution lines³⁵³ <ol style="list-style-type: none"> 1. The extent of any impacts on the operation, maintenance, upgrading and development of the electricity distribution network. 2. The risk to the structural integrity of any affected electricity distribution line support structure(s). 3. The extent of any impact on the ability of the relevant electricity distribution network operator to access the electricity distribution network. 4. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
EI-MCD13³⁵⁴	Extent of effects <ol style="list-style-type: none"> 1. The extent of <u>non-compliance</u>³⁵⁵ with the relevant standard(s), and the extent of any effects of non-compliance with the relevant standard(s) including cumulative effects. <u>2. The benefits of the infrastructure.</u>³⁵⁶
EI-MCD14	<u>Bird Strike Risk Management</u> <p><u>The extent to which the activity has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues to demonstrate the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft.</u>³⁵⁷</p>

Related Planning Map Amendments

Delete 'National Grid Yard' mapping layer (but retain National Grid lines)

Delete 'Major Electricity Lines setback corridor' mapping layer (but retain Major Electricity Distribution Lines)

Related Definition Amendments

³⁵² Chorus, Spark and Vodafone [62.29]

³⁵³ MainPower [249.103].

³⁵⁴ Chorus, Spark and Vodafone [62.29]

³⁵⁵ Transpower [195.53].

³⁵⁶ Transpower [195.53].

³⁵⁷ Christchurch International Airport Ltd [254.148]

AMATEUR RADIO CONFIGURATIONS	means the antennas, aerials, and associated <u>support structures</u> ³⁵⁸ <u>including</u> poles which are owned and <u>used</u> <u>operated</u> ³⁵⁹ by licensed amateur radio operators.
ANCILLARY INFRASTRUCTURE EQUIPMENT	means equipment that must be installed with the main components of infrastructure to enable its operation, including (but not limited to): <u>telemetry equipment</u> ³⁶⁰ , valves, fittings, meters, pipework, power distribution units, microwave units, DC and surge arrestors, cable trays, cables, mounts, fibre access terminals, ducting, cable loops, combiner/junction boxes, remote radio units, pole- or tower-mounted amplifiers, lightning surge units, filters, or similar types of equipment required to support its operation, but excluding antennas, self-contained power units or generators.
<u>ELECTRICITY CABINETS AND KIOSKS</u> ³⁶¹	<u>in relation to electricity distribution, means equipment affixed to, or within, the ground that is necessary to operate part of a utility or infrastructure network, including any casing.</u>
ELECTRICITY DISTRIBUTION LINE	means the lines and associated poles, pi-poles and towers <u>that are not part of the National Grid and are</u> ³⁶² utilised by a network utility operator to distribute electricity.
EMERGENCY SERVICE	means an authority or service that is responsible for the safety and welfare of people and property in the community during times of emergency that include, but are not necessarily limited to, <u>fire-service</u> ³⁶³ <u>Fire and Emergency New Zealand</u> ³⁶⁴ , ambulance, police, <u>New Zealand Defence Force</u> ³⁶⁵ and emergency co-ordination authorities or services.
INFRASTRUCTURE	has the same meaning as in section 2 of the RMA and also <u>means includes defence facilities</u> ³⁶⁶ .
INFRASTRUCTURE BUILDING	means a building that serves the same purpose as an infrastructure cabinet but is of a larger scale and is not a habitable building, <u>or an electricity cabinet or kiosk</u> ³⁶⁷ .
INFRASTRUCTURE CABINET	means a casing around equipment that is necessary to operate part of infrastructure but is not an infrastructure building, <u>or an electricity cabinet or kiosk</u> ³⁶⁸ .
<u>MAJOR ELECTRICITY DISTRIBUTION LINES</u>	<u>means an overhead electricity distribution line as shown on the planning maps that is built to operate at a voltage of 33kV or greater.</u>

³⁵⁸ NZ Association of Amateur Radio Transmitters, Inc. [157.1]

³⁵⁹ NZ Association of Amateur Radio Transmitters, Inc. [157.1]

³⁶⁰ MainPower [249.7]

³⁶¹ MainPower [249.9]

³⁶² Transpower [195.5]

³⁶³ Fire and Emergency NZ [303.1]

³⁶⁴ Fire and Emergency NZ [303.3]

³⁶⁵ NZ Defence Force [166.1]

³⁶⁶ NZ Defence Force [166.1]

³⁶⁷ MainPower [249.14]

³⁶⁸ MainPower [249.15]

NATIONAL GRID
SUBDIVISION
CORRIDOR³⁶⁹

means:

- the area 32m either side of the centreline of an above ground 66kV transmission line on towers (including tubular steel towers where these replace steel lattice towers);
- the area 37m either side of the centreline of an above ground 220kV transmission line;
- the area 39m either side of the centreline of an above ground 350kV transmission line.

NATIONAL GRID YARD

means:

1. the area located 12m in any direction from the outer visible³⁷⁰ edge of a foundation of a³⁷¹ ~~220kV or a 350kV~~³⁷² National Grid ~~transmission line~~³⁷³ support structure; ~~or~~
2. ~~the area located 10m in any direction from the outer edge of a 66kV National Grid transmission line support structure; and~~³⁷⁴
3. the area located 10m either side of the centreline of an overhead 66kV National Grid transmission line; ~~on towers (including tubular steel towers where these replace lattice steel towers); or~~³⁷⁵
4. the area located 12m either side of the centreline of any overhead 220kV or 350kV National Grid transmission line ~~on towers (including tubular steel towers where these replace lattice steel towers);~~³⁷⁶

REGIONALLY
SIGNIFICANT
INFRASTRUCTURE

means:

1. strategic land transport network and arterial roads;
2. ~~Timaru Airport~~³⁷⁷
3. ~~Port of Timaru~~³⁷⁸
4. ~~commercial maritime facilities at Kaikoura;~~³⁷⁹
5. telecommunication and radiocommunication facilities;
6. national, regional and local renewable electricity generation activities of any scale;
7. the electricity transmission and distribution network;
8. sewage collection, treatment and disposal networks;
9. community land drainage infrastructure;
10. community potable water systems;
11. established community-scale irrigation and stockwater infrastructure;
12. transport hubs;
13. bulk fuel supply infrastructure including terminals, wharf lines and pipelines; and
14. strategic infrastructure.

³⁶⁹ Transpower [195.18]

³⁷⁰ Transpower [195.9].

³⁷¹ Transpower [195.9].

³⁷² Transpower [195.9].

³⁷³ Transpower [195.9].

³⁷⁴ Transpower [195.9].

³⁷⁵ Transpower [195.9].

³⁷⁶ Transpower [195.9].

³⁷⁷ Department of Conservation [419.22].

³⁷⁸ Department of Conservation [419.22].

³⁷⁹ Department of Conservation [419.22].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 18

Hearing Stream 5 Part 2: District-wide matters – TRAN- Transport

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 5** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 18 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the TRANSPORT – Transport Chapter and the submissions received on those provisions. The relevant provisions are:
 - Objectives and Policies
 - Activity Rules
 - Standards.
3. We have structured our discussion on this topic as follows:
 - (a) Section 2 summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 10** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 11** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the Transport chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A

Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 32 submissions and 303 submission points; and 26 further submissions and 59 further submission points on Transport related provisions. Six submission points that were not addressed in the s42A Report (as updated on 18 August 2023) were subsequently addressed in the staff Memorandum on Missed Submissions¹.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- (a) TRAN-O2, parking demand
 - (b) TRAN-P2, environmentally sustainable outcomes
 - (c) TRAN-P15, effects of activities on the transport system
 - (d) TRAN-R5, new vehicle crossings
 - (e) TRAN-R20 & Table TRAN-1, high traffic generating activities
 - (f) TRANS-S1, Table TRAN-3 & Table TRAN-R4 – road widths

3. TRAN-O2 parking demand

Overview

13. The Panel recommends an amendment to TRAN-O2 which is different to the recommendation of the s42A report author, which was for no changes, as summarised below:

Provisions	Panel recommendations
TRAN-O2	Amend to delete the reference to 'parking demand'.

Amendment and Reasons

14. The submission we consider further here is from Kainga Ora² who sought to amend TRAN-O2 by deleting the reference to 'parking demand', to better reflect the requirements of the National Policy Statement on Urban Development 2020 ('NPS-UD').
15. The evidence of Ms Clare Dale, planner for the submitter, noted that minimum parking standards have been removed from the PDP and are now prohibited by the NPS-UD, therefore in-zone or anticipated activities do not need to be assessed for whether they cater for parking demand.
16. Mr MacLennan in his s42A report, and further in the Final Reply Report³, disagreed and considered that no amendments are necessary as the reference to 'parking' within the chapeau of TRAN-O2 is qualified by the phrase 'where provided'. He considered that

¹ Memorandum from Andrew MacLennan, dated 1 November 2024

² 325.65

³ Reply Report dated 30 November 2023

catering for parking demand in an efficient, functional and sustainable manner is appropriate.

17. The Panel prefers the evidence of Ms Dale on this point, as we agree that following on from the NPS-UD it is no longer necessary to have an explicit reference to ‘parking demand’ in this objective. We consider that the objective appropriately focuses on the requirements, where parking is provided, for it have suitable access, loading and manoeuvring areas, taking due account of safety and amenity. We therefore accept this submission point and recommend amending TRAN-O2 accordingly.

4. TRAN-P2 environmentally sustainable outcomes

Overview

18. The Panel recommends amendments to TRAN-P2, which are over and above and different to the recommendations of the s42A report author, as summarised below:

Provisions	Panel recommendations
TRAN-P2	Amend clause (5) so it is specific to construction of roads. Retain clause (8), now renumbered as clause (6).

Amendments and Reasons

19. The submissions we consider further here is by Waka Kotahi⁴, seeking to delete clauses (5), (6), (7) and (8) from TRAN-P2 as they are better situated in the EI Chapter, or amend them so it is clearer how they relate to transport. In particular it suggested that amending clause (5) so it is specific to road construction (such as roads, accesses and pathways) rather than construction more broadly.
20. Mr MacLennan, in the s42A report, did not originally support the deletion of clauses (5) to (8). Mr Pearson, in evidence for Waka Kotahi, said he now supported the (original) s42A report’s recommendation to retain these clauses as being linked to the SD objective. However, in the Reply Report, Mr MacLennan recommended deleting clauses (6), (7) and (8) i.e. changing the way activities that generate high greenhouse gas emissions are delivered; offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands; and energy efficiency and conservation practices. Mr MacLennan agreed with Waka Kotahi’s submission that these matters are not specific to transport activities, and he noted also there are no methods of implementation or rules associated with them.
21. The Panel recommends amending clause (5) so that it is specific to construction of roading. We agree with the s42A report author’s evidence on the deletion of clauses (6) and (7), however, we consider clause (8) should be retained as ‘energy efficiency and

⁴ 275.18

conservation practices’ would appear to be directly related to consideration of proposed transportation networks and associated activities. We therefore recommend this submission be accepted in part.

5. TRAN-P15 effects of activities on the transport system

Overview

22. The Panel recommends an amendment to TRAN-P15 which is different to that recommended by the s42A report author, summarised as follows:

Provisions	Panel recommendations
TRAN-P15	Amend to delete the words “to the extent considered reasonably practicable”.

Amendment and Reasons

23. The submissions we consider further here are those by:
- (a) George Jason-Smith⁵ seeking to make TRAN-P15 less permissive and to better align it with TRAN-O4, and
 - (b) Kainga Ora seeking to amend TRAN-P15 to align with TRAN-O4.
24. In relation to (a), Mr MacLennan considered that the reference to “the extent reasonably practicable” needs to be retained as this reflects that not all effects of other activities on the transport system may be able to be managed to the extent desired. However, we agree with the submitter that these words are too permissive when used in this policy context, and in any event the concern of Mr MacLennan is addressed in the other sub clauses of the Policy. We therefore recommend this submission point is accepted in part.
25. In relation to (b), we agree with Mr MacLennan’s reasons for not accepting Kainga Ora’s submission, and we agree that the further amendments recommended by Ms Dale in her planning evidence are outside of the scope of the submission. Accordingly this submission is recommended to be rejected.

6. TRAN-R5 new vehicle crossings

26. The Panel recommends no amendments to TRAN-R5 in response to the submissions on that proposed rule, and we therefore agree with the s42A report author in that regard.
27. We do however wish to highlight to Council an issue with respect to this rule (and indirectly to Table TRAN-8) that arose through the submission of Waka Kotahi⁶. As explained below, we disagree with Mr MacLennan’s recommendation to amend Table TRAN-8.

⁵ 270.12

⁶ 275.19

28. Firstly, we accept Mr MacLennan's recommendation to reject Waka Kotahi's submission that seeks for TRAN-R5 to be amended to require resource consent for any new vehicle crossing onto a State Highway. Mr Pearson, planner for Waka Kotahi, in evidence at the hearing, said he accepted this.
29. However, Mr Pearson also highlighted what he saw as a problem with Table TRAN 8 (design standards for a new vehicle crossing on a sealed road with posted speed limit of 60 km/h or above). The issue is that Table TRAN-8 requires a new access generating less than or equal to 30 vehicle movements per day, where it is onto a State Highway, to be formed to a much higher standard than Waka Kotahi's own standards require⁷.
30. Mr MacLennan agreed the Plan will be improved by deleting the requirement from the table. However, we do not support that for two reasons. Firstly, there is no scope to make this change. Table TRAN-8 is implemented through TRAN-R7, and also through TRAN-S3. There were no submissions on any of those rules, or on the table itself, requesting that Table TRAN-8 be changed in this way. We do not agree with Mr MacLennan who considered that a very generic submission point by Waka Kotahi⁸ creates sufficient scope to make this detailed change to the table.
31. Secondly, the amendment recommended by Mr MacLennan would not work because it would leave a void where any access to a State Highway carrying less 30 vmpd or less would have no design standard at all.
32. We recommend that Council reviews Table TRAN-8 with a view to fixing this inconsistency with Waka Kotahi's standards for accesses onto State Highways as part of a future plan change process.

7. TRAN-R20 & Table TRAN-1 high traffic generating activities

33. The Panel agrees with the amendments to TRAN-R20 and to Table TRAN-1 as recommended by the s42A report author in his Reply Report.
34. Adopting our 'exceptions' approach to reporting we would not normally provide any further reasoning. However, there was considerable competing evidence at the hearing, and areas of disagreement between traffic experts as part of the Joint Witness Statement, and so we wish to provide some explanation of our determination on this topic.

⁷ TRAN-APP2 - Diagram E

⁸ 275.01

35. A number of submitters supported the rule and sought for it to be retained. However, we wish in particular to address the amendments sought by:
- (a) Summerset Retirement Villages (Rangiora) Ltd⁹, who requested that the Integrated Transportation Assessments (ITA's) requirement in Table TRAN-1 should only be linked to traffic generation and not to other matters including consent status under all other applicable rules.
 - (b) Woolworths NZ Ltd¹⁰ who opposed the requirement in TRAN-R20 for basic or full integrated transport assessments for restricted discretionary activities for any activity that exceeds 250vmpd and requested to amend Table TRAN-1 to increase the permitted daily traffic volume thresholds for supermarkets.
 - (c) Kainga Ora¹¹ who opposed what was seen as an onerous approach requiring resource consents where traffic generation thresholds for ITA's for restricted discretionary activities are met, as the Plan should be enabling of residential development.
36. On hearing the evidence, the Panel considered that the approach of requiring ITA assessments for high traffic generating activities is warranted. However the approach in Table-TRAN1 seems flawed to us in that it prescribes the requirement for an ITA simply on the activity status. This requires a basic ITA even for a permitted activity (and we are unclear on how an ITA could be requested as part of a permitted activity rule) or for a controlled activity. There was also considerable conflicting evidence on the appropriate traffic generation thresholds to require basic ITA's or full ITA's. Accordingly, the Panel requested expert transportation witness conferencing on this topic.
37. The experts (Mr Binder for Council, Mr Swears for Waka Kotahi and Ms Williams for Kainga Ora) agreed¹² that:
- (a) equivalent car movements (ECM) should be used for traffic generation calculation within TRAN-R20 and TRAN-1, and the ECMs from Mr Swears' evidence should be included in the District Plan definition; and
 - (b) Table TRAN-1 and Table TRAN-2 should be replaced with a single combined table with changes to the column headings and the values listed in the left-hand column, and an amendment is required to TRAN-R20(1) to explain that Table TRAN-1 will set the thresholds for high traffic generating activities.
38. The Panel accepts those changes as appropriate. However, the experts did not reach agreement regarding the thresholds that should be listed in the table or whether residential traffic generation should be considered separately from other land use activities.
39. Mr Binder and Mr Swears agreed that from a transport engineering effects perspective it is essentially irrelevant as to whether a particular vehicle movement is associated with (for example) residential land use or industrial land use. The only difference in opinion was that Mr Swears considered a full ITA should be required for access to Strategic Roads

⁹ 207.9

¹⁰ 282.81 & 282.140

¹¹ 325.83

¹² Joint Witness Statement dated 30 November 2023

for any activity generating more than 100 ECMs whereas Mr Binder considered a basic ITA will suffice for less than 200 ECMs on Strategic Roads noting there is Strategic and Arterial Roads are very similar in this respect. Ms Williams agreed with those assessments however she considered a separate table should be applied to solely residential activities.

40. We have carefully considered the evidence of Ms Williams on this aspect but on balance we prefer the evidence of the other two experts, i.e. it is not necessary on an effects basis to distinguish this rule and this table in terms of residential versus other activities. We note also that the definition of ECM already distinguishes between heavy commercial and light vehicles (so that in effect 1 heavy commercial vehicle equates to 3 light vehicles). In terms of Kainga Ora's submission we acknowledge that the Plan should be enabling of residential development, but fundamentally the Transport Chapter is concerned with the effects of all activities on the safety and efficiency of the transportation network.
41. In terms of the minor difference of opinion between Mr Swears and Mr Binder, again on balance, we prefer the evidence of Mr Binder. In that regard we also agree with Mr MacLennan's recommendations in his Reply Report, noting also the new definition proposed for 'high traffic generating activities', and the subsequent consequential amendments.
42. For those reasons we recommend that the relevant submissions are accepted in part, as we consider the amendments will satisfy the opposing submitters at least in part.

8. TRANS-S1, Table TRAN-3 and Table TRAN-4 road widths

43. The Panel agrees with the s42A report author's recommendation that no changes are required to TRAN-S1 and Tables TRAN-3 or TRAN-4 in response to the submissions by Kainga Ora¹³. However, we consider it appropriate to provide some explanation for our reasons.
44. Kainga Ora opposed these provisions on the basis that there was insufficient justification for these road width requirements either in the s32 report or in the Council evidence produced for the hearing. Ms Williams noted that the standards are quite conservative when compared with similar provisions in neighbouring councils' district plans. She also gave evidence on the potentially wasteful use of land to provide over-width road reserves including footpaths on both sides of the road when not needed.
45. Mr MacLennan responded in the s42A report by saying the road widths had been reviewed by an independent traffic consultant in 2019¹⁴ and that the recommendations from that report have been included within the TRANS-S1. Ms Williams evidence was

¹³ 325.84 and 325.85

¹⁴ https://www.waimakariri.govt.nz/data/assets/pdf_file/0034/98377/1.-Transport-Technical-Report-Stantec-2019-DPR.PDF Section 2.6

that the Technical Review had not in fact included any analysis of appropriate road corridor widths. From our own reading of the technical report, we agreed with Ms Williams in this respect.

46. Subsequently, the Panel issued Minute 16 requesting that the officers provide more in-depth evidence on this point. Mr Binder provided a technical report¹⁵ reviewing the evidence and he confirmed the standards were appropriate. Mr MacLennan provided a report on the same matter. These reports were sent to all submitters on the transport hearing, and comments were invited. Mr MacLennan's response to Minute 16¹⁶ confirmed that no comments had been received from submitters, and he further confirmed his recommendation to not make amendments in response to those submissions.
47. We accept the evidence of the Council officers on this point.

9. Table TRAN-7 design standards for new accessways

48. The Panel agrees with the s42A report author's recommended amendments to Table TRAN-7, with one exception, as explained below.
49. The Reply Report recommended a further amendment to Table TRAN-7, design standards for new vehicle accessways, to change 'residential units' to 'residential sites', as a clause 16(2) of Schedule 1 RMA amendment. This was in response to the Joint Witness Statement Transport, which had noted an inconsistency in terminology, where Table TRAN-7 defines accessway standards by number of units whereas Rule TRAN-R6 use sites. The experts noted that there could be multiple residential units per site; therefore, they considered it desirable for high traffic generation to consistently reference units rather than sites¹⁷.
50. The Panel considers that Mr MacLennan has erred in recommending that Table TRAN-7 is amended in this way, as we understand the JWS Transport to not be recommending any change to Table TRAN-7 but rather it was recommending that TRAN-R6 is amended to be consistent with this table. In any event, we consider there is no scope to amend TRAN-R6 by changing 'sites' to 'units' because there are no submissions requesting that change. To change the rule in this way would have significant unintended implications on the design standards for new accesses across the District. We therefore recommend no change to Table TRAN-7 or to TRAN-R6 to refer to units.
51. The Panel does however acknowledge the apparent inconsistency between Tran-R6 and Table TRAN-7 and recommends that Council review this as part of a future plan change.

¹⁵ Dated 31 January 2024

¹⁶ Dated 8 March 2024

¹⁷ JWS Transport, paragraph 31

10. Minor and consequential amendments

52. We agree with the s42A report writer's recommended amendments to TRAN-P11(6) in response to a submission by Kainga Ora¹⁸ however we have made a minor grammatical change to the wording to refer correctly to manage the adverse effects ~~on~~ of stormwater runoff.

11. Conclusion

53. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-wide Matters – TRANSPORT – Transport. Our recommended amendments are shown in Appendix 2.
54. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹⁸ 325.77.

Appendix 1: Submitter attendance and tabled evidence for Transport - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> • Andrew MacLennan 	
Ravenswood Developments	<ul style="list-style-type: none"> • Sarah Schulte (Legal) 	347
Kainga Ora	<ul style="list-style-type: none"> • Brendon Liggett (Corporate) • Jon Styles (Noise) • Lance Jimmieson (Ventilation) • Matt Lindenberg (Planning – Noise) • Clare Dale (Planning – Other District Wide Matters) • Lisa Williams (Transport) 	325, FS 88
George JasonSmith	<ul style="list-style-type: none"> • George JasonSmith 	270
KiwiRail	(Teams) <ul style="list-style-type: none"> • Jacob Burton • Mike Brown, Catherine Hepplethwaite (Planning) • Stephen Chiles (Noise and Vibration) 	373, FS 99
Waka Kotahi	<ul style="list-style-type: none"> • Stuart Pearson in person (Teams) • Catherine Heppelthwaite (Planning – Noise Matters) • Dr Stephen Chiles (Acoustic Specialist: Noise Matters) • Robert Swears (Traffic Safety and Transport Engineering) 	275, FS 110
Fulton Hogan	<ul style="list-style-type: none"> • Tim Ensor (Tonkin Taylor) 	41
Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten 	316, FS 105
Horticulture NZ	<ul style="list-style-type: none"> • Sarah Cameron (Teams) 	295, FS 47
Federated Farmers	<ul style="list-style-type: none"> • Lionel Hume • Karl Dean 	414, FS 83
Tabled Evidence		
KiwiRail	<ul style="list-style-type: none"> • Sheena McGuire (Planning) 	373, FS 99
Oxford Ohoka Community Board		172
Fire & Emergency NZ	<ul style="list-style-type: none"> • Lydia Shirley (Beca) 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

TRAN - Ranga waka - Transport

Introduction

This chapter contains transport provisions generally applicable to all activities that occur throughout the District (unless otherwise specified). The application of the transport provisions is discussed further below in the transport rules.

A functioning transport system and transport modes are essential facilities and services that assist in meeting the social and economic well-being of people and communities and promote the efficient functioning of the District. The transport system therefore forms an important component of the physical resources of the District.

Land use and subdivision also needs to be managed to avoid, remedy or mitigate adverse effects of potentially incompatible activities on the provision of an integrated, safe, responsive, and sustainable transport system, which includes strategic transport networks.¹

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 Transport include:

- Special Purpose Zone (Kāinga Nohoanga): how the transport 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.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
TRAN-01	<p>A safe, resilient, efficient, integrated and sustainable transport system</p> <p>An integrated transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure, regionally significant infrastructure, and strategic transport networks, that:</p> <ol style="list-style-type: none"> 1. is safe, resilient, efficient and sustainable for all transport modes; 2. is responsive to future needs and changing technology; 3. enables economic development, including for freight; 4. supports healthy and liveable communities; 5. reduces dependency on <u>private single-occupant</u>² motor vehicles, including through <u>prioritising</u>³ public transport, and active transport; and 6. enables the economic, social, cultural and environmental well-being of people and communities.
TRAN-02	Parking, loading area and associated access and manoeuvring area

¹ Christchurch International Airport Ltd [254.32].

² Waimakariri District Council [367.31].

³ Waimakariri District Council [367.31].

	<p>Parking, where provided, loading area and associated access and manoeuvring area that:</p> <ol style="list-style-type: none"> 1. caters for access, parking demand⁴ and manoeuvring in an efficient, functional and sustainable manner; 2. enhances the amenity values and function of town centres and Residential Zones; 3. results in safe places for people to use and move through; 4. is accessible and convenient for pedestrians; 5. provides secure, visible and convenient cycle parking, and cycling end-of-journey facilities for staff; 6. supports greater use of public transport, including through park and ride facilities; and 7. enables access, loading and manoeuvring without reducing amenity values or compromising safety.
TRAN-O3	<p>Adverse effects from the transport system</p> <p>The District's transport system provides for the transportation needs of people and freight whilst adverse effects from the transport system are avoided, remedied or mitigated.</p>
TRAN-O4	<p>Effects of activities on the transport system</p> <p>Adverse effects on the District's transport system from <u>incompatible</u>⁵ activities, including reverse sensitivity <u>effects</u>⁶, are avoided, remedied or mitigated, <u>so the safety, efficiency and resilience of the transport system is not constrained or compromised</u>⁷.</p>
TRAN-O5	<p>Rangiora Airfield</p> <p>Provide for the safe, efficient and effective development and use of Rangiora Airfield to ensure it continues to contribute to the social and economic well-being of the Waimakariri District.</p>
Policies	
TRAN-P1	<p>Recognising the benefits of, and providing for, transport</p> <p>Recognise the benefits of transport by:</p> <ol style="list-style-type: none"> 1. enabling the maintenance, repair, removal or minor upgrade of the transport system including land transport infrastructure; 2. ensuring adverse effects of more than minor or significant upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated, <u>taking into account the functional need and operational need of the infrastructure</u>⁸ and 3. recognising the social and economic importance of the transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure, and the functions and responsibilities of the transport system as a lifeline utility during an emergency.
TRAN-P2	<p>Environmentally sustainable outcomes</p> <p>Seek more <u>Encourage</u>⁹ environmentally sustainable outcomes associated with transport, including by promoting:</p> <ol style="list-style-type: none"> 1. the use of public transport, active transport and sustainable forms of transport; 2. the use of green infrastructure;

⁴ Kainga Ora [325.65].

⁵ Christchurch International Airport Ltd [254.35].

⁶ Christchurch International Airport Ltd [254.35].

⁷ Waka Kotahi [275.17].

⁸ Waka Kotahi [275.17].

⁹ Kainga Ora [325.76].

	<ol style="list-style-type: none"> 3. the increased utilisation of renewable resources; 4. the use of low impact approaches (such as in site, route or structure selection or construction methodology); 5. using low carbon materials in construction <u>of roading; and</u>¹⁰ 6. changing the way activities that generate high greenhouse gas emissions are delivered; 7. offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands; and 68. energy efficiency and conservation practices.
TRAN-P3	<p>District Plan Road Hierarchy</p> <p>Maintain a road hierarchy in the District Plan and protect the functioning of the roads within it to enable the District's roads to function efficiently with minimal conflict between activities, traffic, and people through controls on activities according to the District Plan road hierarchy classification of roads adjoining those activities.</p>
TRAN-P4	<p>New activities</p> <p>New activities:</p> <ol style="list-style-type: none"> 1. locate on or establish primary access to the classification of road <u>a road classified</u>¹¹ within the District Plan road hierarchy <u>as</u>¹² best able to accommodate the level and type of traffic generated; 2. provide safe entry and exit for vehicles to and from a site to a road without compromising the safety or efficiency of the road corridor or rail corridor; 3. where a site has two or more road frontages, provide access from the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated; 4. provide safe and efficient access, including ease of access by service and emergency service vehicles; and 5. provide facilities for safe active transport, including through marked on-road cycle lanes, separated cycle lane, sealed road shoulders with sufficient width to safely accommodate cyclists, off-road formed cycle paths, cycling end-of-journey facilities for staff, shared use path and footpaths.
TRAN-P5	<p>High traffic generating activities</p> <p>Manage the adverse effects of high traffic generating activities on the transport system according to the extent that they:</p> <ol style="list-style-type: none"> 1. generate additional <u>equivalent car vehicle</u>¹³ movements beyond what the existing road design can safely or efficiently accommodate or what the classification of the road within the District Plan road hierarchy intends to accommodate; 2. are accessible by a range of transport modes and encourage public and active transport use; 3. do not compromise the safe, efficient or effective use of the transport system, including ease of access by service and emergency service vehicles; 4. provide patterns of development that optimise the use of the transport system; 5. maximise positive transport effects; 6. avoid, remedy or mitigate adverse transport effects; 7. mitigate other adverse effects, such as effects on communities, and on the amenity values of the surrounding environment, including through travel demand management measures; 8. provide for the transport needs of people whose mobility is restricted; and

¹⁰ Waka Kotahi [275.18]

¹¹ Christchurch City Council [360.6].

¹² Christchurch City Council [360.6].

¹³ Consequential amendment Kainga Ora [325.83].

	9. integrate and coordinate with the transport system, including proposed land transport infrastructure and service improvements.
TRAN-P6	Road/rail level crossings Maintain safe visibility at road/rail level crossings.
TRAN-P7	Connections between new development and public transport Achieve connections between public transport and new developments in major settlements by requiring: <ol style="list-style-type: none"> 1. new residential neighbourhoods to be designed to ensure convenient and safe walking distances from proposed residential allotments to public transport and other amenities; and 2. roading design that facilitates the provision of an efficient and convenient public transport system into, out of, and around the development.
TRAN-P8	Parking and public transport Encourage the use of public transport by enabling parking that supports public transport services and infrastructure, including the provision of park and ride facilities to support public transport that are convenient, accessible and connected.
TRAN-P9	Cycle transport Encourage cycle transport through measures such as: <ol style="list-style-type: none"> 1. the provision of wider sealed road shoulders, marked on-road cycle lanes, separated cycle lane, shared use path and off-road formed cycle paths <u>throughout the transport system</u>¹⁴; 2. <u>new development designed to maximise convenient and safe connections to the active transport network</u>.¹⁵ 3. the provision of cycle parking that is safe, convenient, visible and secure; and 4. the provision of cycling end-of-journey facilities for staff such as showers and lockers <u>at larger-scale office, commercial, health, and tertiary education and research activities</u>¹⁶.
TRAN-P10	Pedestrian movement within and adjacent to parking and associated manoeuvring area Ensure safe pedestrian movement within and adjacent to parking and associated manoeuvring area by providing: <ol style="list-style-type: none"> 1. pedestrian routes that provide safe separation from vehicle movements and which are unimpeded by vehicles; 2. visibility between vehicles and pedestrians; and 3. pedestrian routes that are designed and constructed to be accessible.
TRAN-P11	Parking and associated access and manoeuvring area Parking (where provided) and associated access and manoeuvring area shall ensure the following: <ol style="list-style-type: none"> 1. safe and efficient access, parking and manoeuvring is provided, including ease of access for service and emergency service vehicles; 2. provide efficient and effective layout of parking, manoeuvring and circulating areas including restriction of vehicle speed and avoidance of long 'blind aisles'; 3. enable on site manoeuvring, and avoid reverse manoeuvring where required onto or from any road or pedestrian or cycling environment where this would adversely affect safety;

¹⁴ Waimakariri District Council [367.33].

¹⁵ Waimakariri District Council [367.33].

¹⁶ Waimakariri District Council [367.33].

	<ol style="list-style-type: none"> 4. use of off site parking, in lieu of on site parking, will not adversely affect pedestrian, cycle or public transportation, public safety, and the safe or efficient operation of the road network; 5. for shared parking, a legally binding arrangement is established that protects ongoing access and use; 6. manage <u>the</u> adverse effects on water quality and of¹⁷ stormwater runoff, preferably through the use of low impact stormwater management methods, including water sensitive design, and stormwater collection and attenuation of runoff; 7. be permanently marked and surfaced where required, and maintained to control <u>adverse effects such as</u>¹⁸ the generation of dust, excessive noise, or <u>the trafficking of loose material onto a sealed road</u> other nuisance¹⁹; 8. reduce opportunities for crime and improve safety, taking into account the principles of CPTED and best practice Urban Design principles; 9. ensure visibility through natural lighting or illumination; 10. ensure that parking spaces required for people with disabilities are conveniently located and accessible, and the route from the parking space to the destination served is also easily accessible for people using mobility devices; 11. enable provision of charging facilities for electric vehicles; 12. include landscaping that: <ol style="list-style-type: none"> a. incorporates establishment and maintenance practices to ensure plant survival, and replacement during the next planting season if plants are diseased, damaged or dead; b. visually softens the dominant effect of hard surfaces; c. uses plant species that avoid hazard or nuisance effects, preferably uses frangible vegetation for safety reasons, and enhances local or regional indigenous biodiversity through the preferred use of indigenous vegetation naturally occurring within the ecological district within which planting will take place or from a naturally occurring and ecologically similar origin; d. integrates with stormwater management and footpaths, and may include the use of raingardens for stormwater collection and attenuation of runoff; e. does not adversely affect vehicle or pedestrian safety by impeding visibility; and 13. be designed to positively contribute to town centre amenity values and support town centre consolidation and the development of continuous street frontages within town centres, by locating parking principally within public parking areas, or by locating parking and vehicle access to the rear of sites or buildings, and not providing parking and vehicle access on individual site frontages, particularly on sites identified as having frontages to a Principal Shopping Street.
TRAN-P12	<p>Loading area and associated access and manoeuvring area</p> <p>Loading area and associated access and manoeuvring area to support activities requiring delivery or collection by service vehicles shall:</p> <ol style="list-style-type: none"> 1. be permanently marked and surfaced where required, and maintained to control the generation of dust, excessive noise, or other nuisance; 2. provide safe and efficient vehicle movements for the largest vehicle types expected to use the facility or site; 3. avoid reverse manoeuvring onto or from any road or pedestrian or cycling environment where this would adversely affect safety; 4. provide sufficient separation between service vehicles, car parking, pedestrians and cyclists to enable the safe use of the facility;

¹⁷ Kainga Ora [325.77].

¹⁸ Kainga Ora [325.77].

¹⁹ Kainga Ora [325.77].

	<ol style="list-style-type: none"> 5. avoid obstruction of any accessway; 6. for shared loading facilities, a legally binding arrangement is established that protects ongoing access and use; and 7. be accessed from the rear of the site, service lane, public loading space, or shared loading space, especially where a site is located in a town centre or is identified as having frontage to a Principal Shopping Street, and sufficient access is available for the largest vehicle types expected to use the facility or site.
TRAN-P13	<p>Activities within the transport system</p> <p>Across the District:</p> <ol style="list-style-type: none"> 1. enable activities for transport purposes and ancillary activities within the transport system that seek to provide for, maintain or improve: <ol style="list-style-type: none"> a. the safety, amenity values, efficiency or functionality of the transport system, in particular, those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure; b. the safety of road design, taking into account the principles of CPTED and best practice Urban Design principles; c. structures, facilities, services and installations of the transport system, including land transport infrastructure; d. ease of access for service and emergency service vehicles; and e. ease of navigation or route finding; 2. promote the preferred use of frangible vegetation for landscaping purposes within the road corridor for safety reasons, and the preferred use of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity; and 3. integrate landscaping in the road corridor with stormwater management, to the extent considered reasonably practicable, and may include the use of raingardens for stormwater collection and attenuation of runoff.
TRAN-P14	<p>Adverse effects on amenity values of adjacent activities</p> <p>Ensure adverse effects of more than minor or significant²⁰ upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated so that the effects of the activity maintain the amenity values of adjacent activities to the extent considered reasonably practicable, whilst providing for the transport system to function efficiently and safely.</p>
TRAN-P15	<p>Effects of activities on the transport system</p> <p>Ensure, to the extent considered reasonably practicable,²¹ that other activities do not compromise the safe, effective²² and efficient operation, maintenance, repair, upgrading or development of the transport system, including through:</p> <ol style="list-style-type: none"> 1. managing access to the road corridor, and activities and development adjacent to road/rail level crossings, particularly where it is necessary to achieve protection of the safe and efficient functioning of the transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure; 2. avoiding, remedying or mitigating adverse reverse sensitivity effects on the transport system; and 3. providing for ease of access for service and emergency service vehicles.

²⁰ Kainga Ora [325.78].

²¹ George JasonSmith [270.12]

²² Christchurch International Airport Ltd [254.36].

TRAN-P16	Rangiora Airfield Recognise and provide for the social and economic benefits of Rangiora Airfield, and avoid adverse effects from incompatible activities, including reverse sensitivity effects on Airfield operations <u>except as provided for through the Special Purpose Zone (Rangiora Airfield).</u> ²³
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Rules

How to interpret and apply the rules

1. All District formed public roads are designated for roading purposes.
2. Any land vested in the District Council, *Waka Kotahi* or any other Crown entity, as formed road pursuant to either any enactment or provision in this District Plan, or held by any other party as formed road, shall be deemed to be part of the road corridor.
3. Any land vested in or held by the District Council as formed public road shall be deemed to be designated for roading purposes by the District Council.
4. References to road types (local road, collector road, arterial road, and strategic road) refers to road classifications in the District Plan road hierarchy. The road hierarchy shown on the planning map shows only those roads classified as collector roads, arterial roads, or strategic roads; any other road not shown is a local road.
5. The zoning of the road corridor or rail corridor will generally be the same zone as that of the adjoining land, as shown on the planning map. Where the zoning of the land that adjoins one side of the road corridor or rail corridor is different to that of the land that adjoins the other side of the road corridor or rail corridor, then the road corridor or rail corridor shall generally be deemed to be included in both zones on the basis that the zone boundaries shall generally be deemed as the centre line of the road corridor or rail corridor.
6. If a road within the road corridor has been lawfully stopped under any enactment, and any relevant roading designation removed, then the land shall no longer be part of the road corridor, and the zoning of the land will be the same zone as that of the adjoining land, as shown on the planning map, and subject to all the provisions for that zone (as well as any relevant District wide provisions) from the date of the road stopping and removal of any relevant roading designation. Where the zoning of the land that adjoins one side of the former road is different to that of the land that adjoins the other side of the former road, then the land shall be deemed to be included in both zones on the basis that the zone boundaries shall be deemed as the centre line of the former road.
7. Where the road corridor or rail corridor crosses a water body the relevant Transport provisions shall apply only to the bridge/road above the water body.
8. Unless otherwise specified in the District Plan, the Transport rules apply to all activities.
9. Activities are subject to compliance with all relevant Transport rules.
10. Activities that are subject to any relevant Transport rules are also subject to any relevant zone and District wide provisions.
11. The status of any activity not provided for under the District Wide Transport provisions, will be determined under the relevant Zone provisions.

Separate approval from the relevant road controlling authority

1. Approval for any work in a road, including the establishment of access to properties, must be obtained from the relevant road controlling authority. Under section 317 of the Local

²³ Daniel Smith [10.1].

Government Act 1974, the District Council is the road controlling authority for all roads in the District, with the following exceptions:

- a. state highways under the control of *Waka Kotahi*, unless *Waka Kotahi* has delegated control to the District Council;
 - b. central government roads are under the control of the Minister of Transport.
2. Under section 51(2) of the Government Roading Powers Act 1989, the written permission of *Waka Kotahi* must be obtained prior to the commencement of any work on any state highway. Early consultation with *Waka Kotahi* should be undertaken for subdivision or development proposals adjacent to, or seeking access to, state highways.
 3. 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.

Activity Rules

TRAN-R1	Maintenance of the existing transport system	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
TRAN-R2	Provision of new, and additions or upgrades to existing, land transport infrastructure <i>This rule applies to aspects of land transport infrastructure not otherwise provided for under TRAN-R3 to TRAN-R20. Where an aspect of land transport infrastructure is provided for under TRAN-R3 to TRAN-R20 then that other rule(s) takes precedence.</i>	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with the following, as applicable: <ol style="list-style-type: none"> a. TRAN-R3 to TRAN-R17 and TRAN-R20; b. TRAN-R18 and TRAN-R19. 	Activity status when compliance with TRAN-R2 (1)(a) not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> TRAN-MD19 - Land transport infrastructure TRAN-MD20 - Extent of effects Activity status when compliance with TRAN-R2 (1)(b) not achieved: DIS
TRAN-R3	Formation of a new road	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. any activity that includes the formation of a new road shall comply with the design standards for new roads in TRAN-S1 Table TRAN-3 or Table TRAN-4 (as applicable). 	Activity status when compliance not achieved: as set out in TRAN-S1
	Advisory Notes <ul style="list-style-type: none"> • Check the ECOP for relevant road construction standards. • Check also CE-R5 in the Coastal Environment Chapter, and NFL-R9 in the Natural Features and Landscapes Chapter. 	
TRAN-R4	Formation of a new road intersection	

All Zones	Activity status: PER Where: 1. any activity that includes the formation of a new road intersection shall comply with the minimum road intersection separation distances in TRAN-S2 below.	Activity status when compliance not achieved: as set out in TRAN-S2
	Advisory Note <ul style="list-style-type: none"> • Check the ECOP for relevant road construction standards. 	
TRAN-R5	Formation of a new vehicle crossing	
All Zones	Activity status: PER Where: 1. any activity that includes the formation of a new vehicle crossing shall comply with the design standards for new vehicle crossings in TRAN-S3 below.	Activity status when compliance not achieved: as set out in TRAN-S3
	Advisory Notes <ul style="list-style-type: none"> • Check the District Council's Vehicle Crossing Bylaw 2019 for any other relevant requirements. • Check the ECOP for relevant construction standards. • Check TRAN-R7 below regarding the formation of a new vehicle crossing on a sealed road where the posted speed limit is 60km/hr or above. • Check TRAN-R8 below regarding provision of a new vehicle crossing on a site that has frontage to more than one road. 	
TRAN-R6	Formation of a new vehicle accessway	
All Zones	Activity status: PER Where: 1. any activity that includes the formation of a new vehicle accessway shall comply with the design standards for new vehicle accessways in TRAN-S4 below; 2. any new vehicle accessway that serves three or more sites shall achieve the minimum sight lines for pedestrian safety by way of a visibility splay as shown in Figure TRAN-4; and 3. in the circumstances specified in (a) and (b) below, a new vehicle	Activity status when compliance not achieved: as set out in TRAN-S4

	<p>accessway shall be designed to the standard of a new road as per Table TRAN-3 or Table TRAN-4, with the applicable standard based on the posted speed limit of the road with which the accessway will connect:</p> <ol style="list-style-type: none"> where any new vehicle accessway in a Residential Zone or Rural Zones will serve six or more sites; or <u>aa. where any new vehicle accessway in a Residential Zone will serve 11 or more sites:</u> <u>or</u>²⁴ where <u>equivalent car vehicle</u>²⁵ movements on any new accessway will exceed 100 per day. 	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> The table in TRAN-APP6 provides a guide to the level of traffic generation that could be expected for a range of activities. The purpose of this table is to assist a plan user to estimate their traffic generation. This table has been based on information contained in the Waka Kotahi Research Report 453 'Trips and Parking Related to Land Use'. Where a proposed activity does not align with the listed activities, and/or f²⁶For greater certainty regarding the estimated level of traffic generation, it is recommended that guidance is sought from an independent suitably qualified and experienced transport engineer. Check the ECOP for relevant construction standards. 	
TRAN-R7	Formation of a new vehicle crossing on a sealed road where the posted speed limit is 60km/h or above	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> any activity that includes the formation of a new vehicle crossing on a sealed road where the posted speed limit is 60km/h or above, shall comply with the design standards in TRAN-S5 below; except that where the new vehicle crossing is expected to carry more 	Activity status when compliance not achieved: as set out in TRAN-S5

²⁴ Kainga Ora [325.86].

²⁵ Consequential amendment Kainga Ora [325.83].

²⁶ Sports and Education Corporation [416.9].

	than 100 equivalent car vehicle ²⁷ movements per day or have peak hour flows of more than 20 equivalent car vehicle ²⁸ movements, the new vehicle crossing shall be treated as an intersection and meet the intersection design standards set out in the Austroads Guide to Road Design.	
	Advisory Notes <ul style="list-style-type: none"> The table in TRAN-APP6 provides a guide to the level of traffic generation that could be expected for a range of activities. The purpose of this table is to assist a plan user to estimate their traffic generation. This table has been based on information contained in the Waka Kotahi Research Report 453 'Trips and Parking Related to Land Use'. Where a proposed activity does not align with the listed activities, and/or f²⁹ For greater certainty regarding the estimated level of traffic generation, it is recommended that guidance is sought from an independent suitably qualified and experienced transport engineer. Check the ECOP for relevant construction standards. 	
TRAN-R8	Formation of a new vehicle crossing on a site with frontage to more than one road	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> for any activity that includes a new vehicle crossing to be formed on a site that has frontage to both a State Highway and any other road in the District Plan road hierarchy, the new vehicle crossing shall not be to the State Highway; other than in (1) above, for any activity that includes a new vehicle crossing to be formed on a site that has frontage to more than one road, the new vehicle crossing shall be to the road that has the lower classification in the District Plan road hierarchy; and the new vehicle crossing complies with TRAN-R5 and TRAN-R7 (as applicable). 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD20 - Extent of effects Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant road controlling authority where the consent authority considers this is required, absent its written approval.
TRAN-R9	Provision of accessible car parking space	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: as set out in TRAN-S6

²⁷ Consequential amendment Kainga Ora [325.83].

²⁸ Consequential amendment Kainga Ora [325.83].

²⁹ Sports and Education Corporation [416.9].

	<ol style="list-style-type: none"> 1. except in the circumstance specified in (3)(a) below, any activity (excluding residential activity) shall provide accessible car parking spaces on site; 2. where on site car parking is provided, the required number of accessible car parking spaces to be provided shall be in accordance with the minimum requirements in TRAN-S6 below; and 3. where on site car parking is not provided, the required number of accessible car parking spaces to be provided shall be in accordance with the following: <ol style="list-style-type: none"> a. where GFA is less than 200m², no accessible car parking spaces are required; b. where GFA is 200-500m², one accessible car parking space is required; and c. where GFA is more than 500m², one accessible car parking space is required, plus one additional accessible car parking space is required for every additional 2,500m² GFA thereafter. 	
TRAN-R10	Provision of car parking space and associated manoeuvring area	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. any activity that includes the provision of any on site car parking spaces, including accessible car parking spaces, shall comply with the dimensions for car parking spaces and associated manoeuvring area specified in TRAN-S7 below; 2. for the location of parking spaces and associated manoeuvring area provided on sites with frontage to a Principal Shopping Street in: <ol style="list-style-type: none"> a. Oxford – see TRAN-R18 below; b. Rangiora or Kaiapoi – see TRAN-R19 below; 3. for any activity, on site manoeuvring area shall be provided to ensure that no vehicle is required to reverse onto or off a strategic road, State Highway, arterial road, or any road where there is a marked on-road cycle lane, separated cycle lane or a shared use path across the site road frontage; 	<p>Activity status when compliance not achieved with TRAN-R10 (1) and (3) to (5): as set out in TRAN-S7 Activity status when compliance not achieved with TRAN-R10 (2)(a): as set out in TRAN-R18 Activity status when compliance not achieved with TRAN-R10 (2)(b): as set out in TRAN-R19</p>

	<ol style="list-style-type: none"> 4. for any activity, on site manoeuvring area shall be provided for a 99 percentile design vehicle as shown in Appendix TRAN-APP3 to ensure that no such vehicle is required to reverse either onto or off any collector road; and 5. for any activity, on site manoeuvring area shall be provided for a 99 percentile design vehicle as shown in Appendix TRAN-APP3 to ensure that no such vehicle is required to reverse either onto or off any local road where: <ol style="list-style-type: none"> a. ten or more parking spaces are to be serviced by a single accessway; or b. five or more residential units share a single accessway; or c. the activity is on a rear site. 	
TRAN-R11	Provision of loading space and associated manoeuvring area	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. for any activity (excluding a residential unit), loading space and associated manoeuvring area shall be provided that complies with the minimum loading space and associated manoeuvring area dimensions in TRAN-S8 below; 2. the dimensions that apply shall be based on the largest vehicle expected to visit the site, and shall as a minimum accommodate a medium rigid truck; 3. the loading space and associated manoeuvring area shall be provided on site; 4. for the location of loading spaces and associated manoeuvring area on sites with frontage to a Principal Shopping Street in: <ol style="list-style-type: none"> a. Oxford – see TRAN-R18 below; b. Rangiora or Kaiapoi – see TRAN-R19 below; and 5. the loading space and associated manoeuvring area provided shall ensure that no vehicle is required to reverse either onto or off a site where vehicle access is to a strategic road, arterial road or collector road, or to any road where there is a marked on- 	<p>Activity status when compliance not achieved with TRAN-R11 (1) to (3) and (5): as set out in TRAN-S8 Activity status when compliance not achieved with TRAN-R11 (4)(a): as set out in TRAN-R18 Activity status when compliance not achieved with TRAN-R11 (4)(b): as set out in TRAN-R19</p>

	road cycle lane, separated cycle lane or a shared use path across the site frontage, or where the site gains access by a right of way or shared accessway.	
TRAN-R12	Formation of parking area, loading area, manoeuvring area, vehicle crossing or accessway	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> except where specified in (2) and (3) below, for all activities: <ol style="list-style-type: none"> any vehicle crossing, accessway, and on site parking area, loading area, and manoeuvring area shall be formed, sealed and drained; parking space and loading space shall be permanently marked; where parking space and loading space are used at night these shall be illuminated and shall comply with the relevant provisions in the Light Chapter; except where specified in (3) below, for all activities in Rural Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration) <u>or Natural Open Space Zone³⁰</u>: <ol style="list-style-type: none"> any vehicle crossing shall be formed, sealed and drained; any accessway, and on site parking area, loading area, and manoeuvring area, shall be either: <ol style="list-style-type: none"> formed, sealed and drained; or formed to an all weather standard, and maintained to avoid: <ol style="list-style-type: none"> stormwater ponding on parking area, loading area, or manoeuvring area; stormwater runoff onto an adjoining site or road; adverse dust or noise effects being 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p> <p>TRAN-MD15 - Formation of parking, loading and manoeuvring areas and associated vehicle crossings and accessways</p> <p>TRAN-MD16 - Illumination of parking or loading areas</p>

³⁰ Te Kohaka o Tuhaitara Trust [113.1].

	<p>experienced beyond the boundaries of the site;</p> <p>d. vehicle traffic spreading loose gravel onto an adjoining sealed road;</p> <p>3. the requirements in (1) and (2) above shall not apply to the following:</p> <p>a. sites where vehicle access is obtained from an unsealed road; and</p> <p>b. activities provided for as temporary activities under the provisions of the Temporary Activities Chapter of the District Plan.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • Check the ECOP for relevant road construction standards. 	
TRAN-R13	Landscaping of a new car parking area	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. for any activity (excluding residential activity) providing more than 5 new car parking spaces on a site, landscaping shall be provided within a landscaping strip(s) or within a planting protection area(s); 2. landscaping strip(s) shall have a minimum width, and planting protection area(s) shall have a minimum diameter, of 1.5m; 3. landscaping shall be within, or immediately adjacent to, the parking area; 4. landscaping shall consist of a combination of trees, shrubs and ground cover species; 5. trees shall: <ol style="list-style-type: none"> a. be placed at regular spacings along a road boundary or within a parking area; b. have a minimum height of 1.5m above ground level and be in a healthy state at the time of planting; c. be a species capable of attaining a minimum height above ground level at maturity of at least 4m; d. be planted no closer than 2m from an underground service or 1m from a footpath or kerb; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TRAN-MD20 - Extent of effects</p>

	<p>6. landscaping shall be maintained so as to not obscure visibility or impede the movement of drivers or pedestrians;</p> <p>7. landscaping placed within the vicinity of electricity lines shall be selected and maintained to ensure the Electricity (Hazards from Trees) Regulations 2003 are not breached; and</p> <p>8. all landscaping shall be maintained and, if diseased, damaged or dead, shall be replaced during the next planting season.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • It is recommended landscaping be comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity. • Landscaping may be integrated with stormwater management for the parking area, and may include the use of raingardens or other devices for stormwater collection and attenuation of runoff. 	
TRAN-R14	Provision of new footpaths	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. for any activity that includes the creation of a new road in Residential Zones, Special Purpose Zones, or Commercial and Mixed Use Zones, new footpaths (where none currently exist) shall be provided within the road reserve³¹ road corridor in accordance with the requirements for new footpaths in TRAN-S9 below.</p>	<p>Activity status when compliance not achieved: as set out in TRAN-S9</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> • Check the ECOP for relevant road construction standards. 	
TRAN-R15	Provision of new cycle parking	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. for any activity, cycle parking shall be provided in accordance with the requirements in TRAN-S10 below. Where the calculation of the required</p>	<p>Activity status when compliance not achieved: as set out in TRAN-S10</p>

³¹ Waka Kotahi [275.3].

	<p>number of cycle parks results in a fraction of a space, any fraction that is less than one half shall be disregarded and any fraction of one half or more shall be counted as 1 space. The cycle parking requirements for each different type of user shown in TRAN-S10 shall be calculated and rounded separately; and</p> <p>2. any required cycle parking shall be designed and constructed as follows:</p> <ul style="list-style-type: none"> a. short stay * cycle parking shall: <ul style="list-style-type: none"> i. be located within 15m of the entrance to an activity or bus stops; ii. be visible when approaching or leaving an activity or bus stops; b. cycle parks shall: <ul style="list-style-type: none"> i. be a "staple" type of cycle stand as shown in Appendix TRAN-APP5 and physically support the cycle frame and not the front wheel only; ii. provide for cycle security where the cycle stand is constructed of durable material and is securely anchored to the ground or other immovable object, and allows the cycle frame to be secured to the cycle stand by a "D-lock" or "U-lock"; 	
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	<ul style="list-style-type: none"> iii. not require lifting of the cycle for the cycle to be secured to the cycle stand; iv. be under lighting when used at night; v. be protected ** from motor vehicles; vi. not create a safety hazard or impede pedestrian thoroughfares; <p>c. long stay *** cycle parking shall be in a secure covered facility with external access to the street;</p> <p>d. cycle stands shall have the dimensions shown in Appendix TRAN-APP5.</p>	
	Advisory Notes * Short stay cycle parking (see TRAN-S10 Table TRAN-13) ³² is anticipated to be for 1 hour or less. ** Protection of cycle parks from motor vehicles may be achieved by methods such as the placement of bollards between a road and cycle parks adjacent to a road, or cycle parks being set well back from a road, or the location of cycle parks within a secure covered facility. *** Long stay cycle parking, such as ³³ for staff (see TRAN-S10 Table TRAN-13) ³⁴ , is anticipated to be for 4 hours or more.	
TRAN-R16	Provision of cycling end-of-trip facilities for staff	
All Zones	Activity status: PER Where: 1. in circumstances where staff cycle parks are required under TRAN-R15 above, cycling end-of-trip facilities for staff shall be provided in accordance with TRAN-S11 below.	Activity status when compliance not achieved: as set out in TRAN-S11
TRAN-R17	Installation of new charging facilities for electric vehicles	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

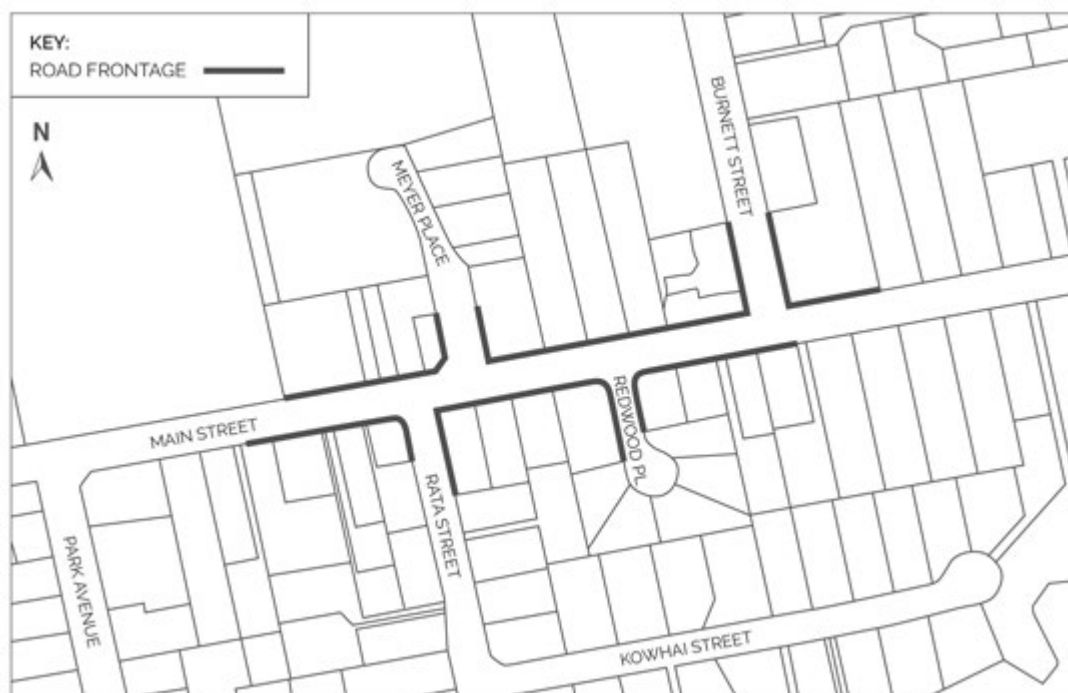
³² Sports and Education Corporation [416.12].

³³ Sports and Education Corporation [416.12].

³⁴ Sports and Education Corporation [416.12].

	1. the new charging facility is installed immediately adjacent to an existing, permitted or consented vehicle parking space located in a road corridor, vehicle depot, garage, parking lot, parking area or parking building.	Matters of discretion are restricted to: TRAN-MD19 (10) - Land transport infrastructure
TRAN-R18	Provision of a parking area or loading area and associated manoeuvring area on a site with frontage to a Principal Shopping Street in Oxford	
Local Centre Zone	Activity status: PER Where: 1. for any activity, any new parking area or loading area and associated manoeuvring area provided on a site with frontage to a Principal Shopping Street in Oxford (see Figure TRAN-1 below) shall be located to the rear of the site or any building and not on the 'Principal Shopping Street' frontage (with the exception of access).	Activity status when compliance not achieved: DIS

Figure TRAN-1: Principal Shopping Street frontages in Oxford



TRAN-R19	Provision of a parking area or loading area and associated manoeuvring area on a site with frontage to a Principal Shopping Street in Rangiora or Kaiapoi	
Town Centre Zone	<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. except as specified in (2) below, for any activity, any new parking area or loading area and associated manoeuvring area provided on a site with frontage to a Principal Shopping Street in Rangiora (see Figure TRAN-2 below) or Kaiapoi (see Figure TRAN-3 below) shall be located to the rear of the site or any building and not on the 'Principal Shopping Street' frontage (with the exception of new pedestrian access); 2. loading space and associated manoeuvring area shall not be required to be located on site, where loading and manoeuvring for the largest vehicle expected to visit the site can be undertaken from a service lane, public loading space, or shared loading space, and this can as a minimum accommodate a medium rigid truck based on the minimum dimensions in TRAN-S8 below; and 3. a new vehicle crossing for an on site parking area, loading area and associated manoeuvring area shall not be located across the 'Principal Shopping Street' frontage. <p>Matters of discretion are restricted to:</p> <p>TRAN-MD21 - Location of parking or loading and associated manoeuvring area on a site with frontage to a Principal Shopping Street in Rangiora or Kaiapoi.</p>	<p>Activity status when compliance not achieved: DIS</p>

Figure TRAN-2: Principal Shopping Street frontages in Rangiora



Figure TRAN-3: Principal Shopping Street frontages in Kaiapoi



TRAN-R20	High traffic <u>generators generating activities</u> ³⁵		
All Zones	<p>Activity status: RDIS</p> <p>Where:</p> <p>1. any activity <u>that requires a Basic ITA or Full ITA as indicated in Table TRAN-1</u> generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1 below³⁶; and</p> <p>2. for the activities in (1) above:</p> <p>a. either a Basic ITA or Full ITA shall be required <u>as</u></p>		<p>Activity status when compliance not achieved: N/A</p>

³⁵ Kainga Ora [325.83].

³⁶ Kainga Ora [325.83].

	<p>indicated in Table TRAN-1³⁷; and</p> <p>b. the type of ITA to be provided shall be determined by the circumstances set out in Table TRAN-2 below; and³⁸</p> <p>c. the ITA shall be prepared by an independent suitably qualified and experienced <u>transport engineer</u> <u>transport planner</u>, <u>transport engineer</u> or other suitably qualified and experienced professional³⁹.</p> <p>Matters of discretion are restricted to:</p> <p>TRAN-MD11 – High traffic generators <u>generating activities</u>⁴⁰</p>		
	<p>Advisory Notes</p> <p>• The following is a guide to determining whether an activity is a high traffic generator, and whether a Basic ITA or Full ITA is required. Any activity that generates an average daily traffic volume that exceeds the traffic generation thresholds contained in Table TRAN-1 below is a high traffic generator, and requires resource consent as a restricted discretionary activity under TRAN-R20. For the purposes of that resource consent application either a Basic ITA or Full ITA is required. The type of ITA required is determined under Table TRAN-2 below. Unless otherwise specified, any activity is subject to all applicable District Plan rules, therefore to correctly apply Table TRAN-2 the status of the activity must first be determined under all other applicable rules. Under Table TRAN-2, if an activity requiring resource consent under TRAN-R20 would (for example) be a permitted activity under all other applicable rules, a Basic ITA would be required; or if that activity would (for example) be a discretionary activity under all other applicable rules, a Full ITA would be required.⁴¹</p>		

³⁷ Kainga Ora [325.83]

³⁸ Kainga Ora [325.83]

³⁹ Kainga Ora [325.83].

⁴⁰ Kainga Ora [325.83]

⁴¹ Sports and Education Corporation [416.9].

	<ul style="list-style-type: none"> The intended scope of a Basic ITA or Full ITA is identified in TRAN-MD11. Consultation with the District Council may be undertaken to confirm the scope of the ITA. The table in TRAN-APP6 provides a guide to the level of traffic generation that could be expected for a range of activities. The purpose of this table is to assist a plan user to estimate their traffic generation. This table has been based on information contained in the Waka Kotahi Research Report 453 'Trips and Parking Related to Land Use'. Where a proposed activity does not align with the listed activities, and/or f⁴²-For greater certainty regarding the estimated level of traffic generation, it is recommended that guidance is sought from an independent suitably qualified and experienced transport engineer.
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Table TRAN-1: High Traffic Generation Thresholds

<u>Equivalent Car Movements per day</u>	<u>Access is to a road classified as:</u>			
	<u>Local</u>	<u>Collector</u>	<u>Arterial</u>	<u>Strategic</u>
<u>0-100</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>101-200</u>	<u>n/a</u>	<u>Basic</u>	<u>Basic</u>	<u>Basic</u>
<u>201-400</u>	<u>Basic</u>	<u>Basic</u>	<u>Full</u>	<u>Full</u>
<u>>400</u>	<u>Full</u>	<u>Full</u>	<u>Full</u>	<u>Full</u>
<u>Advisory Notes</u> <ul style="list-style-type: none"> <u>Any activity that requires a Basic ITA or Full ITA as indicated in Table TRAN-1 above is considered a high traffic generating activity⁴³</u> 				

	Residential Zones / Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration)⁴⁴	Commercial and Mixed Use Zones / All other Special Purpose Zones / Industrial Zones	Rural Zones
Average daily traffic generation	>200 vmpd >50 hvmpd	>250 vmpd >50 hvmpd	>200 vmpd >50 hvmpd

Table TRAN-2: ITA Requirement⁴⁵

Activity status under all other applicable rules	Type of ITA required
Permitted	Basic
Controlled	Basic
Restricted discretionary	Full

⁴² Sports and Education Corporation [416.9].

⁴³ Kainga Ora [325.83].

⁴⁴ Kainga Ora [325.83].

⁴⁵ Kainga Ora [325.83].

Discretionary	Full
Non-complying	Full

Managing effects of activities on the road corridor, rail corridor, Rangiora Airfield

TRAN-R21	Activities adjacent to a road/rail level crossing	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any activity adjacent to a road/rail level crossing, including a new building, other structure, road intersection, vehicle crossing or vegetation, shall comply with the road/rail level crossing 'approach' and 're-start' sight triangles in TRAN-APP7 below. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TRAN-MD18 - New buildings, structures, road intersections, vehicle crossings or vegetation adjacent to road/rail level crossings</p> <p>TRAN-MD19 - Land transport infrastructure</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 only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
TRAN-R22	Installation of a new stock underpass beneath a road corridor or rail corridor	
All Zones	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>TRAN-MD22 - New stock underpass beneath a road corridor or rail corridor</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 only to the relevant road operator or KiwiRail (as applicable) where the consent authority considers this is required, absent its written approval.</p>	<p>Activity status when compliance not achieved: N/A</p>
TRAN-R23	Rangiora Airfield	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> any land use where any structure or vegetation penetrates the Rangiora Airfield Obstacle Limitation Surfaces as shown in TRAN-APP8 and described as: <ol style="list-style-type: none"> take-off climb/approach surface, commencing at ground level at the end of the runway and rising 	<p>Activity status when compliance not achieved: N/A</p>

	<p>at a gradient of 1 in 20 for a horizontal distance of 1,200m, and splayed outwards at the rate of 1:20 from each side of the runway; and</p> <p>b. side surfaces, commencing at the edge of each runway and rising at a gradient of 1 in 4 until it reaches a height of 2m above the level of the runway.</p>	
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Transport Standards

TRAN-S1	Design standards for new roads	
All Zones	Refer to Table TRAN-3 or Table TRAN-4 below, as applicable.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD1 - Road design

Table TRAN-3: Design standards for new roads where the posted speed limit is 50km/hr or less

Design element					
Road type	Low Volume Local Road	Local Road	Collector Road	Arterial Road	Strategic Road
Typical design AADT	<150	<1,500			
Maximum length (m)	150				
Maximum number of residential units served	20	200			
Road reserve <u>corridor</u> ⁴⁶ width (m) ²	16.0	18.0	23.0	24.0	25.0
Footpath (m)	2 x 1.8	2 x 1.8	1 x 1.8 (one side)	1 x 2.0 (one side)	1 x 2.0 (one side)
Shared use path (m) ³			1 x 2.5 (one side)	1 x 2.5 (one side)	1 x 2.5 (one side)
Parking (m) ⁴	2.5	2.0 2 ⁴⁷	Indented parking bays (outside)	Indented parking bays (outside)	Indented parking bays (outside)

⁴⁶ Waka Kotahi [275.3].

⁴⁷ Waimakariri District Council [367.34].

	(within carriageway, one side only)	(within carriageway, each side)	carriageway, each side)	carriageway, each side)	carriageway, each side)
Cycle lane (m) ¹			2 x 1.8	2 x 1.8	2 x 1.8
Traffic lane (m)	4.0 minimum	4.0 minimum	2 x 3.3	2 x 3.5	2 x 3.5
Median (m)				2.0	2.0
Minimum carriageway width (m)	6.5	8.0	10.2	12.6	12.6
<ol style="list-style-type: none"> 1. Where cycle lanes are required these shall be permanently marked. 2. The balance of the road reserve corridor⁴⁸ not occupied by the carriageway, indented parking bays, footpaths and shared use path, may be used for landscaping and installation of services. Services should not be installed under footpaths or shared use path. 3. Consultation should be undertaken with the District Council to confirm the location of a shared use path. 4. Parking design standards are shown in TRAN-S7, Table TRAN-10. 					

Table TRAN-4: Design standards for new roads where the posted speed limit is 60km/hr or above

Design element					
Road type	Low Volume Local Road	Local Road	Collector Road	Arterial Road	Strategic Road
Typical design AADT	<150	<1,500			
Maximum length (m)	150				
Maximum number of residential units served	20	150			
Road reserve corridor ⁴⁹ width (m)	20.0	20.0	23.0	24.0	25 30.0 ⁵⁰
Shared use path (m) (one side) ¹			2.5	2.5	2.5
Traffic lane (m)	1 x 3.5	2 x 3.3	2 x 3.5	2 x 3.5	2 x 3.5

⁴⁸ Waka Kotahi [275.3].

⁴⁹ Waka Kotahi [275.3].

⁵⁰ Waimakariri District Council [367.35].

Total shoulder width (m)	2 x 1.5	2 x 1.5	2 x 1.5	2 x 2.0	2 x 2.5
Minimum sealed shoulder width (m)	2 x 0.75 0.5 ⁵¹	2 x 1.0	2 x 1.0	2 x 1.5	2 x 2.5
Minimum carriageway width (m)	6.5	9.6	10.0	11.0	12.0
1. Consultation should be undertaken with the District Council to confirm the location of a shared use path.					
TRAN-S2	Minimum road intersection separation distances				
All Zones	Refer to Table TRAN-5 below.		Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD1 - Road design TRAN-MD20 - Extent of effects		

Table TRAN-5: Minimum road intersection separation distances

Posted speed limit (km/h)	Intersecting road	Minimum separation (m)
100	All	800
70 or 80	All	550
60	All	160
50	Local road / Arterial road, Collector road, roads adjoining Commercial and Mixed Use Zones	125
50	Local road / Local road	75
TRAN-S3	Design standards for new vehicle crossings	
All Zones	Refer to Table TRAN-6 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD2 - Maximum number of vehicle crossings TRAN-MD3 - Minimum separation distance between vehicle crossings TRAN-MD4 - Minimum separation distance for vehicle crossings from road

⁵¹ Waimakariri District Council [367.35].

		intersections and pedestrian crossing facility TRAN-MD5 - Vehicle crossing design TRAN-MD7 - Sight distance from vehicle crossings TRAN-MD8 - Visibility at vehicle crossings TRAN-MD17 - Queuing space
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Table TRAN-6: Design standards for new vehicle crossings

Maximum number of vehicle crossings per site road frontage	TRAN-APP1, Table TRAN-15
Minimum separation distance between vehicle crossings	TRAN-APP1, Table TRAN-16
Minimum separation distance for vehicle crossings from road intersections	TRAN-APP1, Table TRAN-17
Minimum and maximum width of vehicle crossings	TRAN-APP1, Table TRAN-18
Minimum sight distances from vehicle crossings	TRAN-APP1, Table TRAN-19
Measurement of sight distances and sight lines from vehicle crossings	TRAN-APP1, Figure TRAN-6
Minimum separation distance for a new vehicle crossing from an existing pedestrian crossing facility	TRAN-APP1, Table TRAN-20
Measurement of separation distance for a new vehicle crossing from an existing pedestrian crossing facility	TRAN-APP1, Figure TRAN-7
TRAN-S4	Design standards for new vehicle accessways
All Zones	Refer to Table TRAN-7 below. Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD6 - Vehicle accessway design TRAN-MD8 - Visibility at vehicle crossings TRAN-MD17 - Queuing space

Table TRAN-7: Design standards for new vehicle accessways

Zone	Number of residential units	Number of marked parking spaces provided	Minimum legal width (m)	Minimum formed width (m)	Maximum formed width (m)	Passing bays ¹

Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration)	1 - 3 <u>2</u> <u><50m long</u>		5.5 <u>4.0</u>	3.0 <u>3.5</u> ⁵²	5.0	Yes (for 2 or more residential units)
	<u>1-2</u> <u>>50m long</u>		<u>4.5</u>	<u>4.0</u>	<u>5.0</u>	<u>Passing bay at the front and one per 50m</u>
	<u>34 - 6</u> <u><50m long</u>		6.0 <u>5.0</u>	4.5 <u>3.5</u>	5.5	Yes <u>No</u>
	<u>3-6</u> <u>>50m long</u>		<u>5.0</u>	<u>4.0</u>	<u>5.5</u>	<u>Passing bay at the front and one per 50m</u>
	<u>>6</u> <u>7-10</u>		7.0 <u>8.0</u>	5.5 <u>4.5</u>	6.0 ⁵³ <u>5.5</u>	<u>Physically separated footpath 1.5m wide</u> <u>Passing bay at the front of the site and one additional passing bay per 50m</u>
Commercial and Mixed Use Zones, all other Special Purpose Zones ²		< 15	8.0	5.5	8.0	
		≥ 15	8.0	6.0	8.0	
Rural Zones			10.0	4.0	8.0	Yes
<p>1. Where an accessway does not provide sufficient width for two-way vehicle movement, then in order to allow vehicles to pass, accessways in Residential Zones and Commercial and Mixed Use Zones shall provide passing bays in the form of widening of <u>Where passing is required this shall not be</u> less than 5.5m over a 15m length at not more than 50m spacing. Accessways in Rural Zones may have passing bays at up to 100m distances where visibility is available from bay to bay.</p> <p>2. Access can be provided by two separate one-way crossings each with a minimum width of 3.5m.</p> <p>3. <u>Where any new vehicle accessway in Residential Zones or Rural Zones will exceed the above thresholds, see TRAN-R6.</u>⁵⁴</p> <p>4. <u>Where a footpath is required, this can be provided within the minimum legal width but is additional to the minimum formed width.</u>⁵⁵</p>						

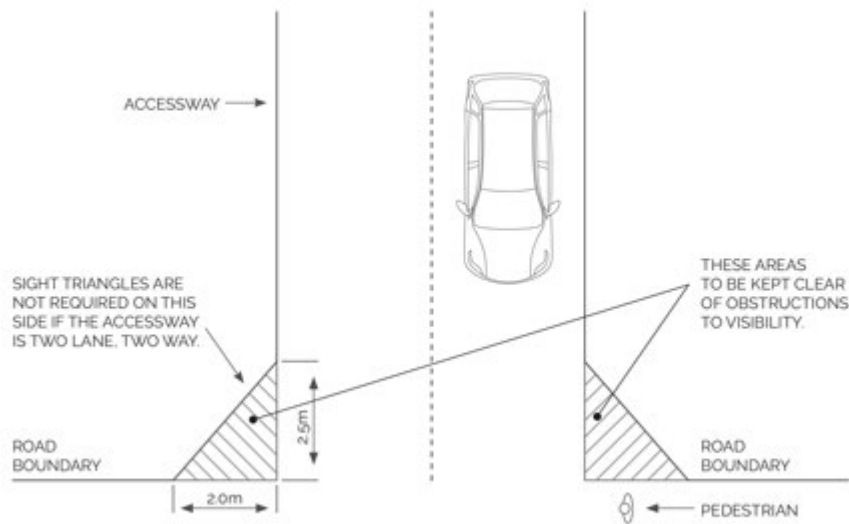
⁵² Fire and Emergency NZ [303.27].

⁵³ George JasonSmith [270.15].

⁵⁴ Kainga Ora [325.86].

⁵⁵ Kainga Ora [325.86].

Figure TRAN-4: Accessway visibility splay to achieve minimum sight lines for pedestrian safety



TRAN-S5	Design standard for a new vehicle crossing on a sealed road where the posted speed limit is 60km/h or above	
All Zones	Refer to Table TRAN-8 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD1 - Road design TRAN-MD5 - Vehicle crossing design TRAN-MD6 - Vehicle accessway design TRAN-MD17 - Queuing space

Table TRAN-8: Design standard for a new vehicle crossing on a sealed road where the posted speed limit is 60km/h or above

Heavy vehicle movements per week	Average daily traffic volume (vmpd)	Located on State Highway	Design standard
≤ 1	≤ 30	No	TRAN-APP2, Diagram C, Perspective C
≤ 4	≤ 30	Yes	TRAN-APP2, Diagram E, Perspective E ⁵⁶

⁵⁶ Waka Kotahi [275.01]

> 1	31 – 100	No	TRAN-APP2, Diagram D, Perspective D
> 1	31 – 100	Yes	TRAN-APP2, Diagram E, Perspective E
TRAN-S6	Minimum accessible car parking space requirements where on site car parking is provided		
All Zones	Refer to Table TRAN-9 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD13 - Accessible parking spaces	

Table TRAN-9: Minimum accessible car parking space requirements where on site car parking is provided

Source: NZS 4121:2001 Design for Access and Mobility - Buildings and Associated Facilities

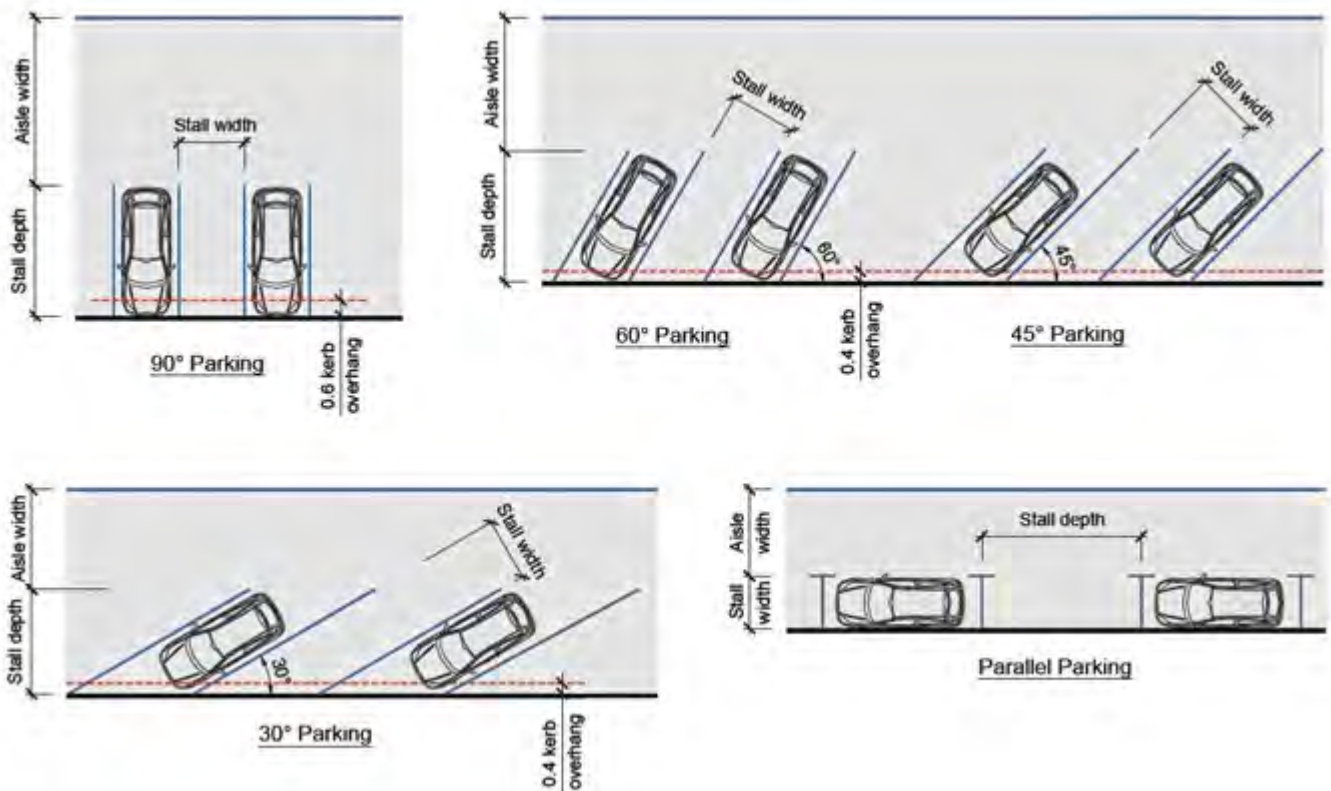
Total number of car parking spaces		Number of accessible car parking spaces
1-20		Not less than 1
21-50		Not less than 2
For every additional 50 car parks or part of a car park		Not less than 1
TRAN-S7	Minimum car parking space and associated manoeuvring area dimensions	
All Zones	Refer to Table TRAN-10 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD10 - Manoeuvring areas for parking or loading spaces TRAN-MD12 - Parking space dimensions TRAN-MD17 - Queuing space

Table TRAN-10: Minimum car parking space and associated manoeuvring area dimensions

User type	Parking angle (degrees)	Manoeuvring area / Aisle width (m)	Stall width (m) ⁴	Stall depth (m) ^{5 6 7}
All Users	Parallel	3.3 one way aisle 5.5 two way aisle	2.5	5.0 unobstructed 6.1 obstructed
Long term ¹	30	3.5	2.1	5.0
	45	4.5	2.4	5.0
	60	5.6	2.4	5.0

	90	7.0	2.4	5.0
Medium term ²	30	3.4	2.3	5.0
	45	4.3	2.5	5.0
	60	5.3	2.5	5.0
	90	6.6	2.5	5.0
Short term ³	30	3.9	2.5	5.0
	45	4.8	2.6	5.0
	60	5.8	2.6	5.0
	90	7.0	2.6	5.0
Accessible	As above	As above	3.6	5.0
<ol style="list-style-type: none"> 1. Tenant, employee and commuter parking (generally all-day parking). 2. Medium-term town centre parking, sports facilities, entertainment centres, hotels, motels. 3. Short term town centre parking, shopping centres, supermarkets, hospitals and medical centres, activities involving drop off or collection of children or goods. 4. Stall width shall be increased by 300mm where a parking space abuts a permanent obstruction such as a wall, column or other permanent obstruction. Where there is such an obstruction on both sides of a parking space, the minimum stall width shall be increased by 600mm. 5. Stall depth may be reduced by the corresponding vehicle overhang length if a low kerb allows overhang, up to 600mm, but this overhang shall not encroach another parking space, path or landscaping. 6. Parking spaces (other than parallel) immediately adjacent to paths or landscaping shall include wheel stop barriers located at least 600mm from the path or landscaping to avoid or mitigate obstruction of paths or damage to landscaping by parked vehicles. 7. Different car parking space and manoeuvring area layouts are illustrated in Figure TRAN-5 below. 				

Figure TRAN-5: Illustration of different car parking space and associated manoeuvring area layouts (not to scale)



TRAN-S8	Minimum loading space and associated manoeuvring area dimensions	
All Zones	Refer to Table TRAN-11 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD9 - Loading spaces TRAN-MD10 - Manoeuvring area for parking or loading spaces TRAN-MD17 - Queuing space

Table TRAN-11: Minimum loading space and associated manoeuvring area dimensions

Vehicles to be accommodated	Length of loading space	Width of loading space	Manoeuvring area
Small rigid truck	6.5m	3.5m	TRAN-APP4
Medium rigid truck	9m	3.5m	TRAN-APP4
Large rigid truck	12m	3.5m	TRAN-APP4
Semi-trailer (Articulated truck)	19m	3.5m	TRAN-APP4
TRAN-S9	New footpath requirements		
All Zones	Refer to Table TRAN-12 below.	Activity status when compliance not achieved: RDIS	

		Matters of discretion are restricted to: TRAN-MD20 - Extent of effects
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Table TRAN-12: New footpath requirements

Local activity	Number of footpaths	Footpath width
Residential Zones, Special Purpose Zone (Kāinga Nohoanga) and Special Purpose Zone (Pines Beach and Kairaki Regeneration)		
< 20 residential units	1	1.8m
20 - 200 residential units	2	1.8m
> 200 residential units	2	1.8m
Town Centre Zones	2	2.5m
All other Commercial and Mixed Use Zones and Special Purpose Zones	2	2.0m
TRAN-S10	Minimum cycle parking requirements	
All Zones	Refer to Table TRAN-13 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD14 - Minimum cycle parking facilities required TRAN-MD16 - Illumination of parking or loading areas

Table TRAN-13: Minimum cycle parking requirements

Activity	Cycle parking required
Residents/visitors/students/customers (short stay cycle parking – see TRAN-R15)⁵⁷	
Residential Place of assembly, recreation activities and educational facility	None. Where on site car parking is provided: minimum of 2 cycle spaces, then 1 additional cycle space for every 5 car parking spaces provided. Where on site car parking is not provided: minimum of 2 cycle spaces, then 1 additional cycle space per 250m ² GFA.
Any other activity	Where on site car parking is provided: minimum of 2 cycle spaces, then 1 additional cycle space for every 5 car parking spaces provided up to 150 car parking spaces; no additional cycle spaces

⁵⁷ Sports and Education Corporation [416.12].

	required for additional car parking spaces over 150 car parking spaces. Where on site car parking is not provided: minimum of 2 cycle spaces, then 1 additional cycle space per 250m ² GFA.	
Staff (<u>long stay cycle parking – see TRAN-R15</u>)⁵⁸		
Office/commercial activity	1 cycle space per 200m ² GFA. Minimum of 2 cycle spaces to be provided.	
Hospital, Health care facility, Care facility and Integrated family health centre	1 cycle space per 300m ² GFA. Minimum of 2 cycle spaces to be provided.	
Tertiary education and research activity	1 cycle space per 4 FTE staff. Minimum of 2 cycle spaces to be provided.	
TRAN-S11	Minimum cycling end-of-trip facilities for staff	
All Zones	Refer to Table TRAN-14 below.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TRAN-MD14 - Minimum cycle parking facilities required

Table TRAN-14: Minimum cycling end-of-trip facilities for staff

Number of staff cycle parks required	Cycling end-of-trip facilities for staff required
1 - 10	None.
11 - 100	1 shower ^{1 2} per every 10 staff cycle parks required. 1 locker ³ per every staff cycle park required.
> 100	10 showers for the first 100 staff cycle parks required + 2 showers for each additional 50 staff cycle parks required. 1 locker per every staff cycle park required.
<ol style="list-style-type: none"> 1. Showers only need to be shown on any building consent plans. If an activity requires resource consent, the location and design of any required showers do not need to be shown at that stage as long as the application states the number of showers proposed to be provided. 2. Where the calculation of the required number of showers results in a fraction of a shower, any fraction that is less than one half shall be disregarded and any fraction of one half or more will be counted as one shower. 3. The minimum internal dimensions of a single locker shall be: 85cm high x 45cm deep x 20cm wide. 	

⁵⁸ Sports and Education Corporation [416.12].

Matters of Discretion

TRAN-MD1	<p>Road design</p> <ol style="list-style-type: none"> 1. The extent to which the road will be safe, functional and maintainable at reasonable cost. 2. The extent to which use of the road will adversely affect the environment and/or character of the location and surrounding area. 3. The extent to which design and use of the road will adversely affect safe and efficient access and use for other current and potential users of the road, including pedestrians and cyclists. 4. The extent to which cul-de-sacs with a maximum length greater than 150m will achieve a good urban design and traffic design outcome. 5. The extent to which the road design can efficiently and safely accommodate off site parking, particularly for residents or nearby businesses, and provide for unobstructed movement including for service, delivery, or emergency service vehicles.
TRAN-MD2	<p>Maximum number of vehicle crossings</p> <ol style="list-style-type: none"> 1. The extent to which the number of vehicle crossings will adversely affect the efficient and safe operation of the road. 2. The extent of any cumulative effects of the number of vehicle crossings when considered in the context of existing and future anticipated⁵⁹ vehicle crossings in the vicinity. 3. The extent to which any aspect(s) of road design or formation will mitigate adverse effects of the number of vehicle crossings. 4. The extent to which any existing landscaping, stormwater management or other infrastructure will be affected by the formation of vehicle crossings.
TRAN-MD3	<p>Minimum separation distance between vehicle crossings</p> <ol style="list-style-type: none"> 1. The extent to which any existing landscaping or stormwater management or other infrastructure will be affected by the location of vehicle crossings. 2. The extent to which safety will be adversely affected by conflict between manoeuvring vehicles at vehicle crossings. 3. The extent to which there will be sufficient space to accommodate on-street parking demand between vehicle crossings. 4. The extent to which lack of complying separation distance between vehicle crossings may contribute to significant adverse cumulative effects with regards the ability to accommodate on-street parking demand in future. 5. The extent to which pedestrian and cycle safety may be adversely affected by a lack of complying separation distance between vehicle crossings.
TRAN-MD4	<p>Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility</p> <ol style="list-style-type: none"> 1. The extent to which conflict may be created by vehicles queuing across the vehicle crossing. 2. The extent to which any potential confusion between vehicles turning at the crossing or the intersection may adversely affect safety. 3. The extent of effects on the safety of users of all transport modes. 4. The extent to which the number and type of vehicles generated by the activity on the site will adversely affect the safe and efficient use of the frontage road, particularly at times of peak traffic flows.

⁵⁹ Kainga Ora [325.86].

	<ol style="list-style-type: none"> 5. The extent to which the speed and volume of vehicles on the road will exacerbate adverse effects of the vehicle crossing on the safety of users of all transport modes. 6. The extent to which the geometry of the frontage road and intersections will mitigate adverse effects of the vehicle crossing. 7. The extent to which there are present, or planned, traffic controls along the road corridor where the vehicle or pedestrian crossing is proposed. 8. The extent of any cumulative effects when considered in the context of existing and future vehicle crossings serving other activities in the vicinity. 9. The extent to which traffic mitigation or calming measures are proposed. 10. The extent to which the proximity of a vehicle crossing to a pedestrian crossing facility may adversely affect the safe use of the pedestrian crossing facility.
TRAN-MD5	<p>Vehicle crossing design</p> <ol style="list-style-type: none"> 1. The number of pedestrian and cycle movements across the site frontage and the number and type of vehicles using the vehicle crossing. 2. The extent to which use of the vehicle crossing will adversely affect the safety and/or efficiency of the frontage road or an adjacent road/rail level crossing including with respect to visibility from the vehicle crossing or proximity of the vehicle crossing to a road/rail level crossing or volume of vehicles using the vehicle crossing. 3. The speed at which vehicles will be able to enter/exit the site and the effect of this on the safety of pedestrians, cyclists and other road users. 4. The extent to which design takes into account and safely provides for any marked on-road cycle lane, separated cycle lane or shared use path across the site road frontage and the extent to which design may have been modified to adequately address these matters.
TRAN-MD6	<p>Vehicle accessway design</p> <ol style="list-style-type: none"> 1. The extent to which the accessway serves more than one site and the extent to which other users of the accessway may be adversely affected. 2. The extent to which there are adverse effects on the safety and amenity values of neighbouring sites and/or the function of the transport system. 3. The extent of effects on the safety and security of people using the accessway. 4. The extent to which the design or use of the accessway disrupts, or results in conflicts with active frontages, convenient and safe pedestrian circulation and cycling flows, or will inhibit access for emergency service vehicles where on site access is required. 5. The extent to which the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider accessway or multiple accessways closely spaced. 6. The extent to which the required legal width of the accessway is restricted by the boundaries of an existing site or building. 7. The extent to which the gradient or width or other design aspect of the accessway will make the use of the accessway impractical, including inhibiting access for emergency service vehicles where on site access is necessary. 8. The extent to which accessway drainage is adequately designed and will not cause adverse effects on neighbouring sites. 9. The extent to which vehicles exiting the accessway, and cyclists on the frontage road or shared use path or pedestrians on the footpath, are likely to be aware of each other in time to avoid conflicts. 10. The extent to which the speed and volume of vehicles using an accessway and/or the volumes of cyclists and pedestrians on the footpath or shared use path or frontage road, will exacerbate the adverse effects of the accessway on people's safety.

	<ol style="list-style-type: none"> 11. If a visibility splay is unable to be provided, the extent to which alternative adequate methods of improving pedestrian and cycle safety at the accessway have been provided. 12. <u>Where the accessway serves six or more sites in the rural zone and 11 or more sites in the residential zone, the extent to which the accessway will fulfil the requirements of a road.</u>⁶⁰
TRAN-MD7	Sight distance from vehicle crossings <ol style="list-style-type: none"> 1. The extent to which the operating speed environment of the road is such that the sight distance requirements can be safely reduced. 2. The extent to which sight distance requirements at the vehicle crossing are adequate to provide safe ingress/egress.
TRAN-MD8	Visibility at vehicle crossings <ol style="list-style-type: none"> 1. The extent to which vehicles exiting the vehicle accessway, pedestrians on the footpath, and cyclists on a shared use path or frontage road, are likely to be aware of each other in time to avoid conflicts. 2. The extent to which the speed and volume of vehicles using a vehicle accessway, or the volumes of cyclists on a shared use path or frontage road or pedestrians on a footpath, will exacerbate adverse effects of the use of the accessway on safety. 3. The extent to which the height or permeability of fencing or landscaping affects visibility. 4. The extent to which alternative adequate methods of improving pedestrian and cycle safety at the vehicle accessway have been provided.
TRAN-MD9	Loading spaces <ol style="list-style-type: none"> 1. The extent to which the nature and operation of the particular activity will require loading spaces of a different size, number or frequency of use. 2. The extent to which an on site shared loading area can be safely and efficiently provided in conjunction with an adjacent activity. 3. The nature of any legal agreement that has been entered into securing mutual usage of any loading area shared with other activities. 4. The extent to which loading can be safely and efficiently undertaken on the street. 5. The extent to which the movement function and/or safety of the surrounding transport system may be adversely affected by extra parked and manoeuvring vehicles on the street. 6. The extent to which loading and service functions on the street will disrupt pedestrian and cycling traffic, frontages, or detract from amenity values. 7. The extent to which there is an existing on street loading facility near to the site that can be used safely, and the route between the loading facility and the site does not require crossing any road.
TRAN-MD10	Manoeuvring area for parking or loading spaces <ol style="list-style-type: none"> 1. The extent to which there would be adverse effects on the efficiency, safety and amenity values of transport users including pedestrians and cyclists within and passing the site, or on accessibility, or on the function of the road. 2. The number and type of vehicles using the parking, loading or manoeuvring area. 3. The extent to which the required manoeuvring area can physically be accommodated on site. 4. The extent to which any strategic, arterial or collector road corridor or rail corridor is adversely affected, including by manoeuvring on to or off a site.

⁶⁰ George JasonSmith [270.15].

<p>TRAN-MD11</p>	<p>High traffic generators-generating activities⁶¹</p> <ol style="list-style-type: none"> 1. The findings of an ITA, and the extent to which the ITA addresses the following matters: <ol style="list-style-type: none"> a. Basic ITA and Full ITA: <ol style="list-style-type: none"> i. The estimated number of trips generated by each transport mode to and from the development (public transport, walking, cycling and private vehicles, including heavy vehicles). ii. The extent to which any additional <u>equivalent car vehicle</u>⁶² movements will affect the capacity of the road network. iii. The extent of effects on the operation of public transport infrastructure and any vehicle and pedestrian/cyclist conflicts likely to arise from vehicle movements to and from the development. iv. Access and manoeuvring (safety and efficiency): <ol style="list-style-type: none"> a. The extent to which the provision of access and on site manoeuvring area associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility of the site (including for people whose mobility is restricted and for emergency service vehicles) and the transport system (including considering the classification of the frontage road in the District Plan road hierarchy). v. Design and layout: <ol style="list-style-type: none"> a. The extent to which the design and layout of the proposed activity maximises opportunities, to the extent practicable, for travel other than by private vehicle, including providing safe and convenient access for travel by such modes. b. The extent to which the design of the development will encourage public transport use. c. The extent to which the design of the proposed development will encourage walking and cycling to nearby destinations. vi. Heavy vehicles: <ol style="list-style-type: none"> a. For activities that will generate 50 or more heavy vehicle movements per day, the extent to which there are any effects from these trips on the roading infrastructure. vii. Accessibility of the location: <ol style="list-style-type: none"> a. The extent to which the proposed activity has demonstrated the accessibility of the site by a range of transport modes, and the extent to which the activity's location will minimise or reduce travel to and from the activity by private vehicles and encourage public and active transport use. b. The safety, distance and suitability of pedestrian routes to the nearest bus stop. b. Full ITA only (as well as the matters in (a)(i) to (vii) above): <ol style="list-style-type: none"> i. Network effects: <ol style="list-style-type: none"> a. Having particular regard to the level of additional traffic generated by the activity and the extent to which the activity is permitted by the zone in which it is located, the extent to which measures are proposed to adequately mitigate the actual or potential effects on the transport system arising from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the
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⁶¹ Kainga Ora [325.83].

⁶² Consequential amendment Kainga Ora [325.83].

	<p>vicinity, proposed infrastructure, and construction work associated with the activity.</p> <ul style="list-style-type: none"> b. The extent to which the design and layout of the proposed development maximises opportunities, to the extent considered reasonably practicable, for travel other than by private car. c. The extent of effects of construction traffic on the transport network. d. The extent of any new or modified infrastructure required for public transport, pedestrian, cycling, private vehicles and freight. e. The extent of any mitigation required to improve safety issues for pedestrians, cyclists or mobility impaired users and the nature of those measures. f. The extent to which travel demand management tools such as travel plans are proposed to reduce vehicle trips and associated effects, influence travel mode share and offer travel choice. g. The extent to which there are road, public transport, walking or cycling measures to be funded by the proposed development. <ul style="list-style-type: none"> ii. Strategic framework: <ul style="list-style-type: none"> a. The extent to which the proposal is consistent with the local and regional transport policy framework, including the Canterbury Regional Land Transport Plan 2021-31.
TRAN-MD12	<p>Parking space dimensions</p> <ul style="list-style-type: none"> 1. The safety and usability of the parking spaces. 2. The extent to which any non-compliance with the required minimum parking space dimensions is offset by other means, such as provision of a mix of different types of parking spaces on site (for example, a mix of spaces for 85 percentile and 99 percentile vehicles (see TRAN-APP3), accessible spaces, cycle spaces, or the use of 99 percentile spaces in preference to 85 percentile spaces based on the predominant vehicle size visiting a site).
TRAN-MD13	<p>Accessible parking spaces</p> <ul style="list-style-type: none"> 1. The extent to which the equivalent number of accessible parking spaces can be provided on a separate site which is: <ul style="list-style-type: none"> a. located within a readily accessible distance from the activity for persons whose mobility is restricted; and b. clearly associated with the activity through signs or other means. 2. The extent to which the nature of the particular activity is such that it will generate less accessible car parking demand than is required. 3. The extent to which the safety of people whose mobility is restricted will be affected by being set down on the street.
TRAN-MD14	<p>Minimum cycle parking facilities required</p> <ul style="list-style-type: none"> 1. The extent to which adequate alternative, safe and secure cycle parking and cycle end-of-trip facilities (such as showers and lockers), meet the needs of the intended users, and are available in a nearby location that is readily accessible. 2. The extent to which the parking can be provided and maintained in a jointly used cycle parking area. 3. The extent to which a legal agreement has been entered into securing mutual usage of any cycle parking area shared with other activities. 4. The extent to which the cycle parking facilities are designed and located to match the needs of the intended users. 5. The extent to which the provision, design and location of cycle parking facilities may disrupt pedestrian traffic, disrupt active frontages, or detract from an efficient site layout or amenity values.

	<ol style="list-style-type: none"> The extent to which the number of cycle spaces and cycle end-of-trip facilities provided are sufficient considering the nature of the activity on the site and the anticipated demand for cycling. The extent to which alternative adequate cycle parking is available which is within easy walking distance of the development entrance. The extent to which the provision for cyclists is sufficient considering the nature of the activity on the site and the anticipated demand for cycling to the site and adjacent activities. The extent to which the provision for cyclists is practicable and adequate considering the location and layout of the site and the operational requirements of the activity on the site.
TRAN-MD15	<p>Formation of parking, loading and manoeuvring area and associated vehicle crossings and accessways</p> <ol style="list-style-type: none"> The extent to which a lack of all-weather surfacing will cause adverse effects. The extent to which mud or gravel will be carried on to the road corridor, footpaths, shared use path or cycle lanes. The extent to which the materials used for the surface of the area and its stormwater management system will adequately collect and attenuate runoff. The extent to which permeable surfaces are suitable. The extent to which parking and loading spaces that are not permanently marked will affect the ability to reasonably access and efficiently utilise the spaces.
TRAN-MD16	<p>Illumination of parking or loading areas</p> <ol style="list-style-type: none"> The extent to which a facility is often used during the hours of darkness. The extent to which other light sources in the area give adequate light to provide security for users. The extent to which glare from the light source will adversely affect the safety of the road corridor or rail corridor. Any relevant matters of control or discretion in the Light Chapter.
TRAN-MD17	<p>Queuing space</p> <ol style="list-style-type: none"> The extent to which there would be any adverse effects on the safety, amenity values or efficient operation and functioning of the frontage road or adjacent road/rail level crossing. The effect of queuing vehicles on the safety of pedestrians and cyclists.
TRAN-MD18	<p>New buildings, other structures, road intersections, vehicle crossings or vegetation adjacent to road/rail level crossing</p> <ol style="list-style-type: none"> Where a new road crosses a rail corridor, or a road intersection or vehicle crossing does not comply with the applicable design requirements in relation to a road/rail level crossing: <ol style="list-style-type: none"> the extent to which the safety and efficiency of rail and road operations will be adversely affected; the extent to which a grade separated crossing will be provided; and the extent to which connectivity and accessibility for pedestrians, cyclists and vehicles will be improved, without compromising safety. Where minimum setbacks for buildings, other structures or vegetation are not provided: <ol style="list-style-type: none"> the extent to which there will be an adverse effect on the safety of the road/rail level crossing for vehicles and pedestrians; and the extent to which visibility and safe sight distances will be adversely affected, particularly to the extent that vehicles entering/exiting the road/rail level crossing can see trains. The outcome of any consultation with KiwiRail.

	4. Any characteristics of the proposed activity that will make compliance unnecessary.
TRAN-MD19	<p>Land transport infrastructure</p> <ol style="list-style-type: none"> 1. The extent to which there is a need for the development in relation to improving safety, amenity values, efficiency or functionality of transport. 2. The extent of adverse effects on the current or future safety and efficiency of transport. 3. The extent to which the scale and location of buildings will adversely affect or dominate its surrounding setting including adjacent buildings and the environment, particularly: <ol style="list-style-type: none"> a. where a larger building is proposed to locate adjacent to areas with smaller buildings, the massing and design of the proposed building should not overly dominate the built scale or open space of the surrounding area. Methods to moderate the bulk of the proposed building may include: <ol style="list-style-type: none"> i. varying roof forms; ii. window placement; iii. appropriate use of materials; iv. modulation of facades. 4. The extent to which a building adversely affects the environment, amenity values or adjacent land uses. 5. The extent to which there is adequate access to sunlight. 6. The extent to which the location and/or the scale of the building does not solely or cumulatively affect public access. 7. The extent to which a building results in areas of entrapment or concealment. 8. The extent to which the development avoids, remedies or mitigates actual or potential adverse effects. 9. If land is being used for non-transport related activities, the extent to which the activity does not undermine the future use of the land for transport purposes. 10. The extent to which a development impedes, restricts or compromises safe and efficient transport movement including access, parking, loading and manoeuvring.
TRAN-MD20	<p>Extent of effects</p> <ol style="list-style-type: none"> 1. The extent of compliance with the relevant standard(s), and the extent of effects of non-compliance with the relevant standard(s) including cumulative effects. 2. Any other relevant assessment matters for the Transport standard not met. 3. The outcome of any consultation with <i>Waka Kotahi</i>, KiwiRail or District Council (as applicable).
TRAN-MD21	<p>Parking or loading and associated manoeuvring area on a site with frontage to a Principal Shopping Street in Rangiora or Kaiapoi</p> <ol style="list-style-type: none"> 1. The location and characteristics of the activity to which the parking or loading relates and any factors that would affect generation of parking or loading demand. 2. The type of vehicle requiring use of parking or loading facilities. 3. The presence of any existing facilities with capacity to absorb additional parking or loading demand. 4. The location and suitability of existing or proposed parking or loading or access.
TRAN-MD22	<p>New stock underpass beneath a road corridor or rail corridor</p> <ol style="list-style-type: none"> 1. Whether there will be an adverse effect on the safety and structure of the road corridor or rail corridor. 2. Whether connectivity across the road corridor or rail corridor will be improved, resulting in improved safety. 3. The outcome of any consultation with <i>Waka Kotahi</i>, KiwiRail, or District Council (as applicable).

Appendices

TRAN-APP1 Design standards for new vehicle crossings

Table TRAN-15: Maximum number of vehicle crossing per site road frontage

Frontage length (m)	Road frontage type	
	Local road or Collector road	Strategic road or Arterial road
0 - 16	1	1
> 16 - 60	2	1
> 60 - 200	2	1
> 200	3	2

Table TRAN-16: Minimum separation distance between vehicle crossings

Roads where the posted speed limit is 50km/h or less			
Residential Zones	Site frontage on cul-de-sac: No limitation Where site road frontage length is < 12m: Less than 4m or greater than 7m Where site road frontage length is ≥ 12m: Less than 2m or greater than 7m, or less than 4m or greater than 7m where the site road frontage includes a minimum of 7m for on-street parking		
Commercial and Mixed Use Zones	Less than 6m or greater than 12m		
Roads where the posted speed limit is 60km/h or above			
Frontage road speed limit (km/hr)	Strategic road or Arterial road (m)	Collector road (m)	Local road (m)
60 or 70	40	40	40
80	100	70	50
90	200	85	65
100	200	105	80

Table TRAN-17: Minimum separation distance for vehicle crossings from road intersections

Posted speed limit < 50km/h			
Frontage road	Intersecting road type		
	Strategic road or Arterial road	Collector road	Local road

Strategic road or Arterial road	30m	30m	30m
Collector road	20m	20m	10m
Local road	20m	15m	10m
Posted speed limit 60-80km/h			
Frontage road	Intersecting road type		
	Strategic road or Arterial road	Collector road	Local road
Strategic road or Arterial road	100m	100m	100m
Collector road	60m	60m	45m
Local road	60m	45m	45m
Posted speed limit > 80km/h			
Frontage road	Intersecting road type		
	Strategic road or Arterial road	Collector road	Local road
Strategic road or Arterial road	200m	200m	200m
Collector road	60m	60m	60m
Local road	60m	60m	60m

Table TRAN-18: Minimum and maximum width of vehicle crossings

Activity	Number of marked parking spaces provided (For residential activity, the number of residential units)	Minimum legal width (m)	Minimum formed width (m)	Maximum formed width (m)
Residential activity, offices	1 - 3	3.0	2.7	4.5
	4 - 8	3.6	3.0	6.0
	9 - 15	5.0	4.0	6.0
All other activities	1 - 15	5.0	4.0	7.0
All activities	> 15	6.5	5.5	9.0

Table TRAN-19: Minimum sight distances from vehicle crossings

Posted speed limit (km/h)	Residential activity except high traffic generators (m) <u>All activities</u>	Other activity (m)
30	40 <u>50</u>	
40	60 <u>70</u>	75
50	80 <u>90</u>	100
60	100 <u>125</u>	125
70	120 <u>150</u>	150
80	150 <u>180</u>	180
90	170 <u>225</u>	215
100	200 <u>260</u>	250
<u>110</u>	<u>300</u> ⁶³	

Figure TRAN-6: Measurement of sight distances and sight lines from vehicle crossings

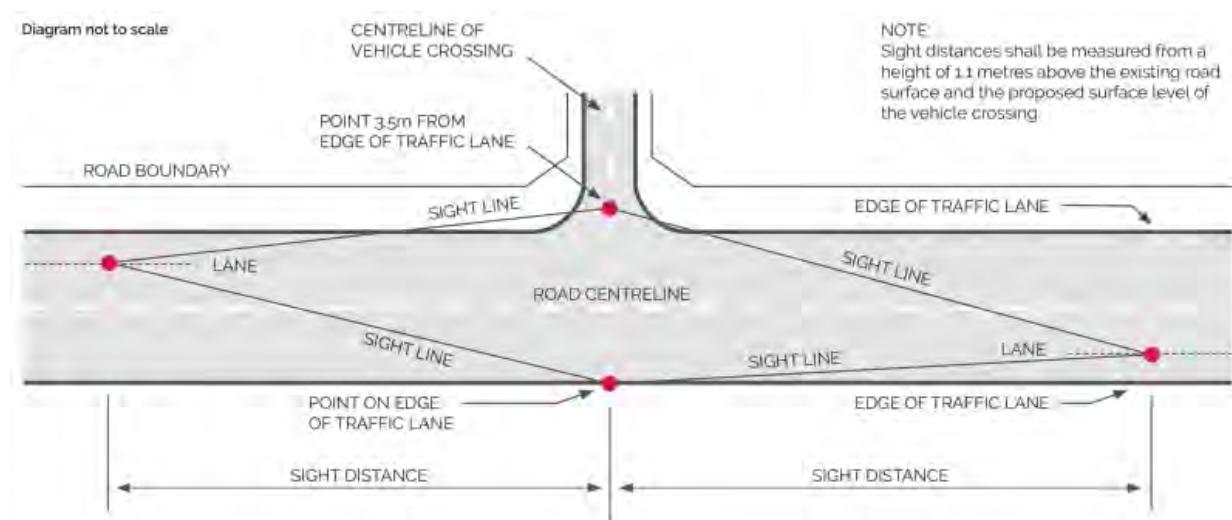
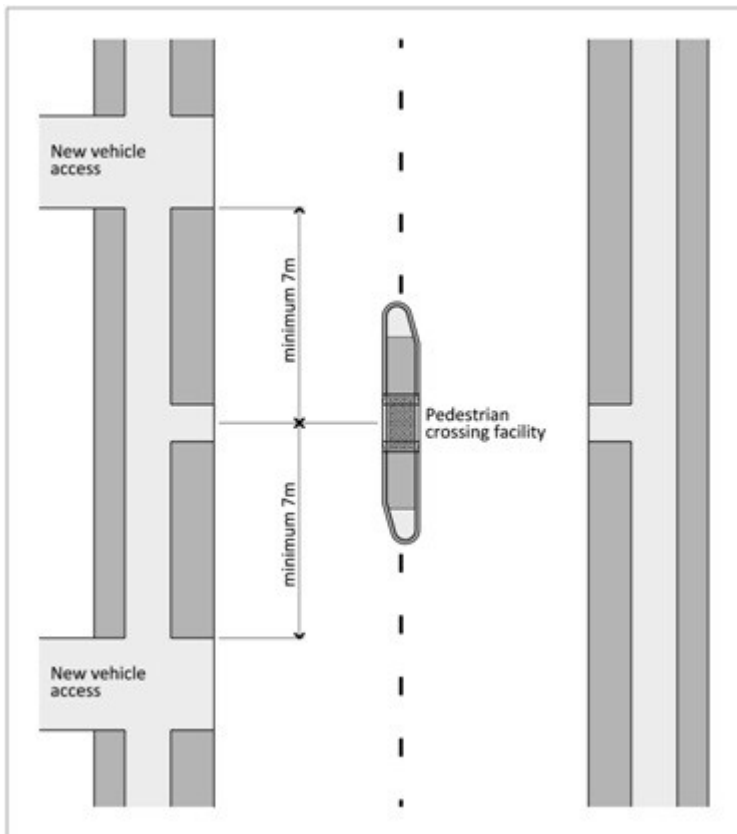


Table TRAN-20: Minimum separation distance for a new vehicle crossing from an existing pedestrian crossing facility

The closest edge of a new vehicle crossing shall be a minimum of 7m from the centre of an existing pedestrian crossing facility measured in accordance with Figure TRAN-7 below.

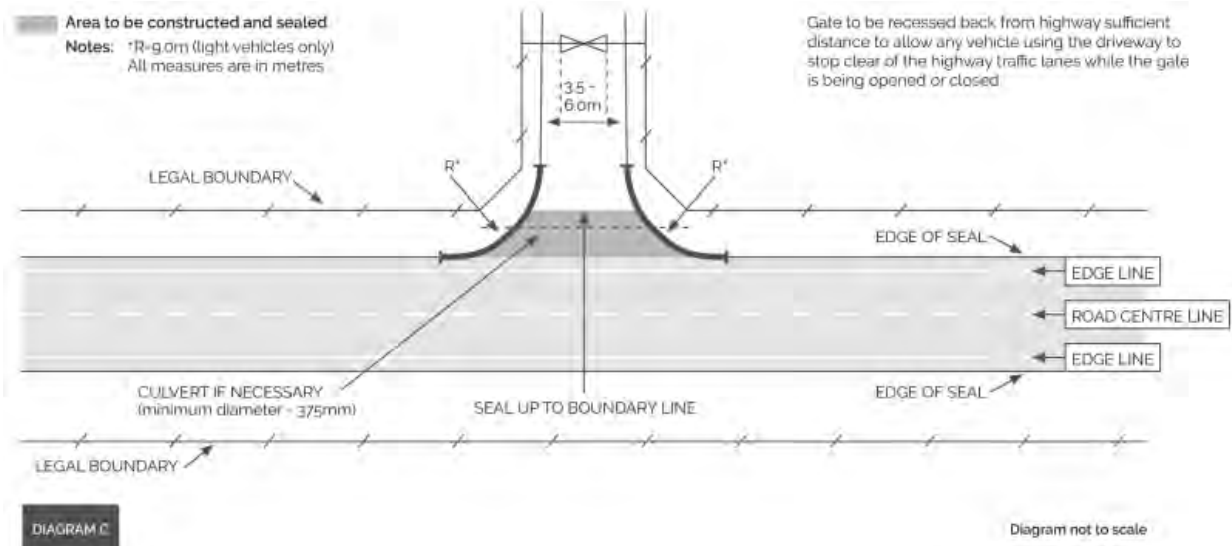
Figure TRAN-7: Measurement of separation distance for a new vehicle crossing from an existing pedestrian crossing facility

⁶³ Waka Kotahi [275.20]



TRAN-APP2 Design standards for a new vehicle crossing on a sealed road where the posted speed is 60km/h or above

(Source: Transit Planning Policy Manual Version, Manual No. SP/M/001, effective from 1 August 2007)



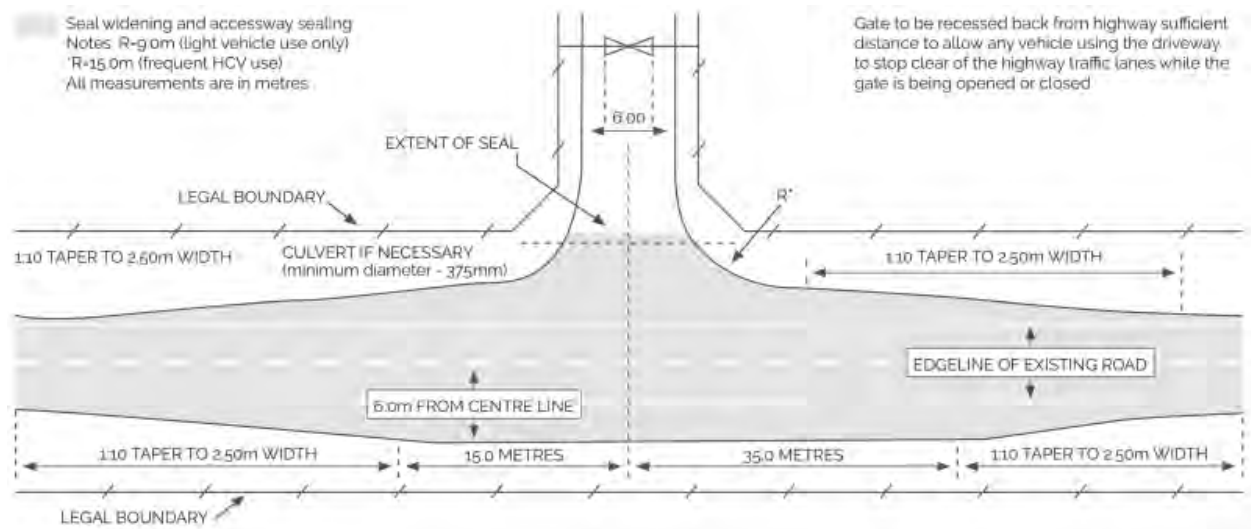
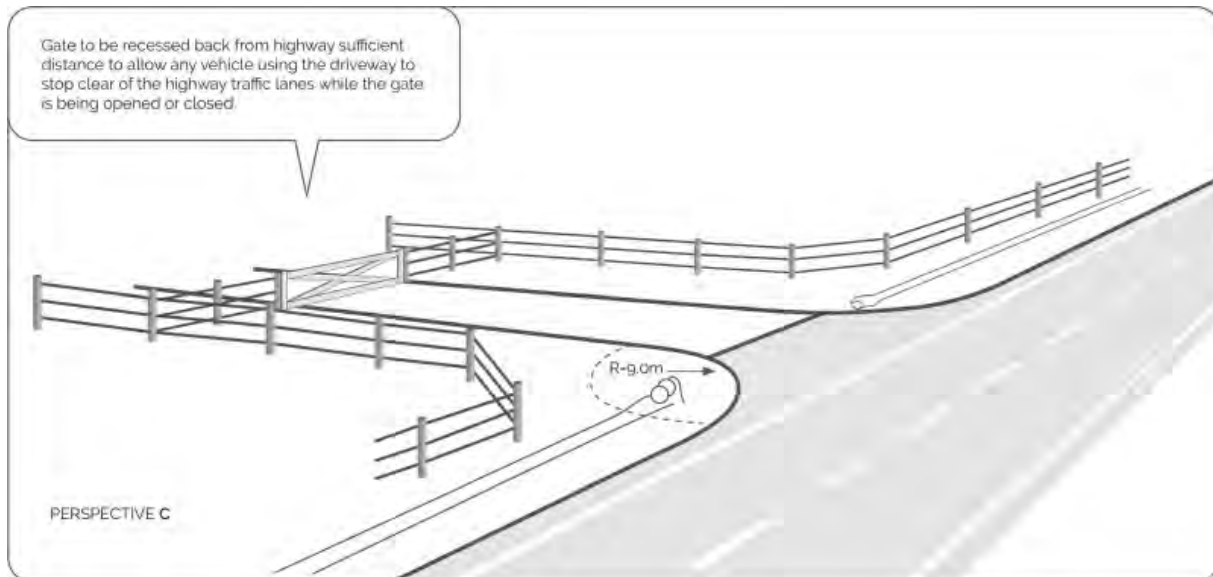
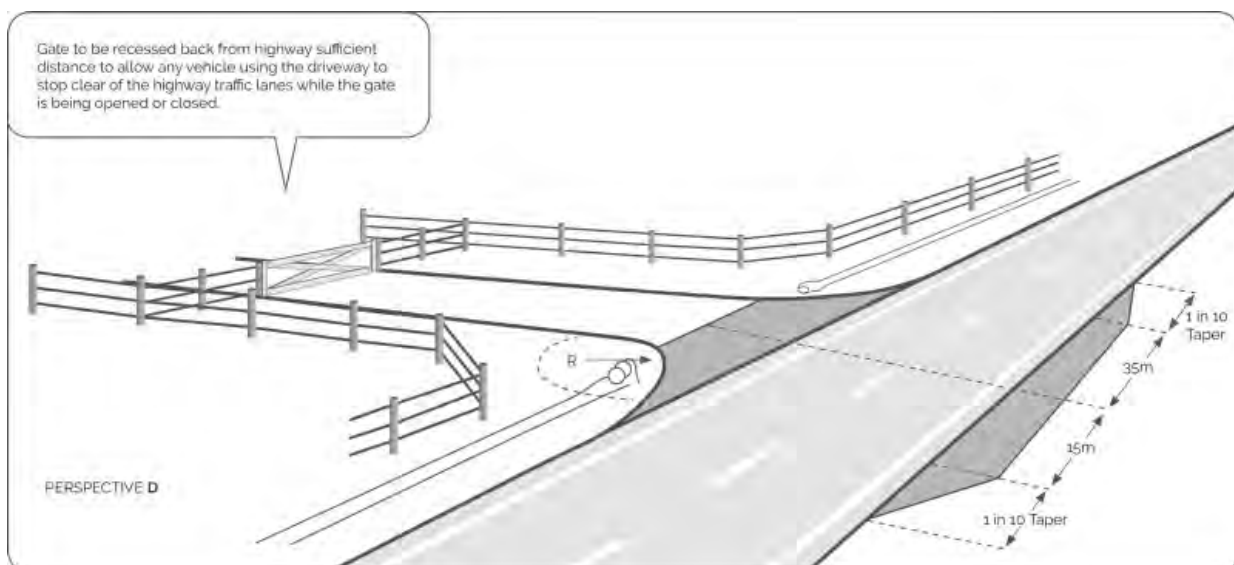
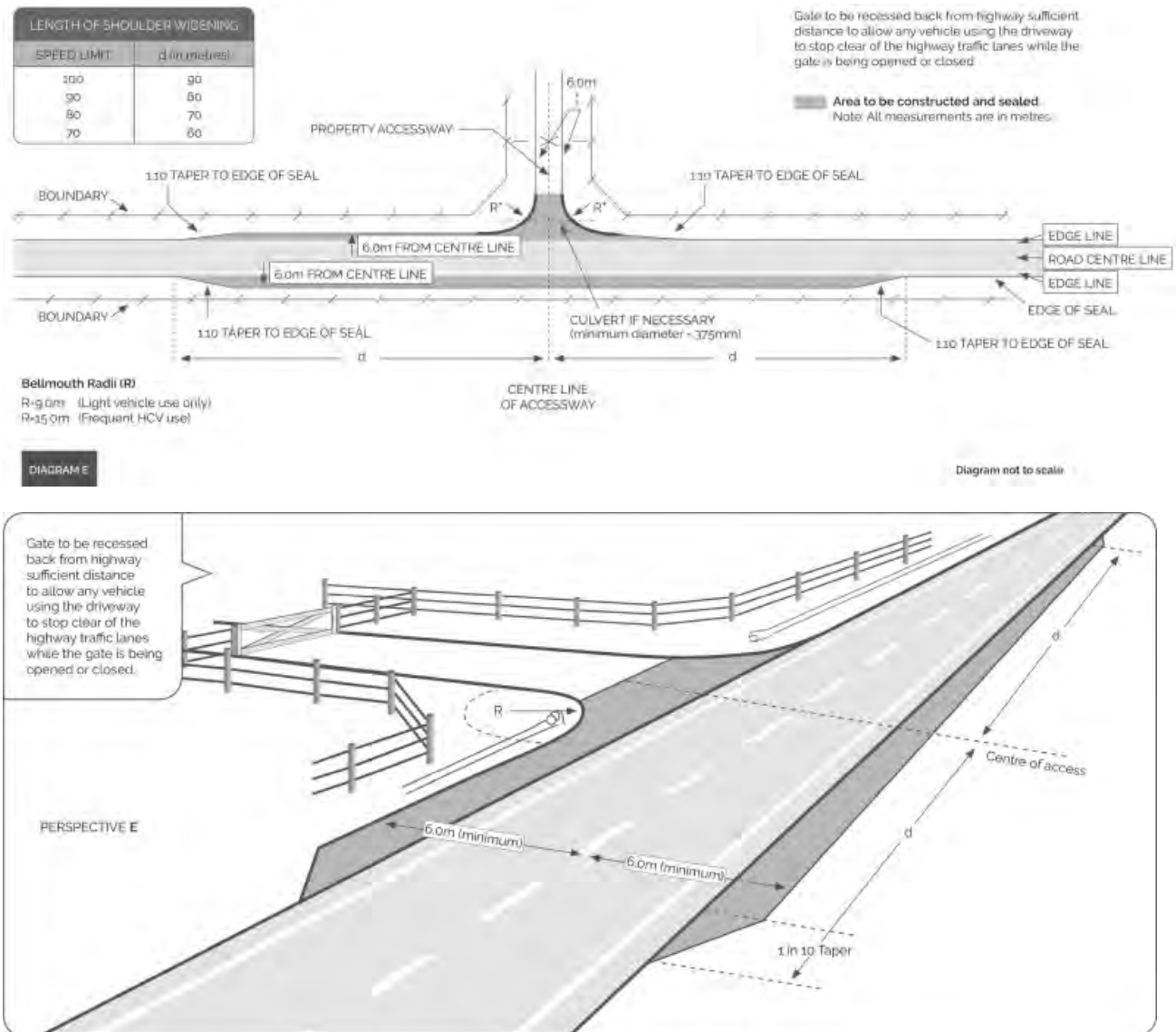


DIAGRAM D

Diagram not to scale

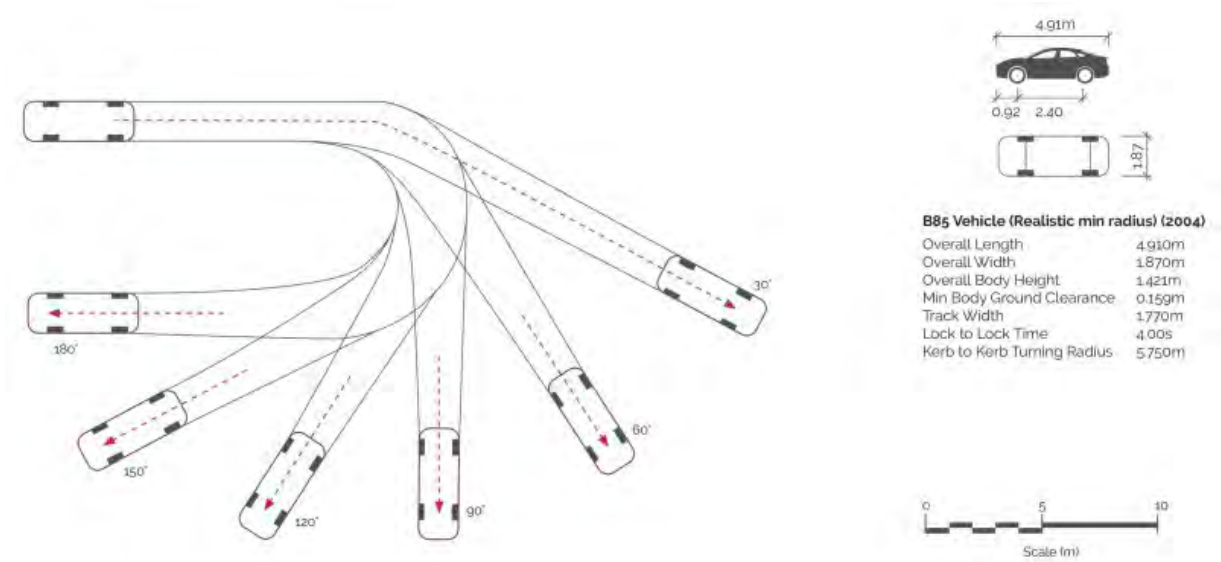




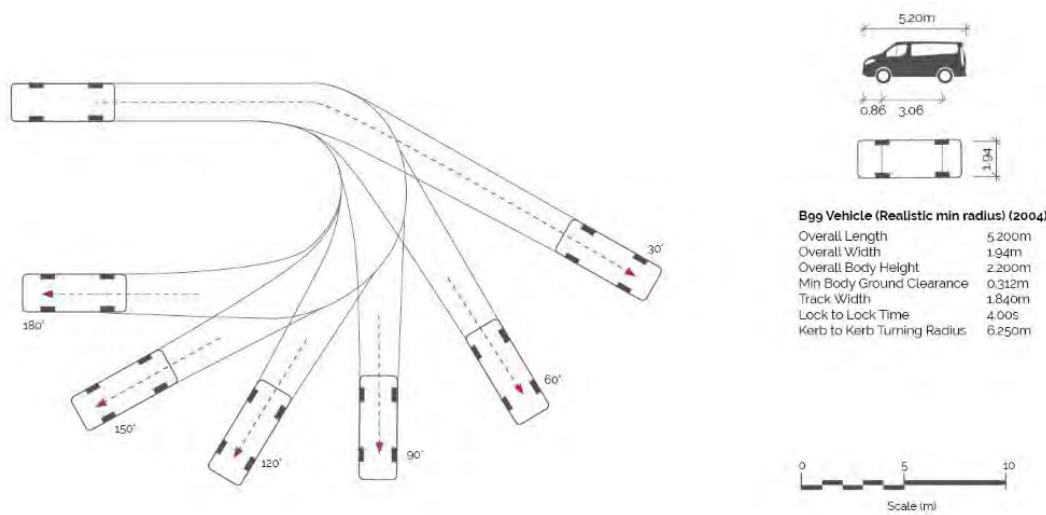
TRAN-APP3 85 percentile and 99 percentile design vehicles

85 percentile

(Source: AS/NZS 2890.1:2004 Parking Facilities - Off-street Car Parking - Part 1)

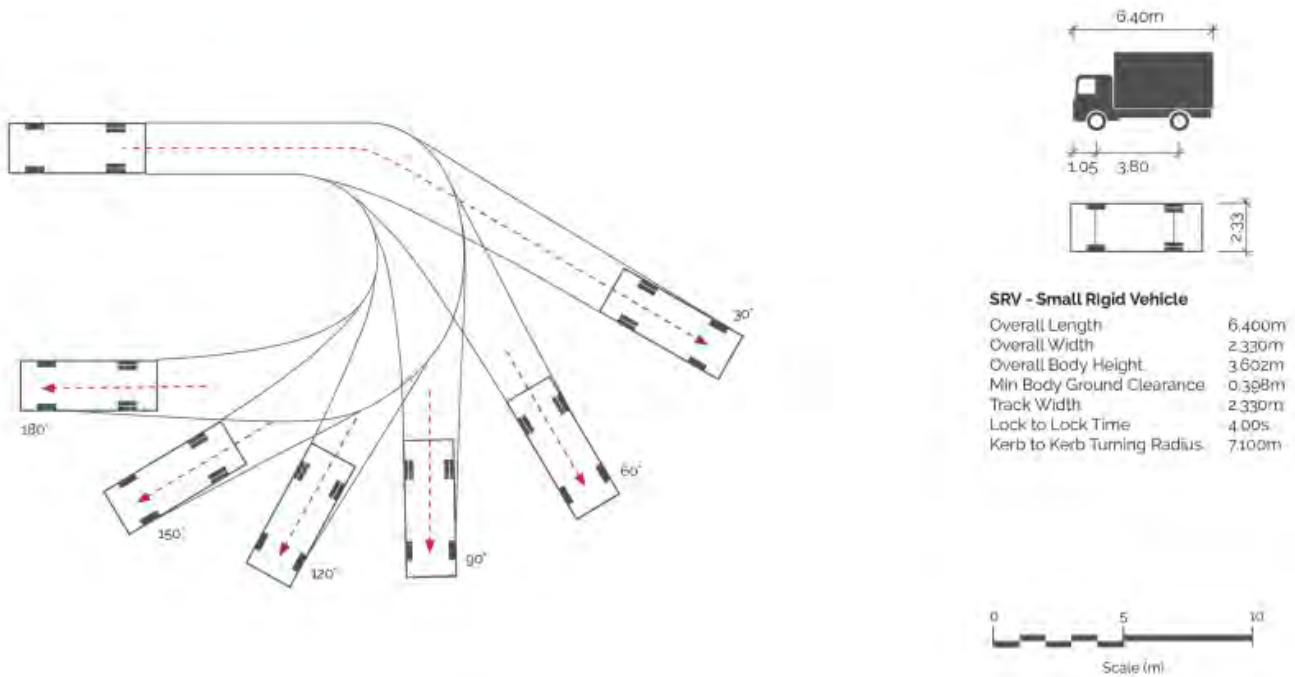


99 percentile
(Source: AS/NZS 2890.1:2004 Parking Facilities - Off-street Car Parking - Part 1)

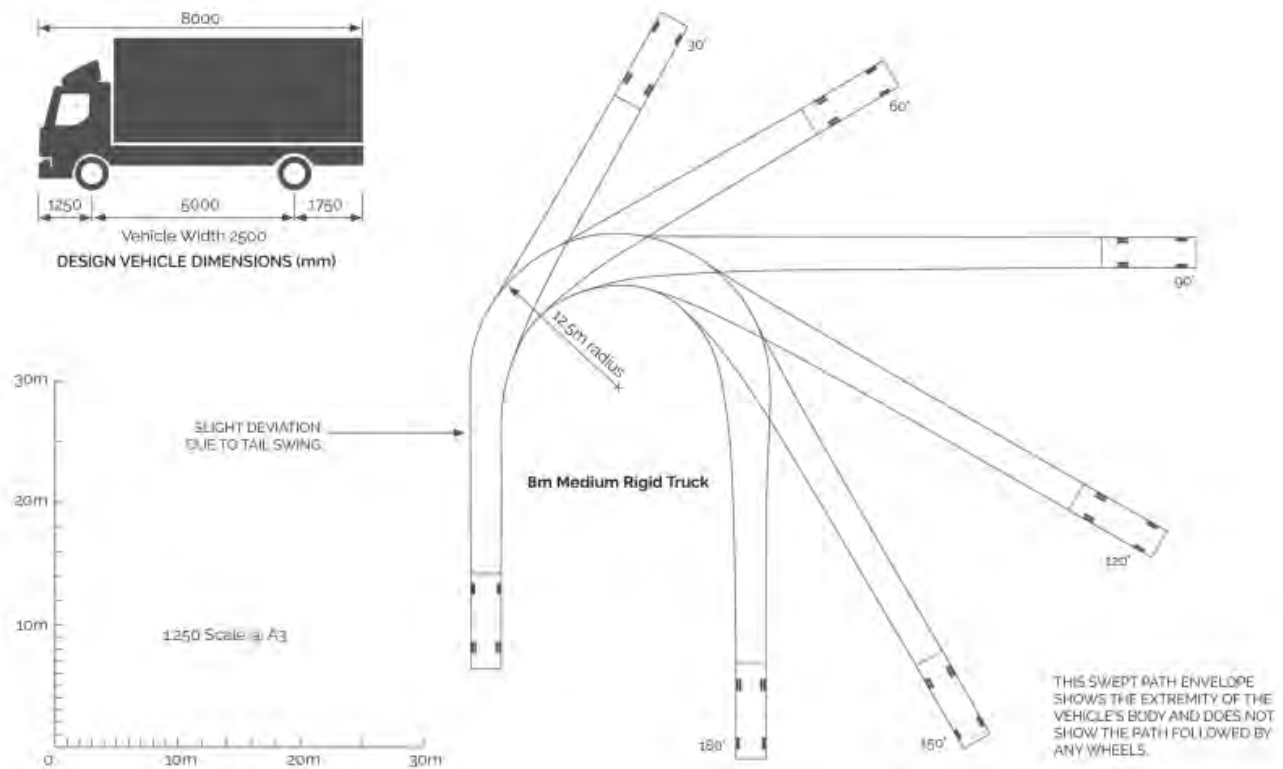


TRAN-APP4 Loading space manoeuvring area dimensions

Turning area for Small Rigid Truck (7.1m turning radius)
(Source: AS/NZS 2890.1:2004 Parking Facilities - Off-street Car Parking - Part 2: Off-street Commercial Vehicle Facilities)

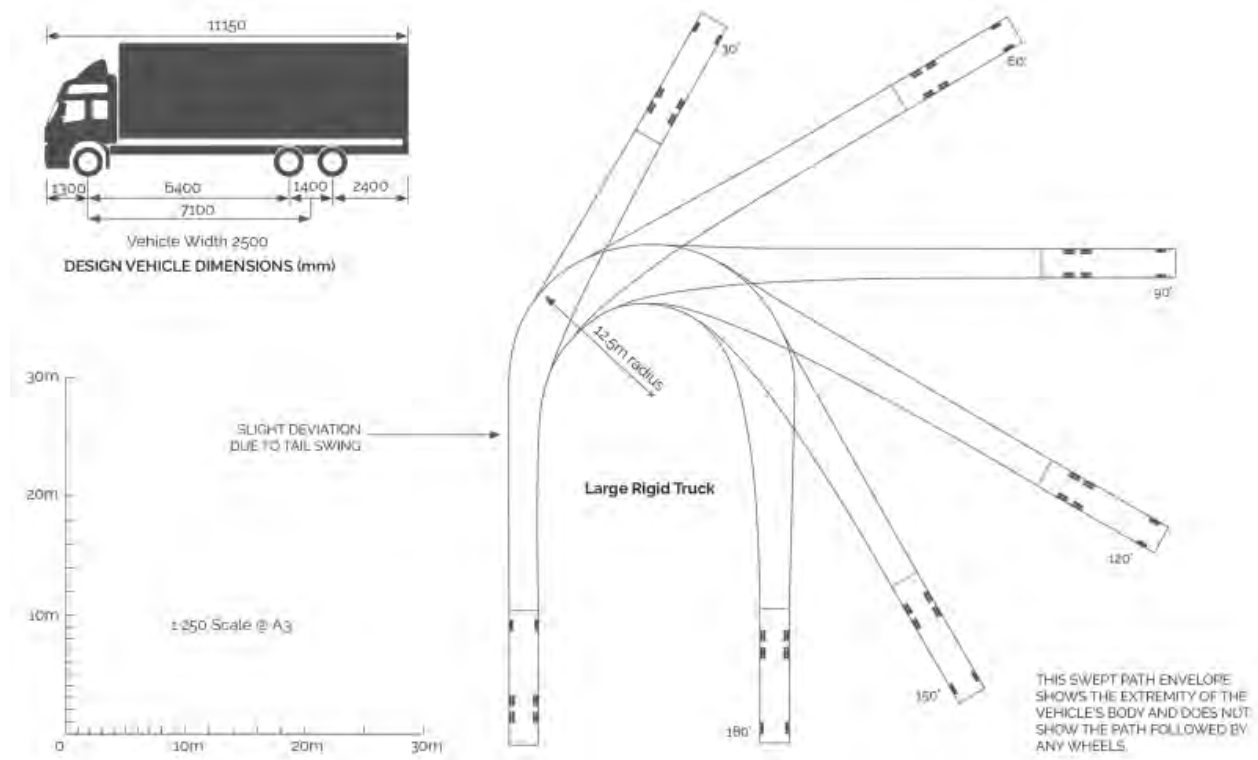


Turning area for Medium Rigid Truck (12.5m turning radius)
 (Source: RTS 18 New Zealand On-road Tracking Curves for Heavy Motor Vehicles August 2007, Land Transport New Zealand)



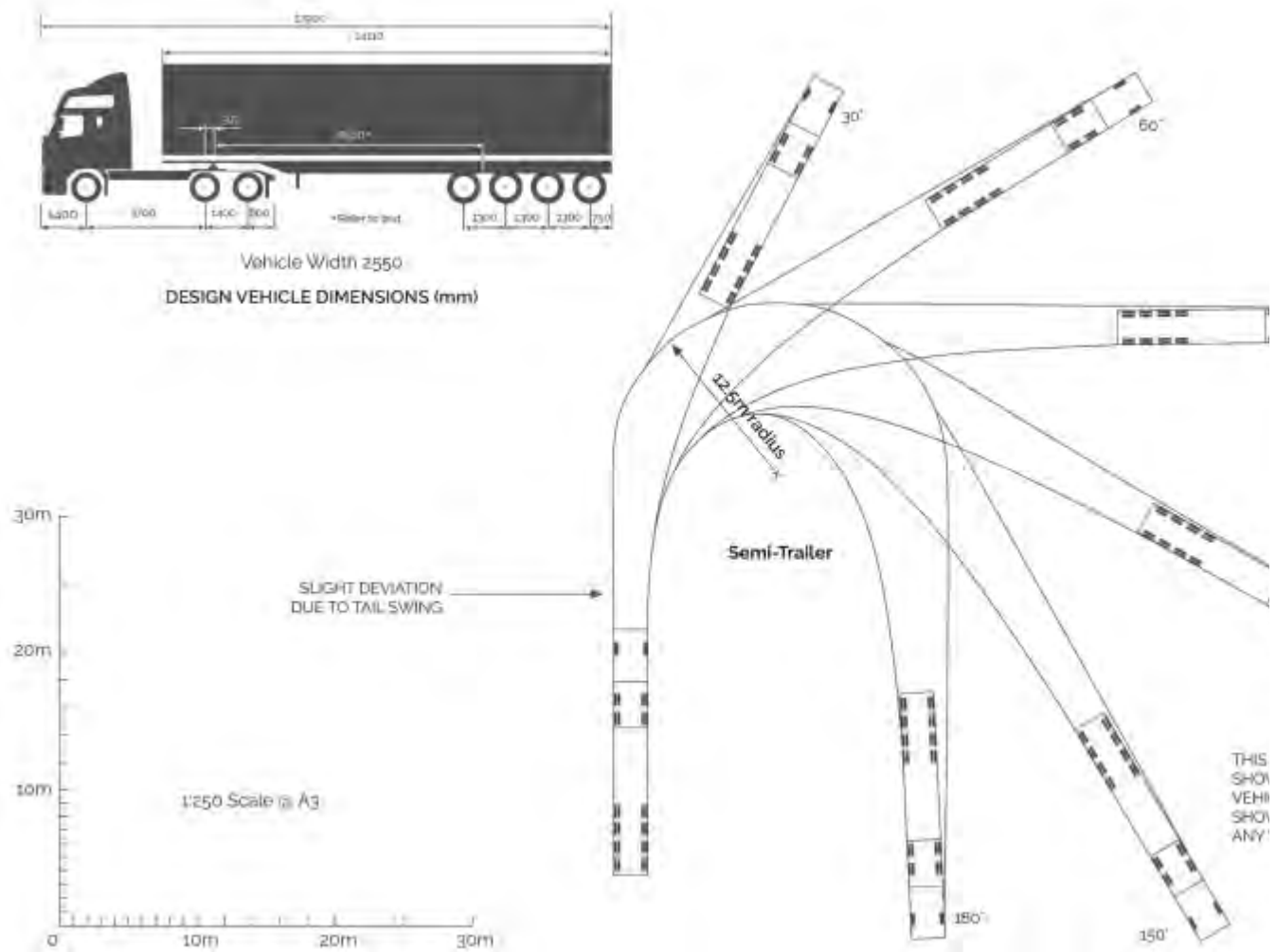
Turning area for Large Rigid Truck (12.5m turning radius)

(Source: RTS 18 New Zealand On-road Tracking Curves for Heavy Motor Vehicles August 2007, Land Transport New Zealand)

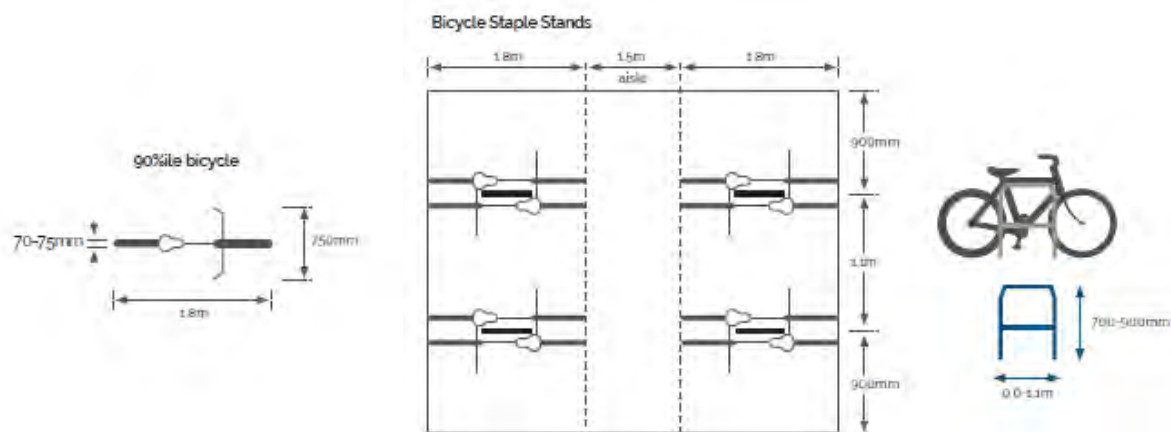


Turning area for Semi-Trailer Articulated Truck (12.5m turning radius)

(Source: RTS 18 New Zealand On-road Tracking Curves for Heavy Motor Vehicles August 2007, Land Transport New Zealand)



TRAN-APP5 Cycle "staple" stand dimensions



TRAN-APP6 New Zealand Traffic Generation Rates⁶⁴

(Source: based on information contained in *Waka Kotahi* Research Report 453 'Trips and Parking Related to Land Use')

Category	Activity	Peak hourly traffic generation rate	Daily traffic generation rate
Assembly	Church	1.1 vph / person	
Commercial	Office	2.5 vph / 100m ² -GFA	26.1 vpd / 100m ² -GFA
Education	Preschool	1.4 vph / student	4.1 vpd / student
	Primary	0.7 vph / student	1.6 vpd / student
	Secondary	0.1 vph / student	0.4 vpd / student
	Tertiary	0.2 vph / student	1.4 vpd / student
Industrial	Warehousing	1.0 vph / 100m ² -GFA	2.4 vpd / 100m ² -GFA
	Contractor	6.2 vph / 100m ² -GFA	
	Manufacturing	2.7 vph / 100m ² -GFA	30.0 vpd / 100m ² -GFA
Medical	Health-care facility	11.6 vph / professional	79.4 vpd / professional
	Hospital (Small)	3.0 vph / bed	13.5 vpd / bed
Residential	Residential unit (Medium Density)	1.2 vph / unit	10.9 vpd / unit
	Residential unit (General)	0.9 vph / unit	8.2 vpd / unit
	Residential unit (Large Lot/Settlement/Rural)	1.4 vph / unit	10.1 vpd / unit

⁶⁴ Sports and Education Corporation [416.8] [416.9].

	Retirement Home	0.4 vph / unit	2.4 vpd / unit
	Retirement unit	0.3 vph / unit	2.6 vpd / unit
	Hostel	0.6 vph / unit	2.5 vpd / unit
	Motel	1.4 vph / unit	3.0 vpd / unit
	Hotel	1.2 vph / unit	6.4 vpd / unit
Retail	Shop	42.5 vph / 100m ² GFA	125 vpd / 100m ² GFA
	Shopping Centre (Small)	18.9 vph / 100m ² GFA	141 vpd / 100m ² GFA
	Shopping Centre (Medium)	17.2 vph / 100m ² GFA	101 vpd / 100m ² GFA
	Shopping Centre (Large)	9.9 vph / 100m ² GFA	83.7 vpd / 100m ² GFA
	Shopping Centre (Town Centre)	8.5 vph / 100m ² GFA	55.9 vpd / 100m ² GFA
	Garden Centre	27.8 vph / 100m ² GFA	147 vpd / 100m ² GFA
	Discount Store	15.3 vph / 100m ² GFA	100 vpd / 100m ² GFA
	Supermarket	17.9 vph / 100m ² GFA	129 vpd / 100m ² GFA
	Bulk	5.6 vph / 100m ² GFA	44.8 vpd / 100m ² GFA
Retail	Restaurant	0.5 vph / seat	6.1 vpd / seat
	Fast Food	52.2 vph / 100m ² GFA	362 vpd / 100m ² GFA
	Bar	15.6 vph / 100m ² GFA	92.1 vpd / 100m ² GFA
	Service Station	100.9 vph / 100m ² GFA	718 vpd / 100m ² GFA
	Market	2.4 vph / 100m ² GFA	22.4 vpd / 100m ² GFA
	Produce	68.8 vph / 100m ² GFA	487 vpd / 100m ² GFA

TRAN-APP7 Sight triangles for road/rail level crossing

Approach sight triangles at level crossings with Stop or Give Way signs⁶⁵

On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.

⁶⁵ KiwiRail [373.40] and [373.41].

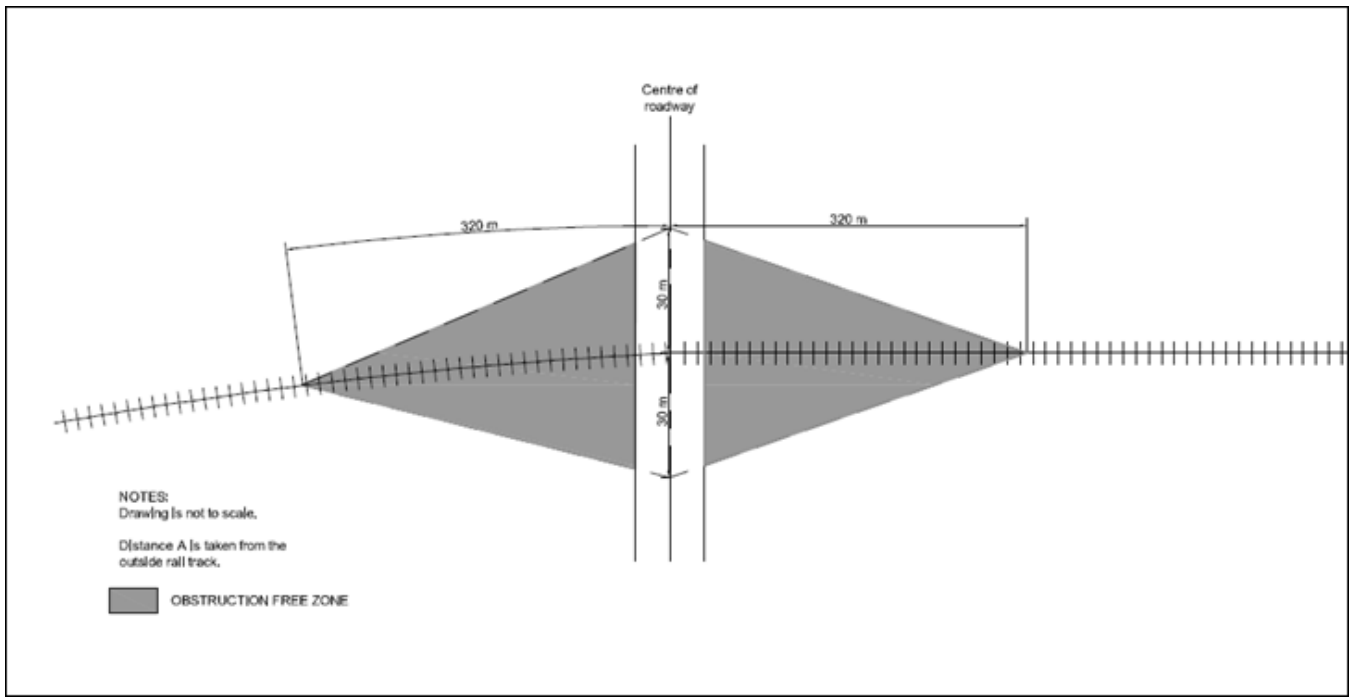


Figure 1: Approach Sight Triangles for Level Crossings with “Stop” or “Give Way” Signs
Advice Note:

The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:

- See a train and stop before the crossing; or
- Continue at the approach speed and cross the level crossing safely

Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.

Restart sight triangles at level crossings

On sites adjacent to all rail level crossings, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).

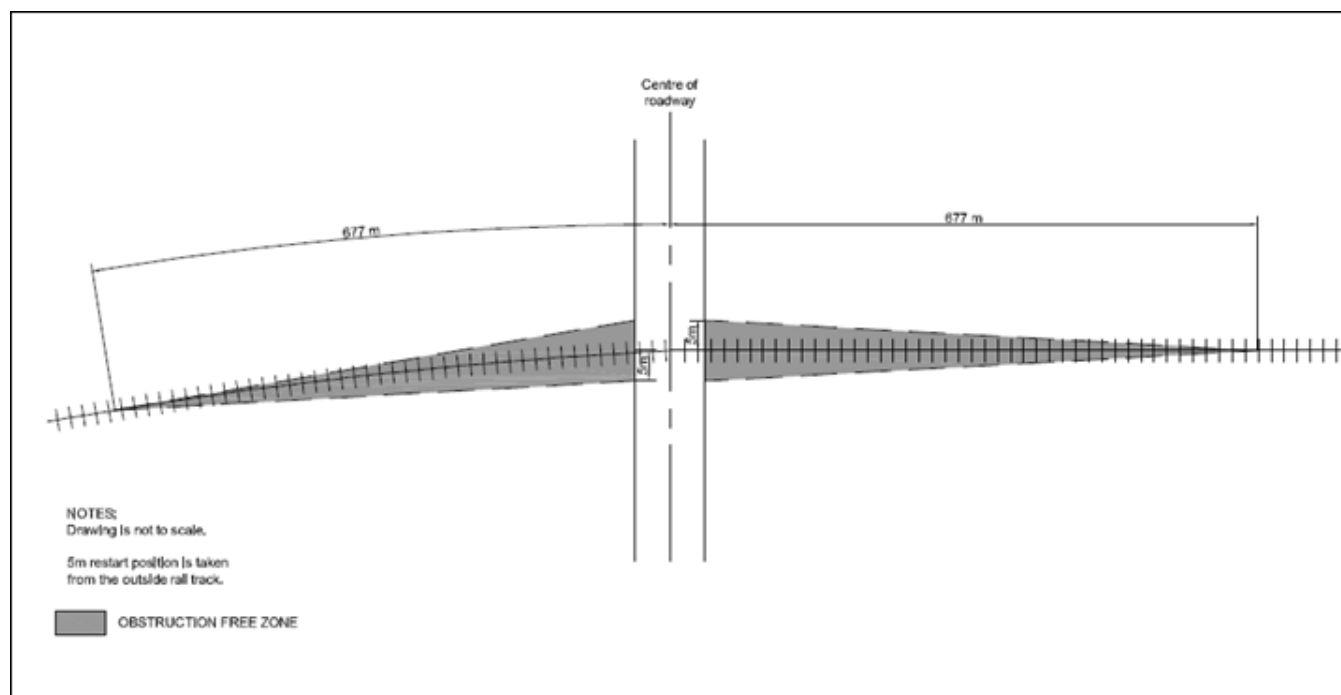


Figure 2: Restart Sight Triangles for all Level Crossings

Table 1: Required Restart Sight Distances for Figure 2

Required approach visibility along tracks A (m)		
Signs only	Alarms only	Alarms and barriers
677m	677m	60m

Advice Note:

The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.

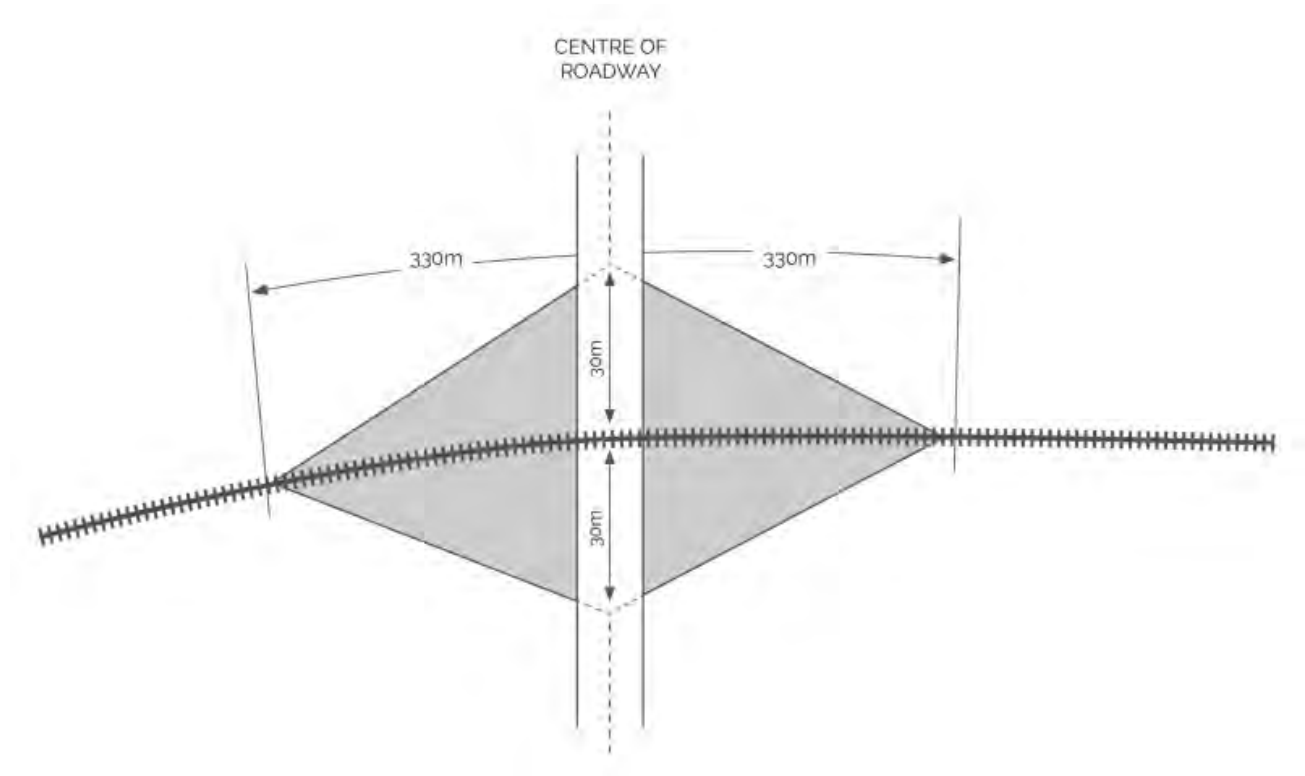
Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

Notes:

- Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.
- All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual, Part 9 Level Crossings. The formulae in this document are application of the standard. Approach and restart distances are derived from a:
 - train speed of 110 km/h
 - vehicle approach speed of 20 km/h
 - fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing
 - 25 m design truck length
 - 90° angle between road and rail

TRAN-APP7 Sight triangles for road/rail level crossing

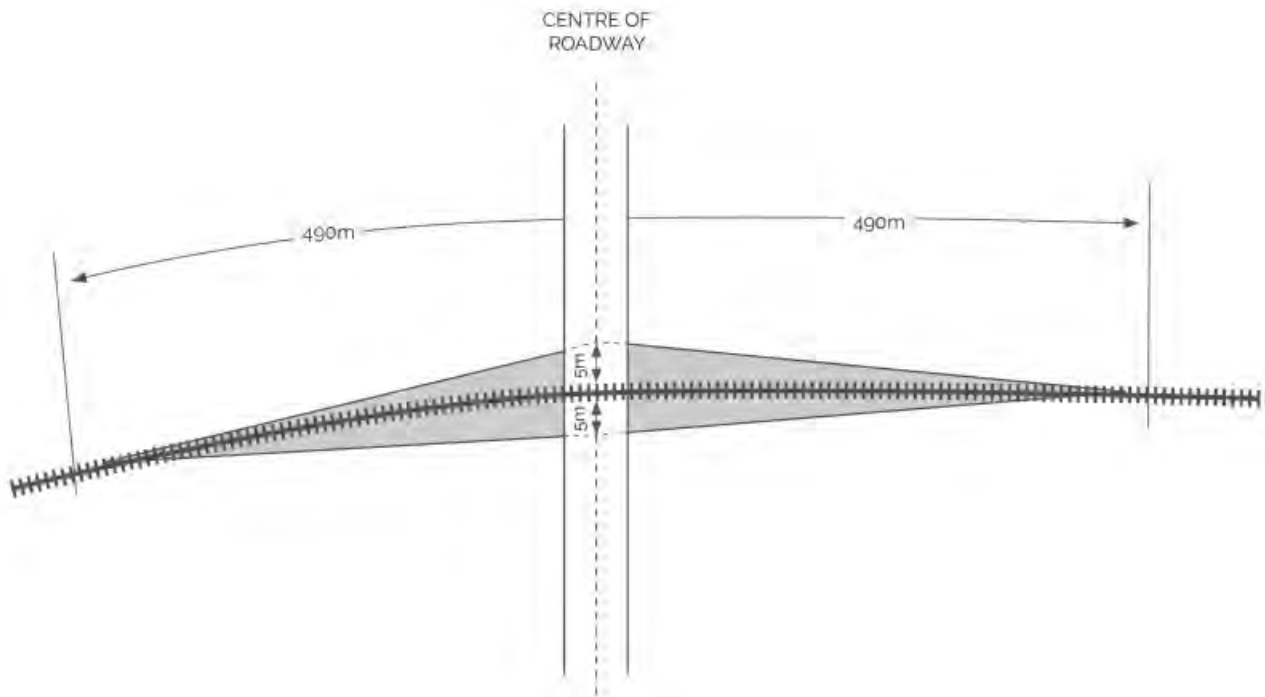
Approach sight triangles for road/rail level crossing



Advisory Notes

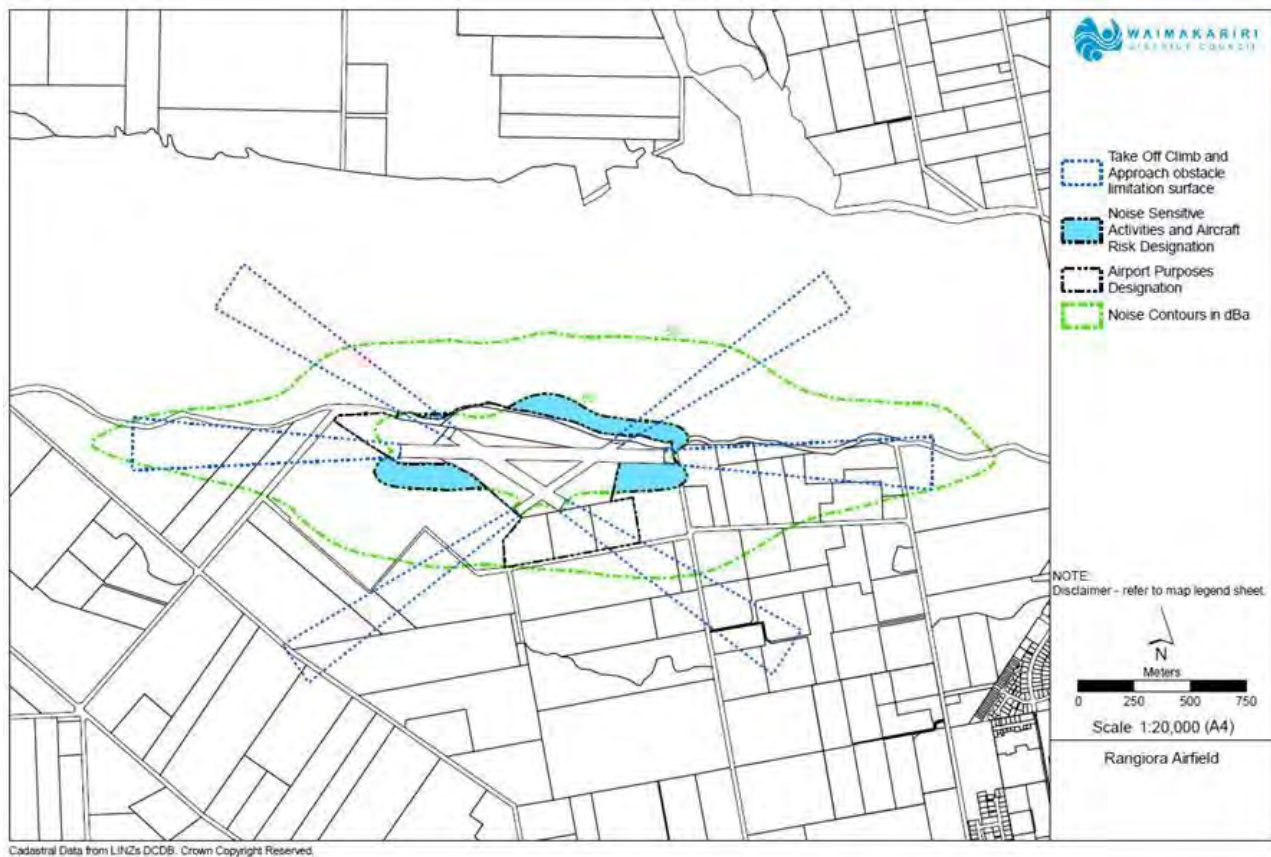
- The 30m distance is measured from the closest outside rail.
- Where there is more than one set of railway tracks, then 25m is added to the 330m distance along the railway track for each additional set of tracks.

Re-start sight triangles for road/rail level crossing

**Advisory Note**

- The 5m distance is measured from the closest outside rail.

TRAN-APP8 Rangiora Airfield Obstacle Limitation Surfaces



Related Definition Amendments

ALL WEATHER STANDARD

means an unsealed surface comprising screened and graded aggregate mechanically compacted with a gradient that enables stormwater runoff and is usable by motor vehicles under all weather conditions including a 2% AEP (1:50) flood event.⁶⁶

~~ROAD RESERVE~~

~~has the same meaning as road corridor.~~⁶⁷

~~MICROMOBILITY~~

~~means a range of small, lightweight vehicles operating at speeds typically below 25 km/h and driven by users personally. Micromobility devices include bicycles, Ebikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted (pedelec) bicycle.~~⁶⁸

ACTIVE TRANSPORT

means transport involving modes of travel other than conventional motor vehicles and which rely primarily on human power, such as walking and cycling, and includes electric bikes, electric scooters, electric skateboards and other lightweight personally driven electric devices.⁶⁹

⁶⁶ Waimakariri District Council [367.25]

⁶⁷ Waka Kotahi [275.3]

⁶⁸ Ministry of Education [277.15]

⁶⁹ Ministry of Education [277.15]

**HIGH TRAFFIC
GENERATING
ACTIVITIES**

any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1.⁷⁰

**EQUIVALENT CAR
MOVEMENTS**

means one equivalent car movement (ECM) = 1 car / light vehicle movement, 3 ECM = 1 heavy commercial vehicle movement, 5 ECM = 1 combination heavy commercial vehicle movement.⁷¹

Related Planning Map Amendments

Amend the Planning Map to change the following road locations from Local Road to Collector Road: ⁷²

- a. Pegasus Main Street from Pegasus to Lakeside Drive.
- b. Te Kohanga Drive from Pegasus Main Street to Tiritiri Moana Drive.
- c. Infinity Drive from Pegasus Boulevard to Lakeside Drive.
- d. Blackett Street west of King Street.
- e. Lehmans Road and River Road from Future Road to West Belt
- f. Todds Road (all).
- g. Silverstream Boulevard from Island Road to Sneyd Street.
- h. Adderley Terrace from Sneyd Street to Fuller Street.

Amend the Planning Map to change the following road locations from Collector Road to Local Road: ⁷³

- a. Beatties Road (all).
- b. Huntington Drive north of Salisbury.
- c. Sandown Boulevard (all).
- d. Belmont Avenue (all).
- e. Eders Road (all).
- f. Petries Road south of Gladstone Road to Copper Beach Road.
- g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard.

Amend the Planning Map to show all of Bob Robertson Drive as Collector Road. ⁷⁴

⁷⁰ Kainga Ora [325.83]

⁷¹ Kainga Ora [325.83]

⁷² Waimakariri District Council [367.18]

⁷³ Waimakariri District Council [367.18]

⁷⁴ Waimakariri District Council [367.18]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 19

Hearing Stream 6 Part 3: Area Specific Matters- RURZ – Rural Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 10, 13, 17 and 31**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation Report 10 contains the PDP Panel's recommendations on the PDP's NFL- Natural Features and Landscapes Chapter.

Recommendation Report 13 contains the PDP Panel's recommendations on the PDP's NOISE- Noise Chapter.

Recommendation Report 17 contains the PDP Panel's recommendations on the PDP's EI- Energy and Infrastructure Chapter.

Recommendation Report 31 contains the PDP Panel's recommendations on the PDP's Other Designations.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 6** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 19 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the submissions received on the four Rural Zones chapters. These chapters are as follows:
 - RURZ - General Objectives and Policies for all Rural Zones
 - GRUZ - General Rural Zone
 - RLZ - Rural Lifestyle Zones
 - RURZ - Matters of Discretion for all Rural Zones.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 18** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 19** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the Rural Zone chapters have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A

Reports, Responses to Preliminary Questions, Joint Witness Statements and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's final recommendations and/or reasons, and/or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

Submissions

11. The provisions of the Rural chapter received over 130 submissions across the four parts of the chapter (i.e. General Objectives and Policies; General Rural Zone; Rural Lifestyle Zone; and Matters of Discretion for all Rural Zones) with a total of over 500 original submissions points. A total 135 further submissions were also received. There are also a number of other submissions that have been reassigned from other chapters to the Rural chapter Section 42A report.

Key issues

12. The issues in contention on these chapters addressed in this report are:
- General Objectives and Policies for all Rural Zones: Introduction
 - Artificial Crop Protection Structures
 - Farm Quarries and Integration with the Earthworks Chapter
 - RURZ-P1 Amenity Values and Character
 - RURZ-P2 Rural Land
 - RURZ-P8 Reverse Sensitivity
 - Seasonal farm workers accommodation
 - GRUZ-R5 Residential Activity
 - GRUZ-R11 or RLZ-R11 Rural Industry
 - GRUZ-R14 and RLZ-R14 Motorised Recreation
 - Intensive indoor and intensive outdoor primary production
 - GRUZ-R17 and RLZ-R17 Height (wind turbines and frost fans)
 - GRUZ-BFS5 and RLZ-BFS5 Separation Distances
 - RLZ -R16 Rangiora A&P Showgrounds
 - Definition of 'sensitive activity'
 - Aggregate extraction in HPL

3. RURZ - General Objectives and Policies for all Rural Zones: Introduction

Overview

13. The following is a summary of the Panel's recommended amendments in relation to the Introductory section, and the RURZ - General Objectives and Policies for all Rural Zones, beyond those recommended by the s42A report author:

Provision	Panel recommendations
Introduction	Minor amendments to description of sites within the RLZ.

Reasons

14. The submission point we consider here is that of Hort NZ¹ who sought additional explanation within the description of the Rural Lifestyle Zone (RLZ) that recognises sites are still productive within this zone, even though they are smaller. They also sought acknowledgement that this zone contains a significant area of the district's highly productive land and that LUC class 1, 2 and 3 soils are important for primary production.
15. The s42A report author recommended accepting the submission in part and proposed some additional text describing the RLZ. In his planning evidence for HortNZ, Mr Hodgson supported the proposed amendments but suggested extending the introduction to acknowledge the significance of the LUC 1, 2 and 3 soil resource in the district and their importance for primary production across the GRUZ and RLZ.
16. The Panel noted in preliminary questions to the s42A report author, that the recommended s42A report wording appeared very definitive as to the productive capability of all RLZ land. We questioned whether the evidence confirmed that all sites in the RLZ are productive. The matter was discussed at length in the hearing, and it became apparent to the Panel that not all sites in a RLZ are likely to be productive. Hence, we have slightly modified the wording proposed by the s42A report author to say many of them (but not all) are still productive or retain the potential to be productive.

4. Artificial Crop Protection Structures

17. The following is a summary of the Panel's recommended amendments to the new rule in both the GRUZ and RLZ to permit Artificial Crop Protection Structures, beyond those recommended by the s42A report author:

Provision	Panel recommendations
GRUZ-R X Artificial Crop Protection Structures	Amend the recommended rules so that the boundary setback condition is included in the Built Form Standards and add an 'Advice Note' to GRUZ-BFS1, GRUZ-BF6, RLZ-BFS1 and RLZ-BFS6 advising that these standards do not apply to 'Artificial Crop Protection Structures'.
RLZ-RX Artificial Crop Protection Structures	

18. The submissions we consider here are from HortNZ² who sought a specific rule structure for Artificial Crop Protection Structures in both Rural zones. The s42A report author initially considered that such structures would be permitted activities. In response to questions from the Panel on this, the report author advised that Ministry for the Environment (MfE) had considered this issue in relation to the definition for 'building'

¹ 295.121

² 295.138, 295.139 and 295.173

and decided not to amend the definition of building to accommodate such structures. However, MfE did advise *“that it would be better [that] the plan provisions ...clearly enable crop protection structures or other similar structure if this is the desired outcome”*.

19. On that basis, the s42A report author recommended inclusion of permitted activity rules for these structures. However, he was rightly concerned about the implications of some of the built form standards for these structures and recommended a condition that states “no maximum site coverage shall apply”.
20. The Panel does not consider this clause to be a condition as such. Rather, we have recommended that this be included in an advice note in the building coverage standards. We have also recommended a similar advice note to BFS6 for both zones and have incorporated the proposed boundary setback condition into BFS4 for both zones.
21. The Panel therefore recommends that the submissions of HortNZ are accepted in part.

5. Farm Quarries (GRUZ-R12, RLZ-R12) and Integration with Earthworks Chapter (EW-R10)

22. The following is a summary of the Panel’s recommended amendments to GRUZ-R12 and RLZ-R12, beyond those recommended by the s42A report author:

Provision	Panel recommendations
GRUZ-R12 RLZ-R12	Remove recommended requirement to comply with excavation and filling earthworks standard.

23. The submission we consider here is that of the Fulton Hogan³ who were opposed to quarrying activities being addressed through both the zone provisions and the earthworks provisions. They sought that the earthworks associated with quarrying activities are exempted from the standards in the EW chapter. Federated Farmers⁴ were also concerned that the application of the earthworks standards to farm quarries may have unintended consequences.
24. In addressing EW-R10 Earthworks for Farm Quarries in the EW chapter, the s42A report author rejected a number of submissions supporting this provision⁵ on the basis that *“EW-R10 is a minor error in the Proposed Plan, as farm quarries are already provided as a specific activity in the zones and earthworks associated with a farm quarry would either be permitted or treated under the relevant consent for that zone.”* The report author recommended that EW-R10 be deleted using the powers available to the Panel under Clause 16 of Schedule 1 of the RMA.

³ 41.33

⁴ 414.172

⁵ Z Energy Limited, BP Oil New Zealand Limited, Mobil Oil New Zealand Limited [276.35]; Clampett Investments Limited [284.270]; Rolleston Industrial Developments Limited [326.430].

25. In the Panel's opinion, the use of clause 16 is not necessary as the submission of Fulton Hogan opposes the duplication and the rule can be removed in response to that submission. We note that the s42A report author for the Rural zones accepted Fulton Hogan's submission in relation to the duplication of rules. He considered that the amendments to GRUZ-R12 and RLZ-R12 were *"more appropriate in achieving the objectives of the Proposed Plan than the notified provisions"* and recommended *"that some of the earthworks' standards ... be copied over in order to avoid a gap being created in the Proposed Plan which enables an unanticipated environment effect."*
26. The Panel agree that the duplication is not efficient and accept that the rules best sit within the zone provisions. However, we note that in amalgamating the two rules all the earthworks standards have been brought over. Because of this, it is very unlikely that a farm quarry will ever be a permitted activity. While the standards allow a volume of 500m³ or 100m³ per ha, whichever is greater, in the rural zones, along with a maximum area of 1,500m² per site, EW-S5 restricts earthworks to a maximum of 2m below ground. The nature of quarries is such that it is impractical for them to comply with such a standard.
27. Accordingly, we agree with Federated Farmers⁶ that there are unintended consequences from the application of EW-S5 to farm quarries due to the height and depth limitations. Hence, we recommend that the excavation and filling standard (notified EW-S5) does not apply to farm quarries.
28. Accordingly, we recommend that both submissions be accepted in part.

6. RURZ-P1 Amenity Values and Character

29. The following is a summary of the Panel's recommended amendments to RURZ-P1, beyond those recommended by the s42A report author:

Provision	Panel recommendations
RURZ-P1	Remove the second part of the amended policy regarding the characteristics of a rural area and retain (1) and (2) of the notified policies with minor amendments.

30. The submissions we consider here are those seeking amendment to RURZ-P1, which is concerned with rural amenity values and character. The submissions sought the following:
- wording that better reflects the character of the rural environment⁷.

⁶ 414.172

⁷ Fulton Hogan [41.43]

- amend to refer to recreational activities⁸.
 - amend to recognise potential effects and not their scale or temporary duration.⁹
 - delete most of clause 2 of the policy that refers to common effects associated with primary production and rural industry activities.¹⁰
31. The s42A report author initially rejected the submission from Fulton Hogan on the basis that the policy they proposed was written more as a descriptor of rural character rather than as a policy. Mr Ensor responded in evidence that *“the character of rural environments is shaped by the activities that necessarily occur in rural environments due to the resources that exist, and this needs to be recognised in the pWDP. Primary Production is a key example of a group of activities that necessarily occur in the rural environment, have a strong influence on rural character, but that can also result in effects. Fulton Hogan’s submission is that this combination needs to be a key consideration when setting expectations for rural amenity”*. Mr Ensor proposed an alternative drafting option in his evidence that retained most of the original policy.
 32. In response to Mr Ensor’s evidence, the s42A report author advised that he understood the intent of the submission but did not consider the alternative drafting proposed would achieve that intent. He proposed an alternative version of the policy that contains a significant part of the policy requested in the Fulton Hogan submission.
 33. The Panel agrees with Fulton Hogan that primary production activities do influence the character and amenity of these zones. However, we also agree with the s42A report author that the policy proposed in the submission was more of a descriptor of rural character and the alternative in Mr Ensor’s evidence did not quite achieve what was being sought. The alternate drafting proposed in the s42A report author’s reply report was an amended Fulton Hogan’s submission version, retaining the notified RURZ-P1(3) and deleting the matters contained in RURZ-P1(2).
 34. Having reviewed the various alternative drafting proposals set out in the evidence and the s42A reports, the Panel finds them all to be lacking in direction. The s42A report author’s reply version policy has broken the policy into three separate policies, with the first two essentially being the descriptive parts of the Fulton Hogan submission policy, but with no link to maintaining the amenity values of the zone. It has also removed the reference to the effects of the activities that influence the character and amenity of these zones (odour, noise, dust, traffic and outdoor lighting effects etc), which was not sought in either of Fulton Hogan’s proposed wordings.
 35. While the Panel noted that Federated Farmers did seek the deletion of most of RURZ-P1(2), we are of the opinion that RURZ-P1(2) is an important part of the policy as it recognises the type of effects rural activities generate and are therefore expected to be a part of the character and amenity of the rural environment. We favour Mr Ensor’s version of RURZ-P1(2) as presented in his evidence.

⁸ North Canterbury Clay Target Association [61.5]

⁹ Hort NZ [295.124]; NZ Agriculture Aviation Association [FS45]

¹⁰ Federated Farmers [414.181]

36. With respect to the policy chapeau, we note that both Fulton Hogan’s original policy and the s42A report author’s reply version remove the requirement to ‘maintain’ amenity values. We do not consider this appropriate, and we have recommended the retention of that part of the notified policy in an amended chapeau that reflects the intent of the submission. However, we recommend slightly different wording to that proposed by both the submitter and the s42A report author.
37. We have also included reference to ‘other rural activities’ within the policy in response to the submission by the North Canterbury Clay Target Association¹¹. While we agree with the s42A report author’s recommendation not to include specific reference to ‘recreation activities’, we do not agree with his reasons. We agree with the submitter that there are other activities, including recreation activities, that occur in rural zones and influence amenity accordingly. We recommend that the chapeau of the policy now read *“Recognise that rural character and amenity values vary across the Rural Zones due to the combination of the natural and physical resources present and how they are utilised by primary production and other rural activities and maintain those amenity values in the Rural Zone by...”*.
38. The Panel therefore recommends that the submissions of both Fulton Hogan¹² and the North Canterbury Clay Target Association are accepted in part.

7. RURZ – P2 Rural Land

39. The following is a summary of the Panel’s recommended amendments to RURZ–P2, beyond those recommended by the s42A report author:

Provision	Panel recommendations
RURZ–P2	Retain the use of the phrase ‘providing for’ as opposed to the recommended use of ‘enabling’.

40. The submission we consider here is that of Hort NZ¹³ who requested that the phrase *“providing for”* be replaced with the word *“enabling”* in RURZ–P2(1) and (2). Hort NZ are of the opinion that primary production should be enabled and not just provided for. The s42A report author supported the change, suggesting that *“enable has a stronger meaning’ and is considered more appropriate given that Council wants to permit primary production activities to occur within the rural zones.”*
41. While the Panel understands the sentiment, we do not agree with the recommendation for the simple reason that not all ‘primary production’ activities are enabled in all rural environments within the district. For example, GRUZ-R12, which permits primary production in the General Rural zone, comes with the following qualification:

¹¹ 61.5

¹² 41.43

¹³ 295.125

“This rule does not apply to mining provided for under GRUZ-R29; quarrying activities provided for under GRUZ-R30; farm quarry provided for under GRUZ-R12; intensive indoor primary production provided for under GRUZ-R17; or intensive outdoor primary production provided for under GRUZ-R18”

42. Many of these activities require consent while others require consent in the General Rural Zone within the various overlays, such as ONLs, ONFs and SALs. Similar rules apply in the RLZ.
43. Hence, the Panel’s view is that it is more appropriate to retain the notified phrase ‘providing for’ as it allows for the more nuanced approach taken in the rules. We therefore recommend the retention of the phrase ‘providing for’ in the policy.

8. Reverse Sensitivity - RURZ-P8 and Associated Provisions

44. The following is a summary of the Panel’s recommended amendments to RURZ-P8 GRUZ-BFS5 and RLZ-BFS5, beyond those recommended by the s42A report author:

Provision	Panel recommendations
RURZ-P8	<p>Amend RURZ-P8(1) to include reference to ‘recreation and sporting facilities’</p> <p>Rename recommended RURZ-P9 from ‘Direct Effects’ to ‘Managing adverse effects on sensitive activities’, and minor rewording of clause 1 of the recommended policy.</p> <p>Amend ‘non-complying’ to ‘discretionary’ activity status in GRUZ-BFS5 and RLZ-BFS5 where compliance is not achieved.</p> <p>Amend RURZ-MD8 to include further reverse sensitivity matters of discretion.</p>

45. The submissions we consider here are those of:
- Fulton Hogan¹⁴ who requested the deletion of clauses (3) and (4) of the policy as they considered these clauses address direct effects of activities as opposed to reverse sensitivity.
 - North Canterbury Clay Target Association¹⁵ who requested the inclusion of *“recreation and sporting facilities”* in clauses (1) and (3) to address the concern about new sensitive activities establishing near their facility on Boundary Road.
 - Daiken NZ Ltd¹⁶ who sought inclusion of *“heavy industrial zones”* into clauses (1) and (3), and the inclusion of *“existing or”* into clause (2). Daiken also sought the addition of two new rules relating to the development of residential and minor residential units within close proximity to the Daiken Heavy Industrial Zone land.

¹⁴ 41.45

¹⁵ 61.7

¹⁶ 145.29

46. The s42A report author did not support the Fulton Hogan request to delete clauses (3) and (4) in his original report. In his opinion this would remove one of the main policy mechanisms to mitigate against reverse sensitivity effects on primary production activities. Mr Ensor addressed this matter in evidence for Fulton Hogan. He clarified that the intention of Fulton Hogan's relief was *"not to remove policy requiring the consideration of direct effects, but to avoid confusion between direct effects and reverse sensitivity."* He stated that the concerns could be addressed by reflecting the intent of both RURZ-P8(3) and (4) in a standalone policy. In response to a question from the Panel, the s42A report author revised his position in his reply report, acknowledging the concern of the submitter and recommended that RURZ-P8 be split into two separate policies.
47. The Panel agrees with Mr Ensor on this matter and has adopted the recommendation of the s42A report author, with the exception of the policy heading and a slight reordering of the wording in clause 1.
48. In relation to the North Canterbury Clay Target Association submission, the s42A report author considered the issue raised stemmed from noise complaints received from residents that live nearby the clay target range on Boundary Road, which has been operating for 31 years. The s42A report author noted that the clay target range is within the GRUZ zone, and the adjoining dwellings are in the RLZ zone, and that under both zones a sport shooting facility is a discretionary activity. As a consequence, he considered the proposed amendment to the policy would be inconsistent with the intent of the rules. He noted that NOISE-P1(3) *"supports the intent of the North Canterbury Clay Target Association submission, in that it requires new sensitive activities to have sound insulation, or limiting the location of these activities where they may be exposed to noise from existing activities."*
49. The Panel was confused by this answer and queried the s42A report author on the relationship between policies and rules. We specifically asked that when considering a request to amend a policy, whether the activity status of a rule is determinative in assessing the appropriateness or otherwise of the proposed amendments, or should we consider the policy first, and then consider what activity status a rule should be to implement that policy? The s42A report author did not answer this question directly but noted that *"Objective RURZ-O1 and RURZ-O2 are most relevant, and the policy change requested by NCCTA would be inconsistent with these objectives because it is not a primary production activity or contributes towards the natural environment values of the zones."* He went on to say that *"The policy change requested by the NCCTA will not change the activity status of establishing a new sports shooting facility. The policy amendment is intended to recognise the effects of reverse sensitivity on the facility."*
50. This answer did not help the Panel's confusion was. As we see it, the submitter is asking for recognition that *"recreation and sporting facilities"* (noting here that it is not limited to shooting ranges) occur in the rural environment (a fact we have recognised in our recommendation above on RURZ-P1) and that where they already exist, their operation can be compromised by reverse sensitivity effects. It is our understanding that this is

what the policy is addressing. The activity status of the actual *'recreation and sporting facility'* would seem irrelevant when it is already established. Furthermore, we do not find the amendment requested to be inconsistent with RURZ-O2. In our view, such facilities quite often have a functional need to be located in rural areas (to avoid the very scenario the submitter is concerned about) and we note that many recreation activities are permitted in the rural zones.

51. We were also confused by the s42A report author's response in highlighting NOISE-P1(3), which he stated, *"supports the intent of the North Canterbury Clay Target Association submission, in that it requires new sensitive activities to have sound insulation or limiting the location of these activities where they may be exposed to noise from existing activities."* In our preliminary questions to the s42A report author, we asked for clarification on this matter as the s42A report author for the Noise chapter advised the Panel that the reference to identified existing activities in NOISE-P1(3) is to the specified listed activities in the NOISE rules, rather than to any noise generating activity such as the NCCTA facility. The Panel's understanding is that the NCCTA facility is not a specified listed activity in the Noise Chapter rules. The Rural s42A report author confirmed our understanding to be correct.
52. The Panel was also concerned that the s42A report author focussed solely on noise in the context of reverse sensitivity concerns. In our experience, noise is not the only effect that a *'recreation and sporting facility'* can have which made lead to complaints from adjoining sensitive activities. There may well be traffic effects, visual effects, and the general amenity effects that occur in association with large gatherings of people at such facilities. Cumulatively, these may well cause concerns for neighbours.
53. In reviewing the s42A report author's response to the submission and our questions, it is apparent to us that he has not understood the matter raised by the submission. In the Panel's opinion, the most appropriate location for activities such as the NCCTA facility is in rural zones – that is where they are generally found. Hence, it quite proper that they are also afforded protection from reverse sensitivity effects when they are lawfully established.
54. Accordingly, we have recommended that the NCCTA submission be accepted. However, we note that while there are certain noise overlay rules relating to various facilities in the district, there is no general rule that that would require sensitive activities within a certain distance of such facilities to obtain resource consent. Hence, this policy would only come into play when dwellings and other sensitive activities require resource consent.
55. As we recommended in relation to the NCCTA's submission on the Noise chapter, we strongly recommend that the Council consider introducing stronger methods in relation to the establishment of new sensitive activities in close proximity to facilities such as this through a future plan change process.
56. With respect to the Daiken submission, the s42A report author considered the inclusion of *"heavy industrial zone"* within clause (2) and (3) as reasonable on the basis of

amendments proposed to UFD-P10, and NOISE-O2. He did not support the inclusion of *“existing or”* in clause (3) as he considered it inconsistent with the intent of the clause, which he stated, *“is to ensure adequate separation between existing sensitive activities and the establishment of new primary production activities where there are likely to be adverse effects that are not easily controlled beyond the boundary.”*

57. Ms Styles, the planner for Daiken, presented comprehensive evidence on this matter. She advised that *“under the current rural zone provisions, it would be possible for a residential unit, or minor residential unit to be established very close to the boundary of the HIZ land (subject to compliance with other provisions such as minimum site area).”* She acknowledged that the s42A report author accepted the relief sought by Daiken in relation to the policy but was of the opinion that it was also necessary to introduce rules to implement the policy.
58. The rule framework to achieve the outcome sought by Daiken was the subject of discussion between the Panel and Ms Styles at the hearing. The upshot of this was that Ms Styles was asked to provide supplementary evidence setting out her preferred drafting options. She provided three drafting options with the first two introducing a setback standard into RLZ-R3 and R4, each with a different activity status for non-compliance (non-complying or restricted discretionary). The third option was the introduction of that setback standard into RLZ-BFS5. A new matter of discretion was also proposed.
59. In reply, the s42A report author acknowledged the disconnect between the proposed amendments to RURZ-P8 and the rules across the Proposed Plan. He recommended a modified version of Ms Styles’ Option 3 for RLZ-BFS5 as the most efficient and effective approach *“as it places all of the activity setbacks within one location”* along with the inclusion of the additional matter of discretion. However, he recommended that where compliance is not achieved with RLZ-BFS5, the activity becomes non-complying as opposed to restricted discretionary (which we address below at Section 15).
60. The Panel agrees with Ms Styles that a rule is needed to implement the recommended change to RURZ-P8. However, the change recommended by the s42A report author does not make sense. It reads ‘Any new sensitive activity shall be set back a minimum distance of: (e) inside the Heavy Industrial Zone Noise Contour’. The Panel prefers Ms Styles proposed amendment, with a slight change, as follows:
“(e) 200m from the boundary of any Heavy Industrial Zone HIZ or from the boundary of Heavy Industrial Zone Noise Contour”.
61. The Panel is also of the view that the new matter of discretion is not totally necessary as many of its elements are already included in RURZ-MD8. The Panel has recommended that RURZ-MD8 be amended to incorporate the remaining matters from RURZ-MD9.

9. Seasonal Workers' Accommodation

62. The following is a summary of the Panel's recommended amendments to the Rural zone provisions and definitions, beyond those recommended by the s42A report author:

Provision	Panel recommendations
GRUZ and RLZ rules	Add a new rule to both the GRUZ and RLZ that permits workers' accommodation
GRUZ - MD	Add a matter of discretion to MD3 – Character and amenity values that addresses workers' accommodation
Part 1 Definitions	Add a definition for 'workers' accommodation'.

63. The submissions we consider here are those of NZPork¹⁷ and Hort NZ¹⁸ who sought a range of amendments to the PDP to provide for seasonal farm workers' accommodation, including:
- Insert a new policy into RURZ, GRUZ and RLZ to provide for seasonal workers' accommodation¹⁹
 - Increase the size of minor residential units from 90m² up to 120m² for farm workers in GRUZ-R4 Minor residential unit and RLZ-R4 Minor residential unit²⁰
 - Include new rules in the GRUZ and RLZ zone to accommodate seasonal workers' accommodation²¹
 - Include a new matter of discretion for seasonal workers' accommodation.²²
64. The s42A report author recommended that these submissions be rejected on the basis *"that there are less land parcels being created of a suitable size for horticulture and viticulture production, and that there are less people working in the industry"*, and therefore specific provision for seasonal workers' accommodation is not required. The report author was also concerned that *"there is a risk that enabling larger minor residential dwellings will become attractive for on selling as part of a subdivision."* He advised that the plan provides for minor residential units on rural land and has *"increased the size of minor residential units between the operative and proposed plans from 75 to 90m²."* In his opinion, the submitters did not provide enough evidence to justify a standalone provision for workers accommodation.
65. In the Panel's consideration, comprehensive evidence in relation to this issue was presented at the hearing on behalf of both HortNZ and NZPork. Mr Ian Barugh, the Technical Manager at NZPork, outlined several reasons why commercial pig farms house staff on-site. This included farm security, biosecurity risk factors and the 24-hour a day animal husbandry requirement. HortNZ, through their Senior Environmental Policy

¹⁷ 169.39, 169.45

¹⁸ 295.143, 295.131, 295.135, 295.191

¹⁹ Hort NZ [295.131] and [295.135]

²⁰ NZPork [169.45; 169.70]; Hort NZ [295.143; 295.176]

²¹ Hort NZ [295.136; 295.137; 295.171 and 295.172]

²² Hort NZ [295.191]

Advisor, Ms Sarah Cameron, outlined the importance of the horticulture industry and the challenges it faces, including the wider food security issues facing the country. In her view, the *“rural chapter plan changes need to provide for growth in a changing climate and provide flexibility in the planning framework to support primary production.”* She also highlighted the labour shortages in horticulture over the last few years and how the RSE scheme has been instrumental in supplying labour. However, she made it clear that this scheme needs to be supported by district plan rules that enable fit for purpose seasonal workers’ accommodation.

66. Mr Vance Hodgson presented planning evidence on behalf of both parties at the hearing. He highlighted the drivers for change within the primary production sector that support a transition to improve efficiency, sustainability, and the drive to lower emissions. He noted that this trend is *“occurring internationally as consumers across the world demand higher requirements in areas like sustainability, climate change, food traceability and animal welfare practices.”* Providing accommodation on site for workers was important in addressing these issues while at the hearing he also discussed the difficulties in providing accommodation that meets the needs of seasonal workers, particularly for those in the country under the RSE scheme.
67. Mr Hodgson acknowledged the issue raised by the s42A report author around the potential for such accommodation to become surplus to requirements and then subdivided and sold as a principal residential unit. As this could introduce more sensitive activities into the rural environment, something the submitters were not in favour of given their stance on reverse sensitivity, he promoted a number of mitigation measures to guard against this. At the request of the Panel in the hearing, he provided an alternative rule framework for stand-alone workers’ accommodation for consideration.
68. The Panel prefers the evidence of HortNZ and NZPork on this matter. We accept that there are a range of reasons why it is preferable to accommodate staff on-site for intensive farming and horticulture operations. While these industries may not be particularly large in the district at this time, a District Plan must be forward looking and provide flexibility to adjust to those circumstances outlined in Ms Cameron’s evidence. We agree with Ms Cameron where she said in her conclusion:

“It is important the district plan is future-proofed so that it is fit-for-purpose and responsive to change over its lifetime. The review of the rural provisions of the district plan is occurring in a dynamic space of change – including freshwater regulations, climate change mitigation and adaptation and national policy context in terms of matters such as food security, highly productive land, biodiversity and urban development. This highlights the importance of future-proofing the availability of resources to supply the district’s growing horticulture population.”

69. Accordingly, the Panel recommends that the submissions of HortNZ and NZPork are accepted in part. We have largely adopted Mr Hodgson’s drafting as set out in his supplementary evidence, in preference to simply increasing the size of the ‘minor unit’ GFA. In our view, the two rules are providing for two different things. We are comfortable with the 90m² maximum GFA restriction for minor residential units (which are generally

provided for dependants) but acknowledge that it is unlikely to assist with addressing the needs of seasonal workers accommodation needs. At the hearing, Mr Hodgson highlighted how this is often provided as ‘dormitory’ style accommodation as opposed to a normal residential unit, and accordingly the 120m² still may not be adequate to provide for this. However, it was acknowledged that there is only scope to permit 120m² maximum GFA. Any requirements for a larger accommodation block will require consent as a restricted discretionary activity.

70. The Panel has not adopted the new policy sought by HortNZ. In our opinion, workers’ accommodation is considered to be an ‘activity that directly supports primary production’ as already provided for in RURZ-O2 and RURZ – P2.

10. GRUZ-R5 and RLZ-R5: Residential activity

71. The following is a summary of the Panel’s recommended amendments to relation GRUZ-R5, beyond those recommended by the s42A report author.

Provision	Panel recommendations
GRUZ-R5 and RLZ-R5	Delete both rules.

72. The submission we consider here is Federated Farmers²³ who oppose GRUZ-R5 on the basis that it *“appears too trivial. It is inappropriate for the rural zone as it is based on an urban perception of rubbish and mess”*. Condition 1 of the rule requires that any vehicles repaired, dismantled, and stored on a site are owned by the occupant of the site.
73. The s42A report author recommended rejecting the submission. He advised that the rule is intended to reduce the occurrence of rural properties becoming dominated by vehicles. The Panel had preliminary questions around how practicable and enforceable such a condition is, given it specifically refers to vehicle ownership which is not an RMA matter. The 42A report author advised that it would only be enforced if a complaint was made and would be investigated through vehicle registration records.
74. While the Panel understands the concern about multiple vehicles, in various states of repair, being stored on a site, we agree with Federated Farmers that the rule is inappropriate and should be deleted. The enforcement of such a rule would be fraught, particularly when such vehicles are not always registered but can still be ‘owned’ by the site owner. The rule would therefore be ineffective at addressing the issue of concern, which relates to effects on amenity values. It would also have unintended consequences where people may store, for example, a friends or family members boat at their property if the owner has constraints at their own property. We would also note that the activity of concern is controlled by other means. GRUZ-R8 and RLZ-R8, which address home business activities, would appear to already control this activity, identifying it as a ‘discretionary activity’.

²³ 414.192

75. We questioned the s42A report author at the hearing and invited suggestions of alternative wording for the proposed rule, but a practical, certain and enforceable rule was not able to be determined. Accordingly, our recommended approach is that this condition is deleted. If there are amenity related concerns that are not addressed by other rules of the plans, then such activities can be appropriately addressed through the enforcement powers granted Council under s17 of the Act.
76. Although the Federated Farmers submission did not directly address the same rule in the RLZ (RLZ-R5), their submission was that *“the rule is not appropriate for the rural zone”*. As the RLZ is a rural zone, the Panel considers there is scope to make a consequently amendment to delete RLZ-R5 also. This is consistent with the advice received from the s42A report author in relation to GRUZ-R11 and RLZ-R11, discussed below.
77. Accordingly, the Panel recommends that RLZ-R5 is also deleted for consistency purposes.

11. Rural Industry - GRUZ-R11 and RLZ-R11

78. The Panel does not recommend amendments to GRUZ-R11 and RLZ-R11 provided in Appendix 2a of the Reply Report on Wrap up matters (insert reference to the date which is 13 December 2024). However, we note that the Wrap Up report differs from the s42A Reply Report, without explanation.
79. The original s42A report recommended deletion of condition 3 of both rules, which limited the maximum GFA occupied by rural industry to 250m². However, the s42A reply report only showed this deletion for GRUZ-R11, with condition 4 (which related to SASM) being deleted from RLZ-R11. The Panel assumes this to be an error as the final Wrap Up reply report showed condition 3 of both rules being deleted, with condition 4 of RLZ-R11 being retained.
80. The Panel advises here that we agree with the original s42A report author’s recommendation that condition 3 of both rules be deleted.

12. Motorised Recreation - GRUZ-R14 and RLZ-R14

81. The following is a summary of the Panel’s recommended amendments to relation GRUZ-R14 and RLZ-R14, beyond those recommended by the s42A report author.

Provision	Panel recommendations
GRUZ-R14 and RLZ-R14	Amend condition to refer to ‘motorised vehicle event’. Add cross reference to TEMP-R10 where these activities are addressed.

TEMP-R10	Make a consequential amendment to TEMP-R10 to make 'motorised vehicle events' restricted discretionary in GRUZ and RLZ and add RURZ-MD3 to the matters of discretion.
TEMP-R9	Make a consequential amendment to TEMP-R9 to exclude such events from this rule

82. The submissions we consider here are those of NZPork²⁴ and Hort NZ²⁵ who requested that both GRUZ-R14 and RLZ-R14 are deleted, and Scott James²⁶ who sought that condition 1 is removed from RLZ-R14. Both rules permit recreation activities within the General Rural and Rural Lifestyle zones, provided the activity is not a motorised recreation activity.
83. NZPork and HortNZ consider recreation activities to be sensitive activities that are likely to conflict with primary production. Mr Scott felt the restriction on motorised recreation activity is too broad and that it would exclude many activities that people purchase rural properties for (such as flying remote controlled aircraft/drone, riding trail bikes and the like).
84. The s42A report author did not support the NZPork and HortNZ position. In his view many recreation activities *"should only occur within the rural environment, such as clay target shooting, 4-wheel drive, motor-cross, and long-distance horse trekking, as they either result in adverse effects that make them unsuitable for a residential environment or that they require large tracks of land that does not exist within an urban environment."* He was supportive of Mr Scott's position, noting that the intent of the rule was not to control casual activities that occur on private farmland. On that basis, he recommended that condition 1 be deleted from RLZ-R14.
85. The Panel questioned the s42A report author around the consistency between the two rules with only RLZ-R14 recommended to be amended and whether there was scope also to amend GRUZ-R14. In his view, the two rules need to be consistent, and he considered there is scope to ensure this through the submissions made on both rules.
86. At the hearing, Mr Hodgson, the Planner for both NZPork and HortNZ, agreed that recreational activities may be appropriate in the rural environment and that some of them may even have a functional need to be there. However, he was concerned with the deletion of condition 1, as this permits motorised recreation activities with few standards in place to control their effects. He considered this 'an uneasy fit' and conflict with primary production is likely. He stated that those conflicts could *"extend to animal welfare, biosecurity, safety, noise, fires, fireworks, people, traffic"*. In his view, a restricted discretionary status was more appropriate for recreation activities. In this context, he

²⁴ 169.48,169.73

²⁵ 295.148, 295.178

²⁶ 22.1

noted that the s42A report author helpfully identified the fact that *“recreational activities are included in the definition of community facility. These are sensitive activities by definition, highlighting the point that a more nuanced planning response is required to achieve RURZ-P8 (1) and (2).”*

87. The s42A report author was asked to address this issue further in his reply report. Specifically, the Panel sought clarification on why it would be appropriate to permit motorised recreation activity in the RLZ but require a resource consent in the GRUZ. In that reply he noted that *“while the recreation activity is permitted, any facilities associated with them require resource consent (such as RLZ-R22 Equestrian and ancillary activities and facilities RDIS; RLZ-R34 Recreation facilities DISC; and RLZ- R37 Sport shooting facility DISC). This is focussed on essentially controlling where organised events can occur. It is not Council’s intention to control recreational activities within the rural zone.”* He remained of the view that the condition should be removed from both rules and stated that:

Other than organised recreational activities at recreational facilities, I do not consider recreational activities will limit or constrain the operation of primary production activities or result in adverse effects on sensitive activities. While there may be some noise and traffic effects, no evidence has been provided to demonstrate that these would have adverse effects on primary production.

88. The Panel agrees with the s42A report author that many recreation activities are appropriate in the Rural zones and that casual recreation activities that occur on private farmland should not be controlled by the subject rules. We also agree with HortNZ and NZPork that some recreation activities, particularly motorised recreation activities, have the potential to conflict with primary production and the amenity values of the rural environment. The difficulty we have had is understanding how the effects of motorised recreation activities would be controlled if condition 1 is deleted. That has not been particularly clear to the Panel from the various s42A reports.
89. The issue is complicated by the many definitions within the PDP that relate to motorised recreation, as set out below:

RECREATION ACTIVITIES means the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or participation or not.

MOTORISED RECREATION ACTIVITY means the use of motor vehicles (excluding electric scooters and electric bicycles) for recreation activities

COMMERCIAL MOTORISED ACTIVITIES means land-based motorised recreation activities undertaken by a commercial operator and includes activities such as quad bike and 4x4 wheel drive tours for fee paying customers

MOTORISED VEHICLE EVENTS means events for competition, recreation or entertainment involving motor vehicle movement, such as car shows, and motor

vehicle racing, but does not include modelled or scaled-down versions of vehicles operated through remote control.

90. There is also a 'motorised sports facilities' definition, which is separate from the definition of 'recreation facilities', as follows²⁷:

MOTORISED SPORTS FACILITY

means land or buildings, other than a major sports facility or recreation facilities, used for participating in or viewing motorised sports. It includes, but is not necessarily limited to, facilities such as car, truck, go-kart and motorbike racing tracks and ancillary facilities such as club rooms, viewing stands, lighting, workshops, and fuel storage and pumps

91. 'Community facility' is defined as follows:

means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
(National Planning Standard definition)

92. The activity that Mr Scott was concerned about would fall within the definition of 'motorised recreation activity'. We agree that this should not require consent as it relates to what would be considered normal domestic scale recreation activity. The larger scale commercial activities and events are defined separately, and we agree that these should require consent for the reasons traversed by Mr Hodgson. We note that equestrian, sport shooting, community and recreation facilities require consent, so this addresses a major component of Mr Hodgson's concerns.
93. Recreation Facilities do not include 'motorised sports facilities' although community facilities do not appear to exclude such facilities, and they require consent as discretionary activities. However, this is unlikely to control 'motorised vehicle events' or 'commercial motorised activities' that do not necessarily occur at a facility. Rule GRUZ-R37 and RLZ-R38 are 'catch-all' rules that identify any activity not otherwise provided for by the zone rules as a discretionary activity except "*where expressly specified by a district wide provision.*" These rules would catch 'commercial motorised activities', which are essentially commercial activities as opposed to recreation activities. However, the temporary activity rules are relevant to 'motorised vehicle events' as they include recreation and sporting events that are not held on a regular basis such as daily, weekly, fortnightly, or monthly. TEMP-R10 identifies Motorised Vehicle Events as restricted discretionary in the Waimakariri River ONF and Ashley River / Rakahuri SAL and non-complying in Ashley River / Rakahuri Saltwater Creek Estuary ONF. TEMP-R9 would appear to permit such activities outside of these areas, subject to a range of conditions.

²⁷ The definitions of Recreation Facilities and Major Sports Facility exclude motorised sports facilities.

94. These conditions restrict the event to four days maximum duration (with an allowance of four days either side of the event for setup and cleanup/restoration), provided there is no more than a maximum of 250vmpd. The event can occur nine times a year of the same site, provided there is a 21-day interval. There are no submissions on this rule.
95. As is apparent from the conditions outlined above, TEMP-R9 allows for the operation of relatively large events in the rural zones. From the perspective of the concerns raised by NZPork and HortNZ, the Panel agrees that there is potential for conflict, particularly if a 'motorised vehicle event' took advantage of this rule. While NOISE-R9 imposes noise control standards, they are only measured from the notional boundary of any residential unit or minor residential unit and not from the property boundary.
96. As we stated earlier, we agree with the submission of Mr Scott, and we agree with the s42A report author's recommendation to accept his submission. We also agree with that part of the NZPork and HortNZ submission addressed by Mr Hodgson at the hearing, which highlighted the potential conflicts with motorised recreation. To resolve this issue, the Panel recommends that condition 1 be amended to refer to 'motorised vehicle events' and make consequential amendments to TEMP-R10 'Motorised Vehicle Events' to make these activities 'restricted discretionary' in the GRUZ and RLZ. We also recommend that RURZ-MD3 'Character and Amenity' is included in the 'matters of discretion' for TEMP-R10 to enable appropriate assessment of these activities in the rural zones. These changes will effectively plug the gap we have identified in the rules covering motorised sporting activities. A further consequential amendment is recommended to TEMP-R9 to exclude such events from this rule.
97. Accordingly, the Panel recommends that the submissions of both NZPork and HortNZ are accepted in part. We would also recommend that Council consider reducing the complexity of the provisions that apply to motorised recreation activities in the PDP during the next plan change process. The numerous definitions that relate to this activity create an overly complex rule framework.

13. Intensive Indoor and Intensive Outdoor Primary Production: GRUZ-R17, GRUZ-R18, RLZ-R18 and RLZ-R19 and Associated Definitions

98. The following is a summary of the Panel's recommended amendments in relation to GRUZ-R17 and RLZ-R17, beyond those recommended by the s42A report author.

Provision	Panel recommendations
GRUZ-R18 and RLZ-R18	Amend the recommended conditions to require the activity to be set back more the 20m (same site) or 300m (other site) from the sensitive activity. Amend the non-compliance status to discretionary.

Definition of 'INTENSIVE OUTDOOR PRIMARY PRODUCTION'	Delete recommended inclusion of 'extensive pig farming' from this definition and provide for it as an exclusion.
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99. The submissions we consider here are those of NZPork²⁸, Brendan and Angelique Glubb²⁹ and Egg Producers Federation of NZ and the Poultry Industry Association of NZ³⁰ in relation to GRUZ-R17, GRUZ-R18, RLZ-R18 and RLZ-R19. These rules address intensive indoor and intensive outdoor primary production activities. The submitters' concerns mainly related to the status of these activities and the structure of the rules.
100. Related to these provisions are several submissions that sought changes to the definition of 'intensive outdoor primary production', which have implications in relation to what the rules apply to. These submissions requested the following:
- Include a definition of "*Free-Range Poultry Farming*" (as contained in the Canterbury Air Regional Plan) and exclude it from intensive outdoor primary production thereby making it permitted³¹.
 - Include a new definition of '*extensive pig farming*' and exclude it from the intensive outdoor primary production thereby making it permitted³².
101. The Panel largely agrees with the final position adopted by the s42A report author in relation to these submissions, with three exceptions. The first exception appears to merely be a drafting error in the recommended GRUZ-R18 and RLZ-R19. As written in the final reply report version of the provisions, the standards require the activities to be set back less than 20m (on the same site) or 300m (on a different site) from a sensitive activity to be restricted discretionary. If they do not comply with these setbacks, they are then non-complying activities. This does not appear to be the intention as the activities become non-complying when they are further away from the sensitive activity. We have recommended changes to the rule accordingly.
102. We also question why a setback is required within the same site. How close a farmer operates such activities to dwellings on their own property is a matter for them to determine. While the Panel does not agree that a setback is required for within the same property, we note that BFS5 for both zones contain a setback to dwellings within the same site. There is no scope to change those standards. However, we would recommend that Council consider this issue as a part of any future plan change process.
103. The second exception relates to the non-compliance status for the activity. The s42A report contains no real assessment of why a non-complying activity status is appropriate, merely referring to the rule not linking back to GRUZ-BFS5. Mr Hodgson addressed this in his evidence, and he did not support non-complying activity status where the RDIS standards are not met. He noted that the setbacks may not always be achievable, or

²⁸ 169.50, 169.51

²⁹ 57.4, 57.5a

³⁰ 351.9

³¹ EPFNZ and PIANZ [351.9]

³² NZ Pork [169.6]

necessary. He also highlighted the evidence of NZPork that illustrated how these activities can be subject to system change by government regulation, noting the current proposal to change the animal welfare code. In his view, a *“discretionary activity status would enable a robust assessment of effects and relevant objectives and policies for new and changes to existing farms. Non-complying activity status for a primary production activity that cannot meet the setbacks [is] not in keeping with the purpose of the rural zones and does not implement the objectives and policies.”*

104. We prefer the evidence of Mr Hodgson on this matter. The purpose of the General Rural zone is to provide for primary production activities while the evidence of Dr Murchison highlighted the fact that over half the indoor pig farms in Waimakariri District are located within or adjoining the proposed RLZ. As these activities were restricted discretionary under the notified rules, we do not consider it appropriate that such activities become non-complying if they don't meet the setback standards. We have adopted Mr Hodgson's recommended discretionary activity status accordingly.
105. Turning now to the definitions, and by implication what the rules apply to, we agree with the s42A report author's recommendations to identify free-range poultry farming as a permitted activity. However, he did not extend that status to 'extensive pig farming'. This was based on his opinion that *“it is not clear in the evidence why extensive pig farming is different to intensive outdoor primary production”*. While acknowledging that Mr Hodgson stated that the effects of outdoor free-range pig farming are the same as other extensive livestock farming, he did not agree *“that the effects between piggeries and other extensive livestock operations are the same”*, comparing piggeries with dairy farm operations.
106. Mr Barugh, for NZPork, gave extensive evidence on the difference between extensive and intensive pig farming systems. He advised that *“stock densities for outdoor breeding herds are significantly lower than those typically associated with indoor farming systems”* but what densities are appropriate will vary between farms depending on environmental conditions and any regulatory requirements. He advised that *“if managed in accordance with NZPork Good Management Practice (GMP) guidelines, stock densities can range between 17-32 sows/ha or 300-600m² per breeding animal. In contrast, stock densities for indoor breeding herds on slatted floors in environmentally controlled sheds can be up to 5m² per breeding animal and 1m² for indoor growing pigs.”* In his view, where ground cover is maintained in accordance with NZPork GMP guidelines, *“an outdoor pig farming system should not be classed as intensive primary production.”*
107. Mr Hodgson then comprehensively addressed this issue in the context of the planning framework. He outlined how the Canterbury Regional Air Plan distinguished between 'intensive' pig farming and 'extensive' pig farming. He noted that the *“submission of NZPork suggested the definition might also assist interpretation and administration of the PDP.”* However, his opinion was that 'extensive' pig farming would fall within the definition of Primary Production and Agriculture and as a consequence, a separate definition was not required.

108. We agree with the evidence of NZPork on this issue. No contrary evidence was produced by the s42A report author (the Panel did not consider it valid to merely compare the number of pigs versus the numbers of cows to determine intensity) while the evidence of NZPork was comprehensive and clearly illustrated the difference between the two pig farming systems.
109. While we understand Mr Hodgson's reluctance to include the definition of 'extensive' pig farming in the PDP, which was originally requested by NZPork and recommended by the s42A report author, the Panel is of the opinion that a degree of clarity and certainty is required around this matter. Retaining the definition of 'extensive' pig farming as recommended is considered necessary so it is clear what is being excluded from the definition of 'intensive outdoor primary production'. This is the same approach as has been recommended for free range poultry farming.
110. In summary, our recommendations clarify that:
- 'Intensive indoor primary production and Intensive outdoor primary production' are 'restricted discretionary activities' when they are setback more than 20m (same site) or 300m (other site) from the sensitive activity.
 - That where 'Intensive indoor primary production and Intensive outdoor primary production' do not meet the setback condition, they are 'discretionary' activities.
 - That 'extensive pig farming' does not fall within the definition of 'extensive outdoor primary production'.
111. According, the Panel recommends that the submission of NZPork be accepted in part.

14. Height of Wind Turbines and Frost Fans - GRUZ-BFS3 Height and RLZ-BFS3 Height

112. The following is a summary of the Panel's recommended amendments in relation to GRUZ-BFS3 and RLZ-BFS3, beyond those recommended by the s42A report author.

Provision	Panel recommendations
GRUZ-BFS3 and RLZ-BFS3 Height	Amend recommended clause 3 to specifically link windmills to frost control.

113. The submissions we consider here are that of Hort NZ³³ who were concerned that the height of frost fan masts and blades exceed the height limit in the built form standard. The s42A report author agreed with that concern and recommended an amendment to GRUZ--BFS3 and RLZ-BFS3 to enable a maximum height of 12m for frost control fans and wind turbines.
114. While the Panel agreed with that amendment, we have modified the wording slightly to link these structures to 'frost control' only, as the EI Chapter contains the relevant rules and standards relating to wind turbines.

³³ 295.165

15. GRUZ-BFS5 and RLZ-BFS5 Separation distances

115. The following is a summary of the Panel's recommended amendments in relation to GRUZ-BFS5 and RLZ-BFS5, beyond those recommended by the s42A report author.

Provision	Panel recommendations
GRUZ-BFS5 and RLZ-BFS5	Retain reference to both existing intensive indoor primary production and intensive outdoor primary production activity in the rule. Minor amendments to the wording of the recommended clause 3. Amend non-compliance status to discretionary.
GRUZ-R18 and RLZ-R19	Consequential amendment to include where the setback measurements are to be measured from in relation to sensitive activities.

116. The submissions we consider here are those of NZPork³⁴, Fulton Hogan³⁵ and Brendan and Angelique Glubb³⁶ in relation to GRUZ-BFS5 and RLZ-BFS5, which contain separation distances for dwellings and visitor accommodation to intensive indoor and outdoor primary production activities and quarry activities. The submissions sought some amendments to the setbacks themselves while one submitter sought a change to the activity status where compliance is not achieved from restricted discretionary to non-complying.³⁷
117. In response to the submissions, the s42A report author recommended a number of changes to the rule, including linking it to 'sensitive activities' as opposed to just residential units and visitor accommodation. The Panel queried a number of the changes, in particular how the distance from a sensitive activity will be measured, taking into account that a 'sensitive activity' can include sports fields and play areas for educational facilities. Changes were recommended in the reply report to address this issue.
118. The Panel largely agrees with the final position taken by the s42A report author in relation to these submissions, except for some of the recommended drafting and the activity status when compliance is not achieved (which we have addressed above). We have recommended modified wording of the clause that sets how the distance from a sensitive activity will be measured-. The Panel also recommends that these clauses are included in GRUZ-R18 and RLZ-R19 for consistency purposes.
119. The report author also recommended deleting the reference to 'existing intensive indoor primary production' and 'intensive outdoor primary production' in clauses (a) and (b)

³⁴ 169.63,169.88

³⁵ 41.52

³⁶ 57.3

³⁷ NZPork [169.63]

and replacing them with the phrase ‘intensive primary production’. This was proposed in response to the recommendation to accept the submission of NZPork to combine GRUZ-R17 and GRUZ-R18. While NZPork also sought the two definitions be combined, the report author recommended rejecting this, correctly noting that ‘intensive outdoor primary production’ is a National Planning Standard definition and cannot be amended. We agree with that position and as a consequence do not recommend that the replacement of these two phrases with ‘intensive primary production’.

120. In relation to the non-compliance status, no evidence was presented by any party, including the s42A report author, that justified changing this status from restricted discretionary to non-complying. As these activities were restricted discretionary under the notified rules, we do not consider it appropriate that such activities become non-complying if they don’t meet the setback standards. For consistency with our early decisions on related matters, we have recommended that non-compliance default to discretionary status.

16. RLZ-R16 Rangiora A&P Showground activities

121. The following is a summary of the Panel’s recommended amendments in relation to RLZ-R16, beyond those recommended by the s42A report author.

Provision	Panel recommendations
RLZ-R16	Amend the rule so that motor vehicle display events are controlled activities.
TEMP-R2	Add an advice note stating that the temporary activities rules do not apply to mobile trading activities that occur in association with activities at the showgrounds.
Introduction to TEMP chapter ‘Other potentially relevant District Plan provisions’.	Add a sentence clarifying that temporary activities ancillary to activities authorised on the Showground sites are not subject to the Temporary activity rules

122. The submissions we consider here are those that are opposed to or seek amendments to RLZ-R16, which permits a range of activities, including motor vehicle display events, at the Rangiora A&P Showgrounds. The key concerns raised by the submitters were as follows:
- that the rule would allow unlimited and uncontrolled motor vehicle display events³⁸
 - The provision is vague and does not control effects, nor limit the number of events per year, who can run these events, the size or duration and removes rights of residents³⁹

³⁸ Ian and Margaret Stephenson [72.1]

³⁹ Donna Karen Lamont [79.1]

- the event causes distress to neighbouring residents from disruption, noise, smoke and fumes, and inconsiderate conduct of some participants⁴⁰
- that the permitted activity status removes the current right of appeal to the Environment Court⁴¹
- concern that other motor vehicle events could occur similar to the Muscle Car festival that is held for four days annually⁴²
- the rule should be removed⁴³

123. The s42A report author recommended rejecting the submissions made in respect to the motor vehicle events held at the showgrounds. In his view, the outcomes sought by the submitters will be achieved through the application of the other rules within the Proposed Plan, particularly NOISE-R19.
124. The Panel asked a preliminary question of the s42A report author about how the temporary activity chapter applies to the Rangiora A&P Showgrounds. He advised that mobile trading vendors that operate during event at the showgrounds will need to comply with the requirements of TEMP-R2 while activities that are not listed in RLZ-R16 will either have to meet the permitted criteria in TEMP-R9 or get resource consent as a restricted discretionary activity.
125. Mr Knowles attended the hearing in support of his submission. He provided the Panel with an overview of what the neighbours experience during the 'Muscle Car Madness' event. In his opinion, this event does not have existing use rights, and he carefully detailed his reasoning. Mr Knowles then presented a comprehensive set of rules that he felt activities at the showgrounds should be governed by.
126. The s42A report author responded to Mr Knowles statement in his reply. He noted that *"most of the issues are associated with activities that occur off site and are therefore outside of the control of the organisers, deal with alcohol breaches or noise, which requires better enforcement."* However, he did promote changes to the rule that provide more clarity around what the 'motor vehicle display event' provided for and also recommended that a management plan be provided for such activities that addresses the issues of concern. He also addressed a follow up question from the Panel in relation to the application of the temporary activity rules. Contrary to his position at the hearing, he subsequently advised that mobile food vendors and market stall vendors, being an essential and ancillary part of the main activity, would not come within the control of 'Temporary activities' provisions.
127. The Panel largely agrees with the final position adopted by the s42A report author in relation to these submissions, except in relation to the activity status of a motor vehicle display event. It was apparent from the submissions, and the presentation of Mr

⁴⁰ Ian and Margaret Stephenson [72.1]; Donna Karen Lamont [79.1]; Christopher Norman Knowles [323.1]

⁴¹ Christopher Norman Knowles [323.1]

⁴² Ian Nevis Bird [349.1]

⁴³ Ian and Margaret Stephenson [72.1]; Donna Karen Lamont [79.1]

Knowles at the hearing, that this is the event that causes the most concern for neighbours. The s42A report author has attempted to address this by requiring a management plan as part of the permitted activity standard.

128. We do not favour removing the rule altogether as requested by two submitters or breaking it into several parts as suggested by Mr Knowles. However, we also have concerns with the approach recommended by the s42A report author. While we understand the reasons for management plan approach, we are concerned with the vires and certainty of a condition of this nature being imposed via the provisions of the District Plan. In our view the response to the issues raised by the submitters is best developed through the resource consent process, where the appropriate assessment can occur. This will enable the appropriate conditions to be developed that address their concerns.
129. As a consequence, the Panel has recommended that the motor vehicle display component of the showground activity become a 'controlled activity', with the matters of control addressing the hours of operation, traffic and parking management, the location of campers, noise, and the requirement for a management plan. A controlled activity cannot be refused consent, so provides certainty for the event operators, but this activity status will at least ensure the appropriate management controls can be put in place. We envisage that a resource consent application will only need to be made once, with the management plan providing a degree of flexibility around operation changes on a year-by-year basis. We consider this to be the most efficient way of dealing with the issues raised although we do note that existing use rights, to some extent at least, may apply to this event.
130. Accordingly, the Panel recommends that the submissions listed above, be accepted in part.

17. Definition of Sensitive Activity

131. The following is a summary of the Panel's recommended amendments to relation the definition of 'sensitive activity', beyond those recommended by the s42A report author:

Provision	Panel recommendations
Sensitive activity	Delete the phrase "activities and facilities including, but is not limited to".

132. The submission we consider here is that of Hort NZ⁴⁴ who sought the removal of "*but is not limited to*" from the definition. The s42A report considered that this "*would unduly constrain any other potential activity that may in the future establish in an area where they could be considered as a sensitive activity, such as funeral home, or crematorium, etc.*" He did not support the proposed amendment.

⁴⁴ 295.56

133. Mr Hodgson addressed this issue in his evidence on behalf of HortNZ. He stated that *“interpretation is important in understanding the outcome sought by an objective or policy and in determining the activity status of a rule, the definition must be clear”* and considered that the words *‘but is not limited to’* lack the certainty required for a definition. He provided a number of examples from other District Plans which did not include such a ‘catch all’ phrase.
134. The Panel agrees with Mr Hodgson on this matter. The definition lacks certainty as currently written. We have recommended that it simply relates to the activities listed in it.

18. Quarrying Activities on Highly Productive Land

135. The submissions we address here are those from Christchurch City Council⁴⁵ in relation to the protection of Highly Productive Land (HPL) from fragmentation and unsuitable ‘primary production’ activities such as forestry or quarrying but more particularly, the further submission in opposition to this from Fulton Hogan⁴⁶. Their concern related to the need to recognise the pathway available for aggregate extraction under clause 3.9 of the NPS-HPL.
136. How HPL was recognised and provided for in the PDP was the subject of a question from the Panel to the s42A report authors in Minute 43. The response to that question led to several changes being recommended to the objectives and policies of the rural zone provisions. The Panel agreed with the final position of the report authors on this issue so HPL has not been discussed further in this decision.
137. However, do think it is appropriate to comment on Mr Ensor’s planning evidence for Fulton Hogan on the need to provide a pathway for aggregate extraction in HPL. Mr Ensor highlighted the fact that quarrying activities have a functional need to be located where the aggregate resource exists, at the quality and in quantities required for the end use. Because of this, quarrying activities may need to occur on highly productive land, which is recognised in the NPS-HPL but only so far as it *‘provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand’*.⁴⁷
138. Mr Ensor addressed this test at length in his evidence, advising that while *“a quarry that may start as having mainly local benefit, can quickly change to having regional or national benefit if projects in the area demand it. For example, a quarry serving local needs may need to switch to supply aggregate for a regional flood management programme or state highway upgrade project.”* In his view, the PDP *“should clarify that Quarries other than Farm Quarries or quarries established solely for a particular local project, provide significant regional and national benefit. This clarification would increase the efficiency of the rural zone plan provisions by reducing consenting costs*

⁴⁵ 360.20 and 360.21

⁴⁶ FS118

⁴⁷ Clause 3.9(2) (iv) of the NPS-HPL.

associated with protracted debate regarding benefit.” He recommended a new policy to address this as follows:

RURZ-PX Quarrying Activities on Highly Productive Land

(a) When applying Clause 3.9(2)(j)(iv) of the National Policy Statement for Highly Productive Land, any reference to ‘aggregate extraction’ is to be interpreted as being a reference to Quarrying Activity.

(b) Any aggregate extraction occurring from a Quarry other than a Farm Quarry, or a Quarry established for a project with exclusively local benefit, will be interpreted as providing significant national or regional public benefit in terms of Clause 3.9(2)(j)(iv) of the National Policy Statement for Highly Productive Land.

139. The s42A report author addressed this in his reply report, and did not agree with Mr Ensor. While he acknowledged that local aggregate extraction may provide a regional benefit, his position was that *“it cannot automatically be assumed that it is not capable of being able to be sourced elsewhere in New Zealand.”*
140. However, the Panel understands the issue raised by Mr Ensor. The test does not refer to the capability of being able to source the aggregate elsewhere in the country. The test is that the benefits can be achieved from sourcing the aggregate elsewhere in the country. We have recommended that SD-O5 is amended to appropriately recognise, at a strategic level, the role that supply of physical construction resources has for the development and maintenance of critical infrastructure in the district. To do this efficiently, and with the least environmental footprint, it is generally critical that such resources are extracted as close as possible to where they are used, as explained by Mr Ensor at the hearing. In his view, this benefit is generally not achievable from aggregate sourced outside of the relevant district. The Panel agrees with this position.
141. However, we do not think the policy recommended by Mr Ensor is particularly helpful and even if it were, the scope to introduce it or something similar is limited. Because the quarrying exception Mr Ensor discussed was introduced to the NPS-HPL well after the PDP was notified, we believe the issue should be revisited in a future plan change process, after the RPS review has carried out, so the wider HPL/versatile soil issue can be addressed comprehensively.

19. Conclusion and s32AA Evaluation

142. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Rural Zone chapters. Our recommended amendments are shown in Appendix 2.
143. In terms of the further evaluation required under s32AA of the Act, we consider that the changes we have recommended are more efficient and effective in achieving the objectives of the PDP and will ensure that the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions. We also consider the changes will improve the useability of the plan.

Appendix 1: Submitter attendance and tabled evidence for Rural Zones - Hearing Stream 6

Attendee	Speaker	Submitter No.
Council Reporting Officer	• Mark Buckley	N/A
Egg Producers Federation of NZ and The Poultry Industry Association of NZ	• Mary McConnell	351
Chris Knowles	• Chris Knowles	323
George Jason Smith	• George Jason Smith	270
Environment Canterbury	• Serena Orr • Imogen Edwards	316
Andrew Carr	• Sam Kealey	158
Maurice Newell	• Maurice Newell	281
Susan Sullivan	• Susan Sullivan	FS111
NZ Agricultural Aviation Association	• Tony Michelle	310
Daiken	• Stephanie Styles	145
Andrew McAllister	• Fiona Aston	8
Richard and Geoff Spark	• Richard Johnson	183
Mark and Melissa Prosser Mike Greer Homes	• Chris Fowler	224 & 332
KiwiRail Holdings Ltd	• Catherine Heppelwaite • Michelle Grinlinton-Hancock • Kristen Gunnell	373
Nathan Schaffer	• Nathan Schaffer	76
Horticulture NZ	• Vance Hodgson • Robert Lindsay	295
NZPork	• Vance Hodgson • Ian Barugh • Lynda Murchison	49 & 169
Fulton Hogan	• Timothy Ensor	41
Tabled Evidence		
Egg Producers Federation of NZ and The Poultry Industry Association of NZ	• Mary McConnell	351
Environment Canterbury	• Serena Orr	316
KiwiRail Holdings Ltd	• Catherine Heppelthwaite	373
Fire and Emergency	• Lydia Shirley	303
Federated Farmers	• Lionel Hume • Karl Dean	414
Richard and Geoff Spark	• David Caldwell	183
NZPork	• Ian Barugh	169 FS49
NZPork and Horticulture New Zealand	• Vance Hodgson	169 295
Horticulture New Zealand	• Sarah Cameron	295
Fulton Hogan	• Timothy Alistair Deans Ensor	41
Chris Knowles	• Chris Knowles	323
Rolleston Industrial Developments Limited Carter Property Group Limited	• JM Appleyard / LMN Forrester	160

Mike and Melissa Prosser and Mike Greer Homes	• Chris Fowler	224 332
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Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Rural Zones

Appendix 2: (2) General Rural Zone

Appendix 2: (3) Rural Lifestyle Zone

Appendix 2: (4) Matters of Discretion for all Rural Zones

RURZ - General Objectives and Policies for all Rural Zones

Introduction

The purpose of the chapter is to enable a range of primary production activities, including pastoral farming, [livestock](#)¹, [intensive primary production](#),² horticulture and forestry as well as other activities that rely on or support the natural resources within rural areas.

[The General Rural Zone, which encompasses the largest proportion of the rural area of the District is used primarily for primary production.](#)³

This chapter contains objectives and policies relating to the:

- General Rural Zone; and
- Rural Lifestyle Zone.

The key difference between the General Rural Zone and the Rural Lifestyle Zone is the density of residential units and subdivision that is enabled. This recognises the different predominant character that exists within the two zones. Provision is also made for activities that are compatible with the Rural Zones and do not detract from the function of other zones.

The Rural Lifestyle Zone, recognises that this area comprises the densest rural settlement pattern in the District. This rural area is defined by its fine grained pattern of settlement and human induced characteristics. The zone provisions retain the focus of the zone by providing for primary production activities and other rural activities, while recognising that the predominant character is derived from smaller sites. [While the sites are smaller than the GRUZ, many of them are still productive, or retain the potential to be productive, and the majority of the District's horticultural operations are within the RLZ.](#)⁴

The General Rural Zone, while containing a range of site sizes, has retained the prominent character of an open large scale productive landscape. The character is rural with open grassland, pastoral farming, horticulture and areas of forestry with an overall low intensity of built form throughout the zone. The zone provisions retain the focus of this zone being for primary production activities and other rural activities, while retaining the current open rural character. In response, the subdivision and residential unit density standards that apply within this zone are larger than those that apply in the Rural Lifestyle Zone.

The objectives and policies set out below apply to both Rural Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives

¹ RMA Schedule 1 Clause 16(2)

² NZ Pork [169.34].

³ NZ Pork [169.34].

⁴ Hort NZ [295.121].

RURZ-O1	<p>Rural Environment</p> <p>An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising:</p> <ol style="list-style-type: none"> 1. the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; and 2. the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form.
RURZ-O2	<p>Activities in Rural Zones</p> <p>Rural Zones support primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones.</p>
Policies	
RURZ-P1	<p><u>Amenity values and Rural character and amenity values</u></p> <p>Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by: that rural character and amenity values vary across the Rural Zones due to the combination of the natural and physical resources present and how they are utilised by primary production and other rural activities, and maintain <u>those</u> amenity values in the Rural Zone by:⁵</p> <ol style="list-style-type: none"> 1. requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness; 2. retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while recognising that in association with primary production, and rural industry <u>and other rural</u>⁶ activities, which that are part of the character of each rural zone that: <ol style="list-style-type: none"> a. there may be seasonal, short term or intermittent <u>can have</u> odour, noise, dust, traffic and outdoor lighting effects; and b. <u>may have a functional need to utilise</u> large buildings may have a functional need.⁷ 3. restricting the density of residential units and minor residential units that can be established on a site consistent with the character of each rural zone, unless a development right has been protected through a legacy provision or is associated with a bonus allotment.
RURZ-P2	<p>Rural land</p> <p>Maintain the availability and life supporting capacity of land in recognition of its importance for undertaking primary production, and to maintain or enhance natural environment values in Rural Zones, including by:</p> <ol style="list-style-type: none"> 1. providing for primary production activities; 2. providing for those activities that directly support primary production, or those activities with a functional need to be located within Rural Zones, where: <ol style="list-style-type: none"> a. adverse effects on soil and highly productive land are minimised; b. the amenity values and character of Rural Zones are maintained; and

⁵ Fulton Hogan [41.43]

⁶ North Canterbury Clay Target Association [61.5].

⁷ Fulton Hogan [41.43]

	<p>c. to the extent practicable, adverse effects are internalised within the site where an activity is being undertaken.</p> <p>3. ensuring subdivision and subsequent development is managed so that it does not foreclose the ability for rural land to be utilised for primary production activities including not diminishing the potential for rural land to meet the reasonably foreseeable needs of future generations.</p>
RURZ-P3	<p>Local support activities</p> <p>Activities that directly support the health, safety and well-being of people living within the rural community are provided for in circumstances where they:</p> <ol style="list-style-type: none"> 1. will not limit or constrain the operation of primary production activities or result in adverse effects on sensitive activities; 2. have a design, scale, intensity, and built form consistent with the character and amenity values of the zone; 3. can manage actual or potential adverse effects including visual, traffic, dust, noise, odour, or lighting consistent with the amenity values of the zone; and 4. to the extent practicable, internalises any adverse effects of the activity within the site.
RURZ-P4	<p>Conservation activities</p> <p>Enable conservation activities, including soil conservation and pest control, throughout Rural Zones.</p>
RURZ-P5	<p>Minor residential units</p> <p>Provide for a minor residential unit on a site, which includes a tiny home, while ensuring that any minor residential unit is subservient to any residential unit on the site.</p>
RURZ-P6	<p>Industrial activity</p> <p>In relation to industrial activity:</p> <ol style="list-style-type: none"> 1. provide for rural industry where the scale of the activity is compatible with the character and amenity values of the rural zone; 2. limit the establishment of industrial activity (other than rural industry) to circumstances where: <ol style="list-style-type: none"> a. there is no reasonable and available site for the activity within any Industrial Zones; b. amenity values and character of the Rural Zones can be maintained; c. the scale of the industrial activity is such that it will not affect the availability of highly productive land within the zone to be used for primary production, to the extent that the productive potential of rural land to meet the reasonably foreseeable needs to future generations is undermined; and d. the nature, scale and degree of permanent changes that will occur on the land and soil resources on the site where the activity is located is minimised. 3. ensure that any rural industry or other industrial activity does not limit or constrain the operation of any existing primary production activity in the zone, and does not have adverse effects on any sensitive activity; 4. provide for existing large-scale industrial activities outside of urban environments where these are well established and have been in continuous industrial use, in order to recognise their existing environmental effects; and 5. to the extent practicable, manage adverse effects of rural industry or other industrial activity so that they are internalised within the site and any adverse effects not internalised are minimised.
RURZ-P7	<p>Retail activities</p> <p>In relation to retail activity:</p>

	<ol style="list-style-type: none"> new retail activity be limited to that associated with a home business, selling products directly produced in the Rural Zones, or selling products or services directly supporting primary production; providing that: <ol style="list-style-type: none"> to the extent practicable adverse effects of the activity are internalised within the site; and amenity values and the character of Rural Zones are maintained; and <u>adverse effects on the safe and efficient functioning of the transport system are avoided or mitigated.</u>⁸ the expansion of any existing retail activity shall: <ol style="list-style-type: none"> manage any additional adverse effects including visual, traffic, dust, noise, odour, or lighting so as to maintain the amenity values and character of the zone; not limit or constrain the operation of any primary production activity in the zone and shall not have adverse effects on any sensitive activity; and not be of a scale that will result in adverse distribution effects on any commercial centre.
RURZ-P8	<p>Reverse sensitivity</p> <p>Minimise the potential for reverse sensitivity effects by:</p> <ol style="list-style-type: none"> avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, <u>recreation and sporting facilities,</u>⁹ <u>heavy industrial zones</u>¹⁰ and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; managing the establishment of new sensitive activities near other primary production activities; ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished.¹¹
RURZ-P9	<p><u>Managing adverse effects on sensitive activities</u></p> <p><u>Minimise the potential for adverse effects from the establishment of new activities near existing sensitive activities by:</u></p> <ol style="list-style-type: none"> <u>Ensuring new intensive primary production activities, quarrying and mining activities, and industrial activities are adequately separated from existing sensitive activities; and</u> <u>Avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban areas where the amenity values of urban areas would be diminished.</u>¹²
RURZ-P10	<p><u>Management of Bird Strike Risk Activities</u></p>

⁸ Waka Kotahi [275.76].

⁹ North Canterbury Clay Target Association [61.7]

¹⁰ Daiken [145.29].

¹¹ Fulton Hogan [41.45].

¹² Fulton Hogan [41.45].

	<u>Manage the risk of bird strike to aircraft from new or upgraded bird strike risk activities that are to be located within the 'Bird Strike Risk Management Area Overlay'.¹³</u>
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¹³ Christchurch International Airport Ltd [254.135] and [254.148]

GRUZ - General Rural Zone

Introduction

The purpose of the General Rural Zone is to provide for primary production activities, those activities that support rural activities and those activities that rely on the natural resources that exist within the zone.

The General Rural Zone makes up the majority of the rural area within the District. The focus of the zone is on retaining the productive potential of land to be able to be used for primary production activity and rural activities. Built character is focused on residential units supporting primary production activities, activities that support rural activities and farming infrastructure, including sheds and farm tracks. The zone provisions seek to retain the focus of this zone, while retaining the current open rural character.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
GRUZ-O1	Purpose of the General Rural Zone Natural and physical resources and p Primary production activities which contribute to the District's rural productive economy <u>and rely on the natural and physical resources of the rural environment</u> ¹ dominate while fragmentation of land into small rural parcels is restricted.
Policies	
GRUZ-P1	Character of the General Rural Zone Maintain the character in the General Rural Zone which comprises: <ol style="list-style-type: none"> 1. primary production being the predominant land use; 2. a dominance of open space and vegetation, including paddocks, trees, agriculture and natural elements over buildings; 3. a landscape strongly influenced by patterns and processes of human activity associated with primary production, with a focus of open farmland areas and larger scale primary production activities, along with areas with natural environment values and sites and areas of significance to Māori; 4. separation between residential units and farm buildings on adjoining sites, with an overall low density of residential units and buildings; and 5. contrasts with urban environments through having a general absence of the type and scale of infrastructure and built form found in urban environments.
GRUZ-P2	Limiting fragmentation of land Maintain opportunities for land to be used for primary production activities within the zone by limiting further fragmentation of land in a manner that that avoids sites being created, or residential units being erected, on sites that are less than 20ha, unless:

¹ NZ Pork [169.42].

	<ol style="list-style-type: none"> 1. associated with the development of infrastructure which reduces the size of the balance lot or sites to below 20ha; 2. associated with the establishment of a bonus residential unit or creation of a bonus allotment; 3. the erection of a residential unit is protected by a legacy provision in this District Plan; and 4. it is for the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this District Plan; and 5. <u>it does not result in the loss of productive capacity of any highly productive land.</u>²
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Activity Rules

GRUZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
GRUZ-R2 Primary production	
<p><i>This rule does not apply to mining provided for under GRUZ-R29; quarrying activities provided for under GRUZ-R30; farm quarry provided for under GRUZ-R12; intensive indoor primary production <u>Free Range Poultry Farming and Game Bird Farming</u> provided for under GRUZ-R17; or intensive <u>indoor and</u> outdoor primary production provided for under GRUZ-R189.</i></p>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. any forestry less than 1ha, carbon forest or³ woodlot shall be set back a minimum of: <ol style="list-style-type: none"> a. 40m from any residential unit or minor residential unit on a site under different ownership; b. 10m from any site boundary of a site under different ownership; and c. 10m from any road boundary of a paved public road. 	Activity status when compliance with GRUZ-R2 (1) not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD4 - Forestry, Carbon Forest,⁴ Woodlots Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GRUZ-R3 Residential unit	
<p><i>This rule does not apply to any minor residential unit provided for under GRUZ-R4 or any bonus residential unit provided for under GRUZ-R167.</i></p>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. <u>each a</u> residential unit shall be located on a site with a minimum net site area of 20ha per 	Activity status when compliance with GRUZ-R3 (2)(b) or GRUZ-R3 (2)(c) not achieved: DIS Activity status when compliance with GRUZ-R3 (1), GRUZ-R3 (2)(a), GRUZ-R3 (3), GRUZ-R3

² Federated Farmers [414.189].

³ s44A of RMA.

⁴ s44A of RMA.

<p>residential unit, except where provided for in (3), (4), (5), (6), and (7) <u>and (8)</u>⁵ below;</p> <p>2. there is more than one residential unit on a site, each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall:</p> <ol style="list-style-type: none"> have a minimum net-site area of 20ha per delineated area, and have no overlap between delineated areas, and have legal and physical access from any residential unit to a legal road; and comply with built form standards as though each delineated area was a site; <p>3. a site with a minimum net-site area of 4ha or more, but less than 20 ha, which does not have a residential unit erected on it, existed prior to 18 September 2021, one residential unit may be erected;</p> <p>4. a site with a minimum net-site area of 4ha or more but less than 20ha, which does not have a residential unit erected on it, is subject to a subdivision consent that was granted prior to 18 September 2021, but has not been issued with certification under section 224 of the RMA, one residential unit may be erected;</p> <p>5. a site with a minimum net-site area less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected;</p> <p>6. <u>a site contains its own delineated area that existed prior to 18 September 2021 that has a minimum area of 4ha or more but less than 20ha, one residential unit may be erected;</u>⁶</p> <p>67 a site with a minimum net-site⁷ area of less than 20ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 20ha or more, one residential unit may be erected; and</p> <p>78 one residential unit may be established on a bonus allotment.</p>	<p>(4), GRUZ-R3 (5), GRUZ-R3 (6), or GRUZ-R3 (7) or <u>GRUZ-R3 (8)</u>⁸ not achieved: NC</p>
GRUZ-R4 Minor residential unit	
Activity status: PER Where:	Activity status when compliance not achieved: NC

⁵ Waimakariri District Council [367.58].

⁶ Waimakariri District Council [367.58].

⁷ Waimakariri District Council [367.58].

⁸ RMA Schedule 1 Clause 16(2) to align with Waimakariri District Council [367.58].

<ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); 2. there shall be only one minor residential unit per site; or 3. there shall be only one minor residential unit per delineated area within a site; or 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). 	
GRUZ-R5 Workers Accommodation Unit⁹	
Activity status: PER Where: <ol style="list-style-type: none"> 1. <u>no minor residential unit exists on the site;</u> 2. <u>the maximum GFA of the workers' accommodation unit shall be 120m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); and</u> 3. <u>there is only one workers' accommodation unit per property, with a single kitchen facility.</u> 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>RURZ-MD3 – Character and amenity values.</u>
GRUZ-R5 Residential activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.¹⁰ 	Activity status when compliance not achieved: N/A <u>NC</u>¹¹
GRUZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
GRUZ-R7 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under GRUZ-R345.</i>	
Activity status: PER Where:	Activity status when compliance not achieved: DIS

⁹ Hort NZ [295.136], [295.171] [295.143] [295.137] [295.172] [295.176]; NZPork [169.45] [169.70]

¹⁰ Federated Farmers [414.192]

¹¹ RMA Schedule 1 Clause 16(2).

<ol style="list-style-type: none"> 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site. 	
GRUZ-R8 Home business	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the maximum area occupied by the home business shall be 100m² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings on the site; and 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	Activity status when compliance not achieved: DIS
GRUZ-R9 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
GRUZ-R10 Rural produce retail	
<i>This rule does not apply to any farmers' markets provided for under GRUZ-R223.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. rural produce retail activity exceeds 5m² any retail sales activity shall be located a minimum of 10m from the site boundary; 2. there shall be only one retail sales activity per site; and 3. the maximum NFA or land area used for any retail sales activity shall be 50m². 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales
GRUZ-R11 Rural industry	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. a maximum of five staff shall work on the site at any one time; 2. the manufacture, processing or production of goods involves initial or¹² further processing of commodities derived from primary production; 3. the maximum GFA occupied for the rural industry shall be 250m²; ¹³ 3. the maximum GFA occupied for the rural industry within a SASM shall be 150m²; 4. the maximum land area occupied for the rural industry shall be 500m²; 5. any retail sales area shall be set back a minimum of 10m from the site boundary; 6. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the site; 7. the maximum NFA or land area occupied for retail sales shall be 50m²; and 8. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring; and <u>9. The rural industry is not a new or upgraded bird strike risk activity located within the 'Bird Strike Risk Management Overlay'. ¹⁴</u> 	<p>Activity status when compliance with GRUZ-R11 (56) or (89) not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales</p> <p>Activity status when compliance with GRUZ-R11 (34) not achieved: RDIS Matters of discretion are restricted to: SASM-MD1 - Wāhi tapu and wāhi taonga SASM-MD2 - Ngā tūrangā tūpuna</p> <p>Notification An application for a restricted discretionary activity under GRUZ-R11(4) is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga</p> <p>Activity status when compliance with GRUZ-R11 (1) to (23), (45), (67) or (78) not achieved: DIS¹⁵</p> <p><u>Activity status when compliance with GRUZ-R11 (9) is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RURZ-MD9 Bird Strike Risk Management</u> ¹⁶</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> It is recommended that operators of a rural industry inform owners/occupiers of adjacent sites prior to commencing the activity. 	
<p>GRUZ-R12 Farm quarry</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. any farm quarry shall be set back a minimum of: <ol style="list-style-type: none"> a. 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership; b. 100m from any site boundary of a site under different ownership; c. 100m from any road boundary of a public road; and d. 100m from any SNA; i 	<p>Activity status when compliance not achieved: DIS</p>

¹² Hort NZ [295.146].

¹³ Scottville Farm [129.1].

¹⁴ Christchurch International Airport Ltd [254.135 and 254.148]

¹⁵ Consequential renumbering.

¹⁶ Christchurch International Airport Ltd [254.135] and [254.148]

<p>e. <u>EW-S1, EW-S2, EW-S3, EW-S5, and EW-S6 and are met; and</u></p> <p>f. <u>The maximum area of any farm quarry shall be 1,500m² per site.</u>¹⁷</p>	
<p>Advisory Note</p> <ul style="list-style-type: none"> Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11).¹⁸ 	
<p>GRUZ-R13 Conservation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> for any retail sales associated with a conservation activity: <ol style="list-style-type: none"> the retail sales area shall be set back a minimum of 10m from any site boundary; there shall be a maximum of one retail sales area per site; and the maximum GFA or land area used for retail sales shall be 50m². 	<p>Activity status when compliance not achieved: DIS</p>
<p>GRUZ-R14 Recreation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity is not a motorised recreation activity-vehicle event held on a privately owned site.¹⁹ 	<p>Activity status when compliance not achieved: DIS <u>RDIS under TEMP-R10</u>²⁰</p>
<p>GRUZ-R15 Rural tourism</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> a maximum of five staff shall work on the site at any one time; the maximum GFA occupied for the rural tourism shall be 250m²; the maximum land area occupied for the rural tourism shall be 500m²; any retail sales area shall be set back a minimum of 10m from the site boundary; the maximum NFA or land area occupied for retail sales shall be 50m²; and any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural tourism is occurring. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales

¹⁷ Fulton Hogan [41.33].

¹⁸ Fulton Hogan [41.33].

¹⁹ NZPork [169.48] and Hort NZ [295.148]

²⁰ NZPork [169.48] and Hort NZ [295.148]

GRUZ-R16 Artificial Crop Protection Structures²¹**Activity status: PER****Where:**

1. dark green or black cloth is used on vertical faces within 30m of the boundary of the site; and
2. green, black or white cloth is used on horizontal surfaces.

Activity status when compliance with GRUZ-R16 is not achieved: RDIS

Matters of discretion are restricted to:
RURZ-MD1 - Natural environmental values

RURZ-MD3 - Character and amenity values of the activity

GRUZ-R17 Intensive indoor primary production ~~Free range poultry farming~~²² and Game bird farming²³**Activity status: ~~RDIS~~ PER****Matters of discretion are restricted to:**

- ~~RURZ-MD1 - Natural environment values~~
- ~~RURZ-MD2 - Housing of Animals~~
- ~~RURZ-MD3 - Character and amenity values of the activity²⁴~~

Activity status when compliance not achieved
N/A**GRUZ-R18 Bonus residential unit****Activity status: RDIS**

1. Refer to ECO-R6

Activity status when compliance not achieved
N/A**GRUZ-R19 Intensive indoor primary production and Intensive outdoor primary production ~~Excluding Free Range Poultry Operations covered under GRUZ-R17~~****Activity status: RDIS****Where:**

1. The activity is setback a minimum of 20m from any sensitive activity where it is located on the same site;
2. the activity is setback a minimum of 300m from any sensitive activity where it is located on a site in different ownership.

Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used.²⁵

The setback distances for sensitive activities that contain outdoor areas shall be measured 20m from the outside boundary of any ancillary sports fields and playing areas, or where there

Activity status when compliance not achieved
~~N/A~~ DIS

²¹ Hort NZ [295.138].

²² Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.9].

²³ Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.9].

²⁴ Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.9].

²⁵ NZ Pork [169.50].

<p><u>is no associated outdoor area, 20m from the footprint of any building</u>²⁶</p> <p>Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity</p>	
GRUZ-R 1920 Boarding kennels	
<p>Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity</p>	<p>Activity status when compliance not achieved N/A</p>
GRUZ-R2021 Cattery	
<p>Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity</p>	<p>Activity status when compliance not achieved N/A</p>
GRUZ-R2122 Equestrian and ancillary activities and facilities	
<p>Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity</p>	<p>Activity status when compliance not achieved N/A</p>
GRUZ-R2223 Farmers' market	
<p>Activity status: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of Animals RURZ-MD3 - Character and amenity values of the activity <u>RURZ-MD5 – Rural sales</u>²⁷</p>	<p>Activity status when compliance not achieved N/A</p>
GRUZ-R2324 Emergency service facility	
<p>Activity status: RIS RDIS Matter of discretion are restricted to: <u>RURZ-MD3 – Character and amenity values of the activity.</u>²⁸</p>	<p>Activity status when compliance not achieved: N/A</p>
GRUZ-R2425 Veterinary facility	

²⁶ NZ Pork [169.63].

²⁷ RMA Schedule 1 Clause 16(2).

²⁸ Fire and Emergency NZ [303.58].

Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R2526 Educational facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R2627 Community facility	
<i>This rule does not apply to any emergency service facility provided for under GRUZ-R234; or recreation facility provided for under GRUZ-R334.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R2728 Wedding and event facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R2829 Cemetery and funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R2930 Mining	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3031 Quarrying activities	
<i>This rule does not apply to any farm quarry provided for under GRUZ-R12.</i>	
Activity status: DIS Where: 1. the quarry shall be set back a minimum of 105 00m ²⁹ from a Residential Zone.	Activity status when compliance not achieved: NC
GRUZ-R3132 Waste management facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3233 Composting facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3334 Recreation facilities	
<i>This rule does not apply to sport shooting facility provided for under GRUZ-R367.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3435 Camping ground	
Activity status: DIS	Activity status when compliance not achieved: N/A

²⁹ Fulton Hogan [41.50].

GRUZ-R3536 Industrial activity	
<i>This rule does not apply to rural industry provided for under rule GRUZ-R11.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3637 Sport shooting facility	
Activity Status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3738 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRUZ-R3839 Retail activity	
<i>This rule does not apply to retail activity associated with any activity provided for as permitted, restricted discretionary or discretionary activity.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRUZ-R3940 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
GRUZ-R4041 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A
GRUZ-R41 Residential Unit	
Activity status: NC Where: 1. a residential unit is located on a site with a minimum site area of less than 20ha unless: a. the site of the residential unit is an allotment that existed prior to 18 September 2021 with a minimum site area of 4ha or more but less than 20ha and does not have a residential unit; or b. the site is subject to a subdivision consent that was granted prior to 18 September 2021, with a minimum site area of 4ha or more but less than 20ha and has not been issued with certification under section 224 of the Resource Management Act, and does not have a residential unit; or c. the site has a minimum site area less than 4ha and it is a site or an allotment that was created by subdivision consent between 1 October 1991 and 24	Activity status when compliance not achieved: N/A

<p>February 2001 (inclusive of both dates) and does not have a residential unit; or</p> <p>d. where no residential unit is located on a site that is contained within its own delineated area and the delineated area has a minimum site area less than 20ha.³⁰</p>	
GRUZ-R42 Minor Residential Unit in General Rural Zone	
<p>Activity status: NC</p> <p>Where:</p> <p>1. a minor residential unit is located on a site with a minimum site area of less than 20ha unless:</p> <p>a. the site of the minor residential unit is an allotment that existed prior to 18 September 2021 with a minimum site area of 4ha or more but less than 20ha and does not have a minor residential unit; or</p> <p>b. the site is subject to a subdivision consent that was granted prior to 18 September 2021, with a minimum site area of 4ha or more but less than 20ha and has not been issued with certification under section 224 of the Resource Management Act, and does not have a minor residential unit; or</p> <p>c. the site has a minimum site area less than 4ha and it is a site or an allotment that was created by subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) and does not have a minor residential unit; or</p> <p>d. where no minor residential unit is located on a site that is contained within its own delineated area and the delineated area has a minimum site area less than 20ha.³¹</p>	<p>Activity status when compliance not achieved: N/A</p>

Built Form Standards

GRUZ-BFS1 Building coverage	
<p>1. The maximum building coverage shall be 20% of the net site area.</p> <p><u>Advice Note:</u> This standard does not apply to Artificial Crop Protection Structures.³²</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RURZ-MD6 - Coverage</p>

³⁰ Waimakariri District Council [367.2].

³¹ Waimakariri District Council [367.2].

³² HortNZ [295.138,295.139,295.173]

GRUZ-BFS2 Impermeable surface	
1. The maximum impermeable surface of any site shall be 20% of the net site area.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD6 - Coverage
GRUZ-BFS3 Height	
1. The maximum height for any residential unit, minor residential unit, bonus residential unit or accessory building to a residential unit, shall be 10m above ground level. 2. The maximum height for any other building or structure shall be 12m above ground level. 3. <u>The maximum height of frost control fans and windmills for frost control shall be 12m above ground level (not including blades).</u> ³³	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD7 - Height
GRUZ-BFS4 Building and structure setbacks	
1. Any residential unit or minor residential unit shall be set back a minimum of: a. 20m from any road boundary (except for any fence); and b. 20m from any internal boundary (except for any fence). 2. Any water tank shall be set back a minimum of 5m from all boundaries. 3. Any stockyard shall not be required to be set back from any boundaries. 4. <u>Any artificial crop protection structure shall be setback at least 5m from an internal boundary.</u> 5. Any other buildings and structures shall be set back a minimum of: a. 10m from road boundaries (except for any fence); and b. 3m <u>4m</u> ³⁴ from internal boundaries (except for any fence).	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD8 - Setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GRUZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarry <u>quarrying activities</u> ³⁵	
1. Any new residential unit or minor residential unit or accessory building used for overnight accommodation <u>sensitive activity</u> ³⁶ shall be set back a minimum of: a. 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site;	Activity status when compliance not achieved: RDIS-DIS Matters of discretion are restricted to: RURZ-MD2 – Housing of animals RURZ-MD8 – Setbacks ³⁸

³³ Hort NZ [295.165].³⁴ Consequential amendment arising from KiwiRail [373.91]³⁵ Fulton Hogan [41.52].³⁶ NZ Pork [169.63].³⁸ Fire and Emergency NZ [57.3]

<ul style="list-style-type: none"> b. 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership; c. 300m from any existing farm quarry where it is located on a site in different ownership; d. 500m from any existing quarry where it is located on a site in different ownership. <p>2. Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs.</p> <p>3. <u>Setback distances for sensitive activities that contain outdoor areas shall be measured 20m from the outside boundary of any ancillary sports fields and playing areas or where there is no associated outdoor area, 20m from the footprint of any building.</u>³⁷</p>	
GRUZ-BFS6 Gross floor area	
<p>1. The maximum GFA of any single building or structure shall be 550m².</p> <p><u>Advice Note: This standard does not apply to Artificial Crop Protection Structures.</u>³⁹</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RURZ-MD3 - Character and amenity values of the activity</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ul style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

³⁷ NZ Pork [169.63].

³⁹ HortNZ [295.138,295.139,295.173]

	<p><u>used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <ul style="list-style-type: none"> i. <u>a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> ii. <u>a wintering barn;</u> iii. <u>a building for intensive indoor primary production;</u>^{40 41} iv. <u>a commercial greenhouse; or</u> v. <u>produce packing facilities;</u> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a</u> 	
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⁴⁰ Transpower [195.43].

⁴¹ Horticulture NZ [295.80].

	<p><u>fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁴²</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe</p>	
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⁴² Transpower [195.43].

	<p>Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and</p>	
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	<p>storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴³</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁴⁴</p>

⁴³ Transpower [195.43].

⁴⁴ Transpower [195.43].

	<p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁴⁵ electricity distribution line	
All Zones	<p>Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u>,⁴⁶ activities and development adjacent to a 66kV or 33kV <u>major</u>⁴⁷ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and or a new buildings <u>or structure</u>⁴⁸ (excluding accessory buildings)⁴⁹ within <u>6m</u>⁵⁰ of the centreline of a 66kV or 33kV <u>major</u>⁵¹ electricity distribution line or within 10m</p>	<p>Activity status when compliance not achieved: N/A</p>

⁴⁵ Mainpower [249.94].

⁴⁶ Mainpower [249.95].

⁴⁷ Mainpower [249.94].

⁴⁸ Mainpower [249.94].

⁴⁹ Mainpower [249.94].

⁵⁰ Mainpower [249.94].

⁵¹ Mainpower [249.94].

	<p>6m⁵² of the visible outer edge of a⁵³ foundation of an associated⁵⁴ a pole, pi-pole⁵⁴ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁵⁵</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.⁵⁶</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major⁵⁷ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

⁵² Mainpower [249.94].

⁵³ Mainpower [249.94].

⁵⁴ Mainpower [249.94].

⁵⁵ Mainpower [249.94].

⁵⁶ Mainpower [249.94].

⁵⁷ Mainpower [249.94].

RLZ - Rural Lifestyle Zone

Introduction

The purpose of the Rural Lifestyle Zone is to provide for primary productive activities, those activities that support rural activities and those that rely on the natural resources that exist in the zone, while recognising that the predominant character is derived from smaller sites.

The Rural Lifestyle Zone, focused in the east of the District, recognises that this area comprises the densest residential unit and development site pattern in the rural areas of the District. This rural area is defined by its fine grained pattern of development and human induced characteristics.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
RLZ-O1	Purpose of the Rural Lifestyle Zone Primary production activities and activities reliant on the natural and physical resources of the rural environment occur while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone.
Policies	
RLZ-P1	Character of the Rural Lifestyle Zone Maintain the character in the Rural Lifestyle Zone which comprises: <ol style="list-style-type: none"> 1. a highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with smaller scale primary production activities; 2. a dominance of human modified open space and vegetation, including paddocks and trees over buildings; and 3. a zone supporting activities reliant on the natural and physical resources of the Rural Lifestyle Zone.
RLZ-P2	Activities in the Rural Lifestyle Zone Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than 4ha, unless: <ol style="list-style-type: none"> 1. associated with the development of infrastructure which reduces the size of the balance lot or site to below 4ha; 2. associated with the establishment of a bonus residential unit or creation of a bonus allotment; 3. the erection of a residential unit is protected by a legacy provision in this Plan; and 4. is the establishment of a minor residential unit, where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this Plan.

Activity Rules

RLZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
RLZ-R2 Primary production	
<i>This rule does not apply to any farm quarry provided for under RLZ-R12; intensive indoor primary production-free range poultry farming and Game bird farming provided for under RLZ-R189; intensive indoor and outdoor primary production provided for under RLZ-R1920; mining provided for under RLZ-R301; or quarrying activity provided for under RLZ-R312.</i>	
Activity status: PER Where: 1. any forestry less than 1ha, carbon forest or ¹ woodlot shall be set back a minimum of: <ol style="list-style-type: none"> 40m from any residential unit or minor residential unit on a site under different ownership; 10m from any site boundary of a site under different ownership; and 10m from any road boundary of a public road. 	Activity status when compliance with RLZ-R2 (1) not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD4 - Forestry, Carbon Forest,² Woodlot Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
RLZ-R3 Residential unit	
<i>This rule does not apply to any minor residential unit provided for under RLZ-R4; or bonus residential unit provided for under RLZ-R179.</i>	
Activity status: PER Where: 1. a each residential unit shall be located on a site with a minimum net site area of 4ha per residential unit , except where provided for in (3), (4) and (5) below; 2. there is more than one residential unit on a site each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: <ol style="list-style-type: none"> have a minimum net site area of 4ha per delineated area, and have no overlap between delineated areas, and have legal and physical access from any residential unit to a legal road; and comply with built form standards as though each delineated area was a site; 3. where a site with a minimum net site area of less than 4ha exists and it is a site or an	Activity status when compliance with RLZ-R3 (2)(b) or RLZ-R3 (2)(c) not achieved: DIS Activity status when compliance with RLZ-R3 (1), RLZ-R3 (2)(a), RLZ-R3 (3), RLZ-R3 (4), or RLZ-R3 (5) not achieved: NC

¹ s44A of RMA.

² s44A of RMA.

<p>allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected;</p> <p>4. where a site with a minimum net-site³ area of less than 4ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 4ha or more, one residential unit may be erected; and</p> <p>5. one residential unit may be established on a bonus allotment.</p>	
RLZ-R4 Minor residential unit	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of the minor residential unit shall be 90m² (excluding any area required for a vehicle garage or carport up to a maximum of 40m²); 2. there shall be only one minor residential unit per site; or 3. there shall be only one minor residential unit per delineated area within a site; or 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates). 	<p>Activity status when compliance not achieved: NC</p>
RLZ-R5 <u>Workers Accommodation</u>⁴	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. no minor residential unit exists on the site; 2. the maximum GFA of the workers' accommodation unit shall be 120m² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m²); and 3. there shall be only one workers' accommodation unit per site, with a single kitchen facility. 	<p>Activity status when compliance not achieved: RDIS <u>Matters of discretion are restricted to:</u> <u>RURZ-MD3 – Character and amenity values.</u></p>
RLZ-R5 Residential activity⁵	

³ Waimakariri District Council [367.59].

⁴ Hort NZ [295.136], [295.171] [295.143] [295.137] [295.172] [295.176]; NZPork [169.45] [169.70]

⁵ Federated Farmers [414.192]

Activity status: PER Where: 1. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: N/A
RLZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
RLZ-R7 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under RLZ-R356.</i>	
Activity status: PER Where: 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
RLZ-R8 Home business	
Activity status: PER Where: 1. the GFA or site area occupied by the home business shall be a maximum of 100m ² ; 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings on the site; 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
RLZ-R9 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
RLZ-R10 Rural produce retail	
<i>This rule does not apply to any farmers' markets provided for under RLZ-R234.</i>	

Activity status: PER Where: <ol style="list-style-type: none"> 1. rural produce retail activity exceeds 5m² any retail sales activity shall be located a minimum of 10m from the site boundary; 2. there shall be only one retail sales activity per site; and 3. the maximum NFA or land area used for any retail sales activity shall be 50m². 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales
RLZ-R11 Rural industry	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of five staff shall work on the site at any one time; 2. the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; 3. the maximum GFA occupied for the rural industry shall be 250m²; ⁶ 3. the maximum GFA occupied for the rural industry within a SASM shall be 150m²; 4. the maximum land area occupied for the rural industry shall be 500m²; 5. any retail sales area shall be set back a minimum of 10m from the site boundary; 6. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the site; 7. the maximum GFA or land area occupied for retail sales shall be 50m²; and 8. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring. 9. <u>The rural industry is not a new or upgraded bird strike risk activity located within the 'Bird Strike Risk Management Overlay'.</u> ⁷ 	Activity status when compliance with RLZ-R11 (56) or (89) not achieved: RDIS Matters of discretion are restricted to: RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales Activity status when compliance with RLZ-R11 (34⁸) not achieved: RDIS Matters of discretion are restricted to: SASM-MD1 - Wāhi tapu and wāhi taonga SASM-MD2 - Ngā tūrangā tūpuna Notification An application for a restricted discretionary activity under GRUZRLZ ⁹ -R11 (34) is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga Activity status when compliance with RLZ-R11 (1) to (23), (45), (67) or (78) not achieved: DIS <u>Activity status when compliance with (10) is not achieved: RDIS</u> Matters of discretion are restricted to: <u>RURZ-MD9 Bird Strike Risk Management</u> ¹⁰
Advisory Note <ul style="list-style-type: none"> • It is recommended that operators of a rural industry inform owners/occupiers of adjacent sites prior to commencing the activity. 	
RLZ-R12 Farm quarry	
Activity status: PER Where:	Activity status when compliance not achieved: DIS

⁶ Jeremy Elvidge [104.1].

⁷ Christchurch International Airport Ltd [254.135] and [254.148]

⁸ Consequential amendments.

⁹ Consequential amendments.

¹⁰ Christchurch International Airport Ltd [254.135] and [254.148]

<ol style="list-style-type: none"> 1. any farm quarry shall be set back a minimum of: <ol style="list-style-type: none"> a. 300m from the building footprint of any residential unit or minor residential unit on a site under different ownership; b. 100m from any site boundary of a site under different ownership; c. 100m from any road boundary of a public road; and d. 100m from any SNA; and e. <u>EW-S1, EW-S2, EW-S3, EW-S6 and EW-S7 are met; and</u> f. <u>The maximum area of any farm quarry shall be 1500m² per site.</u>¹¹ 	
Advisory Note <ul style="list-style-type: none"> Additional activity standards applying to this activity are located within the Earthworks Chapter (See EW-R11). 	
RLZ-R13 Conservation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. for any retail sales associated with a conservation activity: <ol style="list-style-type: none"> a. the retail sales area shall be located a minimum of 10m from the site boundary; b. there shall be only one retail sales area per site; and c. the maximum GFA or land area used for retail sales shall be 50m². 	Activity status when compliance not achieved: DIS
RLZ-R14 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity-vehicle event held on a privately owned site.¹² 	Activity status when compliance not achieved: DIS DIS RDIS under TEMP-R10
RLZ-R15 Rural tourism	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of five staff shall work on the site at any one time; 2. the maximum GFA occupied for the rural tourism shall be 250m²; 3. the maximum land area occupied for the rural tourism shall be 500m²; 4. any retail sales area shall be set back a minimum of 10m from the site boundary; 5. the maximum NFA or land area occupied for retail sales shall be 50m²; and 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales

¹¹ Fulton Hogan [41.33].

¹² NZPork [169.48] and Hort NZ [295.148]

<p>6. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural tourism is occurring.</p>	
<p>RLZ-R16 Rangiora A&P Showground activities</p> <p><u>Note: The Temporary Activities Chapter does not apply to mobile trading activities that occur in association with activities provided for by this rule.</u>¹³</p>	
<p>1. Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activities on the site are: <ol style="list-style-type: none"> a. an annual A&P Show event; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and f. dog agility and training; <u>and</u> g. <u>Polo activities.</u>¹⁴ <p>2. Activity status: CON¹⁵ <u>Motor vehicles display events limited to</u></p> <ol style="list-style-type: none"> a. <u>one motor vehicle display events of four days duration per calendar year; and</u> b. <u>one motor vehicle display event of two days duration per calendar year.</u> <p><u>Matters of control are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>Hours of operation;</u> 2. <u>Location of camping areas;</u> 3. <u>Traffic and parking management;</u> 4. <u>Mitigation measures to control noise between 8pm and 8am during the event; and</u> 5. <u>the provision of a management plan that addresses, as a minimum, any adverse effects generated by the activity including the matters listed in (a) to (c) above along with details of consultation with the Council, NZ Police, and the neighbouring community and any outcomes of the consultation;</u> 	<p>Activity status when compliance <u>with RLZ-R16(1)</u> is not achieved: DIS</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> Rules for temporary activities are contained in the Temporary Activities Chapter. 	

¹³ RMA Schedule 1 Clause 16(2)

¹⁴ Northern A & P Association [106.1].

¹⁵ Christopher Norman Knowles [323.1]

- Overnight camping at the Rangiora A&P Showgrounds is required to comply with the Camping-ground Regulations (1985).¹⁶

RLZ-R17 Artificial Crop Protection Structures

Activity status: PER

Where:

1. dark green or black cloth is used on vertical faces within 30m of the external property boundary;
2. green, black or white cloth is used on horizontal surfaces.¹⁷

Activity status when compliance with RLZ-R17 is not achieved: RDIS

Matters of discretion are restricted to:

RURZ-MD1 - Natural environmental values

RURZ-MD3 - Character and amenity values of the activity

RLZ-R1~~98~~ Intensive indoor primary production Free range poultry farming¹⁸ and Game bird farming¹⁹

Activity status: ~~RDIS~~ PER

Matters of discretion are restricted to:

- RURZ-MD1 – Natural environment values
- RURZ-MD2 – Housing of animals
- RURZ-MD3 – Character and amenity values of the activity²⁰

Activity status when compliance not achieved: N/A

RLZ-R1~~89~~ Bonus residential unit

Activity status: RDIS

Refer to ECO-R6

Activity status when compliance not achieved: N/A

RLZ-R20 Intensive indoor primary production and Intensive outdoor primary production Excluding Free Range Poultry Operations covered under RLZ-R19

Activity status: RDIS

Where:

1. The activity is setback a minimum of 20m from any sensitive activity where it is located on the same site.
2. the activity is setback a minimum of 300m from any sensitive activity where it is located on a site in different ownership.

Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used.²¹

Activity status when compliance not achieved: ~~N/A~~ DIS

¹⁶ Christopher Norman Knowles [323.1].

¹⁷ Hort NZ [295.138] and [295.173].

¹⁸ Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.14].

¹⁹ Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.9].

²⁰ Egg Producers Federation of NZ and the Poultry Industry Association of NZ [351.9].

²¹ NZ Pork [169.75] [169.76].

<p><u>Setback distances for sensitive activities that contain outdoor areas shall be measured 20m from the outside boundary of any ancillary sports fields and playing areas or where there is no associated outdoor area, 20m from the footprint of any building²²</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity 	
RLZ-R20 <u>R21</u> Boarding kennels	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R21 <u>R22</u> Cattery	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R22 <u>R23</u> Equestrian and ancillary activities and facilities	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD2 - Housing of animals RURZ-MD3 - Character and amenity values of the activity 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R23 <u>R24</u> Farmers' market	
<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RURZ-MD1 - Natural environment values RURZ-MD3 - Character and amenity values of the activity RURZ-MD5 - Rural sales 	<p>Activity status when compliance not achieved: N/A</p>
RLZ-R24 <u>R25</u> Emergency service facility	
<p>Activity status: RIS <u>RDIS</u></p> <p><u>Matter of discretion are restricted to:</u> <u>RURZ-MD3 – Character and amenity values of the activity.</u>²³</p>	<p>Activity status when compliance not achieved: N/A</p>

²² NZ Pork [169.63]

²³ Fire and Emergency NZ [303.59].

RLZ-R25 <u>R26</u> Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R26 <u>R27</u> Educational facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R27 <u>R28</u> Community facility	
<i>This rule does not apply to recreation activity provided for under RLZ-R14; any emergency service facility provided for under RLZ-R24; or recreation facility provided for under RLZ-R34.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R28 <u>R29</u> Wedding and event facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R29 <u>R30</u> Cemetery and funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R30 <u>R31</u> Mining	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R31 <u>R32</u> Quarrying activities	
<i>This rule does not apply to any farm quarry provided for under RLZ-R12.</i>	
Activity status: DIS Where: 1. the quarry shall be set back a minimum of 1000 <u>500</u> ²⁴ m from a Residential Zone.	Activity status when compliance not achieved: NC
RLZ-R32 <u>R33</u> Waste management facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R33 <u>R34</u> Composting facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R34 <u>R35</u> Recreation facilities	
<i>This rule does not apply to any sport shooting facility provided for under rule RLZ-R37<u>8</u>.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R35 <u>R36</u> Camping ground	

²⁴ Fulton Hogan [41.1 and 41.5].

Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R36 R37 Industrial activity	
<i>This rule does not apply to rural industry provided for under RLZ-R11.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R37 R38 Sport shooting facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R38 R39 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
RLZ-R39 R40 Retail activity	
<i>This rule does not apply to retail activity associated with any activity provided for as permitted, restricted discretionary or discretionary activity.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
RLZ-R40 R41 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
RLZ-R41 R42 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

RLZ-BFS1 Building coverage	
1. The maximum building coverage shall be 20% of the net area of any site. <u>Advice Note: This standard does not apply to Artificial Crop Protection Structures²⁵</u>	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD6 - Coverage
RLZ-BFS2 Impermeable surface	
1. The maximum impermeable surface of any site shall be 20% of the net site area.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RURZ-MD6 - Coverage
RLZ-BFS3 Height	

²⁵ Hort NZ [295.138 and 295.173].

<ol style="list-style-type: none"> 1. The maximum height for any residential unit, minor residential unit, bonus residential unit or accessory building to a residential unit shall be 10m above ground level. 2. The maximum height for any other building or structure shall be 12m above ground level. 3. The maximum height <u>of frost control fans and windmills for frost control any other building or structure shall be 12m above ground level (not including blades).</u>²⁶ 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD7 - Height</p>
RLZ-BFS4 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any residential unit or minor residential unit shall be set back a minimum of: <ol style="list-style-type: none"> a. 20m from any road boundary (except for any fence); and b. 20m from any internal boundary (except for any fence). 2. Any water tank shall not be required to be set back from any boundaries. 3. Any stockyard shall not be required to be set back from any boundaries. 4. <u>Any artificial crop protection structure shall be setback at least 5m from an internal boundary</u> 5. Any other buildings and structures shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from road boundaries (except for any fence); and b. 3m from internal boundaries (except for any fence); <u>and</u> c. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u> 6. <u>All boundary fencing or freestanding wall shall be up to a maximum height of 1.8m, excluding wire mesh fences.</u>²⁷ 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RURZ-MD8 - Setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
RLZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity, Heavy Industrial Zone²⁸ <u>quarry quarrying activities</u>²⁹	
<ol style="list-style-type: none"> 1. Any new residential unit or minor residential unit or accessory building used for overnight accommodation sensitive activity³⁰ shall be set back a minimum distance of: <ol style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, intensive outdoor 	<p>Activity status when compliance <u>with RLZ-BFS5 (1) (a-d) RLZ-BFS5 (2)</u>³³ not achieved: <u>RDIS-DIS</u></p> <p>Matters of discretion are restricted to: RURZ-MD3 - Housing of animals RURZ-MD8 - Setbacks³⁴</p>

²⁶ Hort NZ [295.165]

²⁷ KiwiRail [373.91].

²⁸ Daiken [145.32].

²⁹ Fulton Hogan [41.52].

³⁰ NZPork [169.88].

³³ Fire and Emergency NZ [57.3].

³⁴ NZ Pork [169.88].

<p>primary production activity where it is located on the same site;</p> <p>b. 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership;</p> <p>c. 300m from any existing farm quarry where it is located on a site in different ownership;</p> <p>d. 500m from any existing quarry where it is located on a site in different ownership;</p> <p>e. <u>200m from the boundary of any Heavy Industrial Zone HIZ or from the boundary of Heavy Industrial Zone Noise Contour</u>³¹.</p> <p>2. Set back distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs;</p> <p>3. <u>Setback distances for sensitive activities that contain outdoor areas shall be measured 20m from the outside boundary of any ancillary sports fields and playing areas, or where there is no associated outdoor area, 20m from the footprint of any building</u>³²</p>	<p><u>Activity status when compliance with RLZ-BFS5 (1) (e) not achieved:</u></p> <p><u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RURZ-MD8 Set Backs and Reverse sensitivity</u>³⁵</p>
RLZ-BFS6 Gross floor area	
<p>1. The maximum GFA of any single building or structure shall be 550m².</p> <p><u>Advice Note: This standard does not apply to Artificial Crop Protection Structures.</u>³⁶</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RURZ-MD3 - Character and amenity values of the activity</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p>	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

³¹ Daiken [145.32].

³² NZ Pork [169.63]

³⁵ Daiken [145.32].

³⁶ Hort NZ [295.138 and 295.173].

	<p> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;</u>^{37 38} <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>b. not permanently obstruct existing vehicle access to a</u> </p>	
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³⁷ Transpower [195.43].

³⁸ Horticulture NZ [295.80].

	<p><u>National Grid support structure;</u> <u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>³⁹</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p>	
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³⁹ Transpower [195.43].

	<p> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area; e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse; f. mobile irrigation equipment used for </p>	
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	<p>agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above;</p> <p>reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴⁰</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁴¹</p>

⁴⁰ Transpower [195.43].

⁴¹ Transpower [195.43].

	<p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁴² electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,⁴³ activities and development adjacent to a 66kV or 33kV <u>major</u>⁴⁴ electricity distribution line involve the following: <p><u>a. new a</u> sensitive activity and or a new buildings <u>or structure</u>⁴⁵ (excluding accessory buildings)⁴⁶ within <u>6m</u>⁴⁷ of the</p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

⁴² Mainpower [249.94].⁴³ Mainpower [249.95].⁴⁴ Mainpower [249.94].⁴⁵ Mainpower [249.94].⁴⁶ Mainpower [249.94].⁴⁷ Mainpower [249.94].

	<p>centreline of a 66kV or 33kV<u>major</u>⁴⁸ electricity distribution line or within 10m <u>6m</u>⁴⁹ of the visible outer edge of a⁵⁰ foundation of an associated a pole, <u>pi-</u> <u>pole</u>⁵¹ or tower; and/or <u>a.b. does not comply with</u> <u>the requirements of</u> <u>NZEC 34:2001</u> <u>New Zealand</u> <u>Electricity Code of</u> <u>Practice for</u> <u>Electricity Safe</u> <u>Distances.</u>⁵²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.⁵³</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>⁵⁴ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of	

⁴⁸ Mainpower [249.94].

⁴⁹ Mainpower [249.94].

⁵⁰ Mainpower [249.94].

⁵¹ Mainpower [249.94].

⁵² Mainpower [249.94].

⁵³ Mainpower [249.94].

⁵⁴ Mainpower [249.94].

	these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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Matters of Discretion for all Rural Zones

RURZ-MD1	<p>Natural environment values</p> <p>The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan.</p> <ol style="list-style-type: none"> 1. The extent to which there are any adverse effects on SNAs or effects on the ability to maintain or enhance indigenous biodiversity. 2. The extent to which there are any adverse effects on the values of ONL and ONF from an activity adjoining these areas. 3. The extent to which there are any adverse effects on the natural character and values of freshwater bodies. 4. The extent to which adverse effects on sites, areas or values associated with natural environment values can be avoided, remedied or mitigated.
RURZ-MD2	<p>Housing of animals</p> <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed site and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 3. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, residential units, and boundaries of residential zones to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised. 6. Access and vehicle movements on the site and the safety and efficiency of the roading network.
RURZ-MD3	<p>Character and amenity values of the activity¹</p> <ol style="list-style-type: none"> 1. The use, intensity and scale of the operation on the site and the built form is compatible with, and maintains rural character and amenity values of the surrounding zone. 2. The extent to which the site layout and building design and intensity of the activity will internalise and mitigate effects including noise, lighting, impact on privacy and traffic. 3. The extent to which the activity/facility has a practical or functional need or operational need to be located in the area. 4. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural sites. 5. Any benefits derived from the activity being undertaken on the site. 6. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of the three waters reticulation network, roading, street lighting and footpaths. 7. Access and vehicle movements on the site and the safety and efficiency of the roading network. 8. The extent to which the adverse effects of the activity can be avoided, remedied and mitigated.

¹ NZ Pork [169.88] and Hort NZ [295.192].

	<p>9. <u>The need for and efficacy of any proposed measures to be used to avoid any workers' accommodation being subdivided and used as a principal residential unit if workers' accommodation is no longer required.</u>²</p>
RURZ-MD4	<p>Forestry, Carbon Forest,³ Woodlots</p> <ol style="list-style-type: none"> 1. The extent of adverse effects from the additional shading resulting from the non-compliance, taking into account the use of the affected sites, the amount of shadow cast and the period of time adjacent sites are affected. 2. The ability of existing topography or vegetation to mitigate any adverse shading effects on the adjoining site. 3. The nature of the use of adjoining sites and the extent to which the activity may result in conflict and/or reverse sensitivity effects with activities on adjacent sites. 4. Any shading effects on the transport network.
RURZ-MD5	<p>Rural sales</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone. 2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. 3. Hours and days of operation and the extent to which they are compatible with the rural zone. 4. Access and vehicle movements on the site and the safety and efficiency of the roading network. 5. Extent of impervious surfaces and landscaping. 6. For rural produce retail (excluding farmers' markets), the extent to which the scale and intensity of the activity is secondary to the rural activity on the site. 7. Access and vehicle movements on the site and the safety and efficiency of the roading network. 8. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RURZ-MD6	<p>Coverage</p> <ol style="list-style-type: none"> 1. The intensity and scale of the built form and the extent to which it is appropriate to the zone and will maintain the character and amenity values of the zone. 2. The extent to which the building coverage breach is necessary due to the shape or natural and physical features of the site. 3. The extent to which the building coverage breach is necessary to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use. 4. The need for the building coverage breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site. 5. Extent of impervious surfacing on the site. 6. Any impacts on stormwater management or the management of water on the site. 7. The extent to which the additional site coverage will constrain the potential for land with high quality soils to be used for productive purposes.
RURZ-MD7	<p>Height</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values. 2. The extent to which there is a practical need and functional need to the additional height for the building.

² Hort NZ [295.191]

³ s44A of RMA.

	<ol style="list-style-type: none"> 3. The extent to which any increased building height will result in visual dominance, loss of privacy and outlook of adjoining sites or incompatibility with the scale and character of buildings within and surrounding the site. 4. The need for the height breach to allow more efficient or practical use of the remainder of the site. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
RURZ-MD8	<p>Setbacks <u>and Reverse Sensitivity</u></p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values. 2. Site topography and orientation and the extent to which the building or structure can be more appropriately located, <u>including to avoid or minimise potential for reverse sensitivity effects</u>. 3. The effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. 5. The need for the setback breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site. 6. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted <u>or lawfully established</u>⁴ activities occurring on adjacent rural properties <u>or within adjacent Heavy Industrial Zone land</u>.⁵ 7. <u>The effectiveness of any proposed methods for mitigation of reverse sensitivity effects</u>.⁶ 8. The extent to which any reduced boundary setback will result in potential for activities within the building to give rise to disturbance to neighbours or nuisance effects. 9. With respect to a road <u>and rail corridor</u> setbacks, any adverse effects on the efficient and safe functioning of the road <u>and rail corridor</u>.⁷
RURZ-MD9	<p><u>Bird Strike Risk Management</u>⁸</p> <ol style="list-style-type: none"> 1. <u>The extent to which any proposed new waste management facility or composting facility has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues to demonstrate the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft.</u>

⁴ NZPork [169.92] and Hort NZ [295.193].

⁵ Daiken [145.32].

⁶ Daiken [145.32].

⁷ KiwiRail [373.95].

⁸ Christchurch International Airport Ltd [254.144].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 20

Hearing Stream 6

Part 3: Area specific matters – OSRZ – Open Space and Recreation Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances.

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 6** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 20 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the OSRZ – Open Space and Recreation Zones chapter and the submissions received on those provisions. The relevant provisions are:
 - Definitions
 - Objective NOSZ-O1
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 4** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 5** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the OSRZ – Open Space and Recreation Zones chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council’s website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 3: Area specific matters – OSRZ – Open Space and Recreation Zones chapter.

Submissions

12. This chapter attracted 16 original submitters, who made a 56 submission points. Of these, 49 were in support, 54 seeking amendment, and 25 opposed. There were also 21 further submitters who made 66 further submission points.

Key issues

13. The issue in contention on this chapter addressed in this report is NOSZ-O1, the predominant character, amenity values, role and function of the Natural Open Space Zone.

3. NOSZ-O1

Overview

14. The following is a summary of the Panel’s recommended amendments to NOSZ-O1 which differs from the s42A report author’s recommendation to make no amendments.

Provision	Panel recommendations
NOSZ-O1	Amend the clause 1 of the objective to read <i>“Undeveloped natural open spaces, <u>features and landscapes</u>,”</i>

Reasons

15. The submission we consider here is that by Environment Canterbury¹ seeking an amendment to NOSZ-O1 to broaden the reference in clause 1 from undeveloped open spaces to also refer to “including landscapes and features”.
16. The s42A report author considered the amendment is unnecessary as this outcome is already encapsulated in clause (1) of NOSZ-O1, which relates to ‘undeveloped natural open spaces’, and it may create an overlap with the Natural Features and Landscapes chapter and cause duplication and confusion.
17. Ms Serena Orr, planner for Environment Canterbury, gave evidence to support the requested amendment, noting that while many natural features and landscapes are located in the Natural Open Space Zone, that is not so for all natural features and landscapes. Therefore, it cannot be assumed that the clause for undeveloped natural open spaces encapsulates these features and landscapes. Further, she considered that the addition of this wording would be consistent with Policy 12.3.2 in the CRPS that

¹ 316.177

seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development and policy 12.3.3 for the appropriate management of other important landscapes including for their natural character and amenity values.

18. On balance, the Panel favours Ms Orr’s evidence on this point, noting also that NOSZ-O1 also addresses natural character (which also relates to the NATC chapter), indigenous biodiversity (ECO chapter) and coastal spaces (CE chapter). We see no reason why it would not also be appropriate to reference natural features and landscapes in clause (a) of NOSZ-O1. We consider this minor amendment will add clarity to the intended scope of the objective and maintain consistency with other provisions in the PDP. We therefore recommend accepting Environment Canterbury’s submission.

4. Other matters and consequential changes

19. One minor matter relates to the submissions² on the definition of “conservation activities”. We have recommended a minor grammatical amendment to the definition by adding the word “the” to improve its clarity.
20. There are no other consequential changes that we have identified as being necessary.

5. Conclusion

21. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – OSRZ – Open Space and Recreation Zones. Our recommended amendments are shown in Appendix 2.
22. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

² Horticulture NZ [295.19] and Department of Conservation [419.9]

Appendix 1: Submitter attendance and tabled evidence for Open Space and Recreation Zones - Hearing Stream 6

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Neil Sheerin 	N/A
Canterbury Regional Council	<ul style="list-style-type: none"> • Serena Orr • Imogen Edwards 	316
NZ Agricultural Aviation Association	<ul style="list-style-type: none"> • Tony Michelle (Teams) 	310
KiwiRail	(Teams): <ul style="list-style-type: none"> • Catherine Heppelthwaite • Michelle Grinlinton-Hancock • Kirsten Gunnell 	373
Horticulture NZ	<ul style="list-style-type: none"> • Robert Lindsay • Sarah Cameron • Vance Hodgson – Expert Planner combined with NZ Pork • Rachel Robilliard – Legal Joint Horticulture NZ and NZ Pork 	295
Tabled Evidence		
Fire & Emergency NZ	<ul style="list-style-type: none"> • Lydia Shirley 	303
Federated Farmers of New Zealand Inc.	<ul style="list-style-type: none"> • L J Hume 	414
Rolleston Industrial Developments Ltd	<ul style="list-style-type: none"> • Jo Appleyard 	160

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Open Space Zones

Appendix 2: (2) Natural Open Space Zone

Appendix 2: (3) Open Space Zone

Appendix 2: (4) Sport and Active Recreation Zone

Appendix 2: (5) Matters of Control or Discretion for all Open Space Zones

OSRZ - General Objectives and Policies for all Open Space Zones

Introduction

The purpose of this chapter is to set out provisions relating to the Open Space and Recreation Zones.

This chapter contains objectives and policies relating to the:

- Natural Open Space Zone;
- Open Space Zone; and
- Sport and Active Recreation Zone.

These zones generally include only public land to provide for open space and recreation areas to benefit the health and well-being of the people and communities of the District.

Within the Open Space and Recreation Zones are seven privately owned sites containing remaining pre-earthquake residential activity, as identified in Appendix 'APP1 Regeneration Area Remaining Private Residences and Alternate Zone'. While these sites lie within the Open Space and Recreation Zones, they are subject to the provisions of the General Residential Zone and any relevant District wide provisions. This is in accordance with the WRRZRP, with which the District Plan must not be inconsistent.

The objectives and policies set out below apply to all Open Space and Recreation Zones. However, there are other specific objectives and policies that apply to each zone and appear in each zone section along with the rules for each zone.

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.

Objectives

OSRZ-O1

Purpose of Open Space and Recreation Zones

Open Space and Recreation Zones that:

1. provide a range of types and sizes of open space and recreation areas and compatible recreation activities and structures to meet the current and future recreation needs and health and well-being of the District;
2. provide a high quality environment and enhanced opportunities for recreation;
3. are accessible and safe, and maintain and enhance connectivity and access;
4. enable multi-functional uses in specified locations; and
5. provide for the continuance of activities on specified remaining privately-owned pre-earthquake residential sites.

OSRZ-O2	<p>Character, amenity values, role and function of Open Space and Recreation Zones</p> <p>Activities and structures within Open Space and Recreation Zones are of a scale, form, design and location that:</p> <ol style="list-style-type: none"> 1. maintain a predominance of open space, other than on sites specifically dedicated to a larger scale of built development of recreation activities and structures; 2. are compatible with the role and anticipated use of the open space and recreation land; and 3. maintain and, where possible, enhance amenity values.
<p>Policies</p>	
OSRZ-P1	<p>Predominant character, amenity values, role and function of the zones</p> <p>Within the Open Space and Recreation Zones:</p> <ol style="list-style-type: none"> 1. enable activities and structures, including compatible multi-functional uses, that are compatible with the predominant character, amenity values, role and function of the zone; 2. manage activities and structures and their effects where these may be potentially incompatible with the predominant character, amenity values, role and function of the zone; and 3. avoid activities and structures incompatible with the predominant character, amenity values, role and function of the zone, where these will: <ol style="list-style-type: none"> a. undermine the predominant character, amenity values, role and function of the zone; b. limit access to or the use of the zone for open space and recreation; c. adversely affect amenity values or safety; d. result in reverse sensitivity effects for, or lead to conflict with, existing activities within or adjoining the zone; and e. do not have a functional need or operational need to locate within the zone. 4. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within the zones.¹</u>
OSRZ-P2	<p>Environmental effects</p> <p>Ensure activities and structures are compatible with the scale, layout, design and intended use of open space and recreation land, and adverse effects on amenity values and the wider community are avoided, remedied or mitigated, including by:</p> <ul style="list-style-type: none"> • providing separation distances and minimising the number, type, bulk and location of structures; • limiting coverage of open space and recreation land by structures; • maintaining and enhancing, where practicable, accessibility of open space and recreation land to communities, including through the provision of: new parks, playgrounds and recreation spaces within a 500m radius of new residential allotments; public entrances and access points; walking,

¹ Fulton Hogan [41.33]

	<p>cycling and riding paths; viewing points and bridges; and connectivity with the transport network;</p> <ul style="list-style-type: none">• designing open space and recreation land and the structures within to be as safe as practicable, taking into account the principles of CPTED;• the application of measures to avoid, remedy or mitigate actual or potential adverse environmental effects and to achieve or enhance positive effects;• restricting the type, duration, frequency and hours of operation of activities;• promoting the planting of indigenous vegetation naturally occurring within the ecological district in which the planting will take place, or of ecologically similar origin, for landscaping, screening, reinstatement purposes or conservation activities, to enhance local or regional indigenous biodiversity;• recognising that some infrastructure such as stormwater infrastructure may have a functional need or operational need to locate within the zone, but otherwise discouraging use of the zone as a location or route for infrastructure; and• enabling activities on sites in Appendix APP1 to continue where those activities and their effects are generally consistent with those anticipated in the Alternate Zone specified in Appendix APP1, and any relevant District wide provisions.
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NOSZ - Natural Open Space Zone

Introduction

The purpose of the Natural Open Space Zone is to provide for areas where the natural environment is retained, and activities, buildings and other structures are compatible with the characteristics of the zone.

Large areas of the zone lie in the Puketeraki range in the west of the District, and in the coastal environment in the east of the District, with many smaller areas of the zone in-between.

The portion of the zone in the coastal environment of the District lies from near the mouth of the Waimakariri River in the south to near the Ashley River/Rakahuri Saltwater Creek Estuary in the north. The coastal portion of the zone is of varying width between MHWS and varying points inland of the beach and dunes. This coastal portion of the zone is largely based around Tuhaitara Coastal Park, and also includes: Tūtaepatu Lagoon and coastal wetlands; estuary margins; coastal reserve land at Waikuku Beach and Pines-Kairaki Beach; Woodend Beach Domain; existing lifesaving, coastguard, yacht and boating facilities; existing commercial [plantation](#)¹ forestry; and existing equestrian and ancillary activities and facilities at Pegasus Bay Coastal Reserve and beach, Waikuku Beach, Woodend Beach and Pines-Kairaki Beach.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

NOSZ-01

Predominant character, amenity values, role and function of the Natural Open Space Zone

A Natural Open Space Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. undeveloped natural open spaces, [features and landscapes](#)²;
2. undeveloped coastal open spaces that include beaches, dunes, water bodies, wetlands, estuary margins, forest and parks;
3. minimal buildings and other structures;
4. activities compatible with the natural environment and location;
5. natural character;
6. indigenous biodiversity;
7. recreation, lifesaving, coastguard, yacht and boating activities and structures; and
8. park management activities, park management facilities and conservation activities.

¹ s44A of RMA.

² Environment Canterbury [316.177].

Policies

NOSZ-P1	Activities and structures in the Natural Open Space Zone The predominant character, amenity values, role and function of the zone is maintained and, where possible, enhanced, by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular NOSZ-O1.
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Activity Rules

NOSZ-R1 Any activity on a site listed in Appendix APP1

That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.

Activity status: PER

Where:

1. the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and
2. the activity complies with any relevant District wide provisions.

Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions

Matters of discretion are restricted to:

1. As set out in the General Residential Zone and any relevant District wide provisions

NOSZ-R2 Construction or alteration of or addition to any building or other structure

Activity status: PER

Where:

1. the activity complies with all built form standards (as applicable).

Activity status when compliance not achieved: as set out in the relevant built form standards

NOSZ-R3 Customary harvesting

Activity status: PER

Activity status when compliance not achieved: N/A

Advisory Note

- This rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.

NOSZ-R4 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R5 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R6 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R7 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R8 Surf lifesaving activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R9 Use of motor vehicles on beach areas <i>This rule does not apply to the use of motor vehicles on beach areas in the circumstances provided for under NOSZ-R4, NOSZ-R6 to NOSZ-R8 and NOSZ-R20³.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall be limited to the use of road legal motor vehicles on beach areas, for the following: <ol style="list-style-type: none"> a. boat launching/retrieval; b. fishing; c. whitebaiting; d. mahinga kai gathering; e. transport of recreation equipment to/from the water edge; and f. holders of mobility cards; 	Activity status when compliance not achieved: DIS

³ Te Kohaka o Tūhaitara Trust [113.7].

<p>2. all motor vehicle access to beach areas shall be via formed vehicle access points; and</p> <p>3. all motor vehicle use on beach areas shall:</p> <ul style="list-style-type: none"> a. be outside of the dunes; b. be driven below the last high tide mark unless unsafe to do so; c. be outside of flagged lifesaving patrol areas; and d. not involve two wheeled motorbikes. 	
<p>Advisory Note</p> <ul style="list-style-type: none"> The Northern Pegasus Bay Bylaw 2016 also regulates (among other things) access and use of motor vehicles on beach areas. Reference should be made to this Bylaw to ascertain whether there are any other requirements that may also apply. 	
<p>NOSZ-R10 Public amenities</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
<p>NOSZ-R11 Office ancillary to park management activities or conservation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall be limited to sites with a minimum net area of 1ha; and the combined GFA of all ancillary offices on a site shall cumulatively occupy a maximum of 250m² or 10% of the GFA of all buildings on the same site, whichever is the lesser.⁴ 	<p>Activity status when compliance not achieved: DIS</p>
<p>NOSZ-R12 Residential activity ancillary to park management activities or conservation activities</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall be located either: <ul style="list-style-type: none"> a. within an existing residential unit; or b. within a new residential unit provided: 	<p>Activity status when compliance not achieved: DIS</p>

⁴ Te Kohaka o Tūhaitara Trust [113.8].

<ul style="list-style-type: none"> i. it is used for caretaker and site management purposes only; ii. it is located on a site with a minimum net area of 1ha; and iii. there is only one residential unit on any site. 	
NOSZ-R13 Planting of vegetation	
<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. planting of vegetation is not for plantation forestry;⁵ 1. planting shall be limited to indigenous species that are naturally occurring within the ecological district within which the planting is to take place, except as specified in (32⁶) below; 2. planting of indigenous vegetation of ecologically similar origin, or non-indigenous vegetation, in the following circumstances: <ul style="list-style-type: none"> a. re-introduction of indigenous species no longer occurring naturally in the District, procured from a naturally occurring and ecologically similar source; b. conservation activities (excluding non-indigenous vegetation); c. species conservation (excluding non-indigenous vegetation); d. soil conservation, <u>including erosion control</u>⁷; e. <u>natural hazard mitigation</u>;⁸ f. planting for the purposes of screening public amenities and parking areas, or for shelter purposes, or for maintaining the character of an existing cultural or historical site; and g. shall exclude: 	<p>Activity status when compliance not achieved: DIS</p>

⁵ Te Kohaka o Tūhaitara Trust [113.9].

⁶ Te Kohaka o Tūhaitara Trust [113.9].

⁷ Environment Canterbury [316.178].

⁸ Environment Canterbury [316.178].

<ul style="list-style-type: none"> i. all plants listed in the National Pest Plant Accord (reprinted with minor amendments February 2020); ii. all non-indigenous plants listed in the DoC Consolidated List of Environmental Weeds in NZ (May 2008); and iii. all organisms classified as pests and all Organisms of Interest listed in the Canterbury Regional Pest Management Plan 2018-2038. 	
NOSZ-R14 Grazing	
Activity status: PER Where: <ul style="list-style-type: none"> 1. grazing is carried out under a grazing licence issued by the District Council. 	Activity status when compliance not achieved: DIS
NOSZ-R15 Community facility	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall be limited to Northbrook Studios buildings at Northbrook Wetlands Reserve; and 2. the activity shall not include a community garden or a new building. 	Activity status when compliance not achieved: DIS
NOSZ-R16 Cultural facility	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall not include a new building. 	Activity status when compliance not achieved: DIS
NOSZ-R17 Visitor accommodation	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. existing tramping huts; 	Activity status when compliance not achieved: DIS

b. the use of existing buildings on a site; and c. the use of tents.	
NOSZ-R18 Recreation facilities	
Activity status: PER Where: 1. the activity shall not include a new building.	Activity status when compliance not achieved: DIS
NOSZ-R19 Equestrian and ancillary activities and facilities	
Activity status: PER Where: 1. the activity shall not include a new building.	Activity status when compliance not achieved: DIS
NOSZ-R20 Removal of a building or other structure ⁹	
Activity status: CON Matters of control are restricted to: OSRZ-MCD12—Removal of buildings or other structures	Activity status when compliance not achieved: N/A
NOSZ-R21 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NOSZ-R22 Any activity not provided for in the Natural Open Space Zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
NOSZ-R23 Motorised recreation activities	

⁹ Te Kohaka o Tūhaitara Trust [113.7].

Activity status: NC	Activity status when compliance not achieved: N/A
NOSZ-R24 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
NOSZ-R25 Major sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NOSZ-BFS1 Coverage	
1. Unless otherwise specified in the activity standards, the maximum GFA of any building shall be 75 <u>150</u> m ² . ¹⁰	Activity status when compliance not achieved: DIS
NOSZ-BFS2 Height	
1. The maximum building height above ground level shall be 5m.	Activity status when compliance not achieved: DIS
NOSZ-BFS3 Height in relation to boundary	
1. Where an internal boundary adjoins Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary in the adjoining zone shall apply,	Activity status when compliance not achieved: DIS

¹⁰ Te Kohaka o Tūhaitara Trust [113.10].

<p>and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
NOSZ-BFS4 Internal boundary setback	
<p>1. The minimum setback for buildings from an internal boundary with Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration) shall be as follows:</p> <ul style="list-style-type: none"> a. all sites, except as specified in (b) below: 6m; and b. any stand-alone building containing toilets or changing rooms: 10m. 	<p>Activity status when compliance not achieved: DIS</p>

NOSZ-BFS5 Road boundary setback	
<p>1. The minimum building setback from a road boundary shall be as follows:</p> <p>a. all sites, except as specified in (b) below:</p> <p>i. a State Highway: 20m; and</p> <p>ii. all other roads: 5m;</p> <p>b. any stand-alone building containing toilets or changing rooms:</p> <p>i. a State Highway: 20m; and</p> <p>ii. all other roads: 3m.</p>	<p>Activity status when compliance not achieved: DIS</p>
NOSZ-BFS6 Outdoor storage	
<p>1. Outdoor storage areas shall not be located within the setbacks specified in NOSZ-BFS4 and NOSZ-BFS5; and</p> <p>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height above ground level at the time of planting of 1m and be capable of achieving a height above ground level at maturity of at least 1.8m.</p>	<p>Activity status when compliance not achieved: DIS</p>
NOSZ-XXXX Rail boundary setback ¹¹	
<p>1. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>

¹¹ KiwiRail [373.93].

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ul style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ul style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹²</u> ¹³ <u>iv. a commercial greenhouse;</u> <u>or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

¹² Transpower [195.43].¹³ Horticulture NZ [295.80].

	<p><u>the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹⁴</p> <p><u>4. the activities and development within a National Grid Yard in (a) to (i) below</u></p>	
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¹⁴ Transpower [195.43].

	<p>comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy-wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances</p>	
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	<p>from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p>	
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	<p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁵</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p>	<p>Activity status when compliance not achieved: N/A¹⁶</p>

¹⁵ Transpower [195.43].

¹⁶ Transpower [195.43].

	<p> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. </p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁷ electricity distribution line	
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> 1. new, or expansion or extension of existing,¹⁸ activities and development adjacent to a 66kV or 33kV <u>major</u>¹⁹ electricity distribution line involve the following: <ol style="list-style-type: none"> a. new <u>a</u> sensitive activity and or a new buildings or structure²⁰ (excluding accessory buildings)²¹ within 6m²² of the centreline of a 66kV or 33kV <u>major</u>²³ electricity distribution line or within 10m <u>6m</u>²⁴ of the visible outer edge of a²⁵ foundation of an associated <u>a pole, pi-pole</u>²⁶ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁷ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV 	Activity status when compliance not achieved: N/A

¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.95].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].²⁶ Mainpower [249.94].²⁷ Mainpower [249.94].

	<p>electricity distribution line, pole or tower.²⁸</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²⁹ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

OSZ - Open Space Zone

Introduction

The purpose of the Open Space Zone is to provide for areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.

The zone includes parks, playgrounds and informal recreation spaces in a range of sizes, locations, settings and communities. The zone also includes existing District Council owned cemeteries, which function as memorial gardens and have a park-like setting.

The zone may include items such as play equipment, outdoor furniture, ornamental landscaping, memorials, historic heritage items, and various other public amenities, and may also include ecological linkage reserves.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

OSZ-O1

Predominant character, amenity values, role and function of the Open Space Zone

An Open Space Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. parks, playgrounds and informal recreation spaces of varying size and type in a range of locations, settings and communities, that complement and maintain amenity values;
2. compatible passive and active recreation activities;
3. limited buildings and other structures;
4. cemeteries functioning as memorial gardens with a park-like setting; and
5. park management activities and park management facilities.

Policies

OSZ-P1

Activities and structures in the Open Space Zone

The predominant character, amenity values, role and function of the zone is maintained and, where possible, enhanced, by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular OSZ-O1.

Activity Rules

OSZ-R1 Any activity on a site listed in Appendix APP1	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and the activity complies with any relevant District wide provisions. 	Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions Matters of discretion are restricted to: <ol style="list-style-type: none"> As set out in the General Residential Zone and any relevant District wide provisions
OSZ-R2 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
OSZ-R3 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R4 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R5 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R6 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A

OSZ-R7 Recreation facilities	
Activity status: PER Where: <ol style="list-style-type: none"> recreation facilities do not involve a new building; and on sites with a net area of 5,000m² or less, any on site parking provided is limited to: <ol style="list-style-type: none"> one parking area per site; and a maximum of six parking spaces per parking area. 	Activity status when compliance not achieved: DIS
OSZ-R8 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R9 Office ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to sites with a minimum net area of 1ha; and the combined GFA of all ancillary offices on site shall cumulatively occupy a maximum of 250m² or 10% of the GFA of all buildings on the same site, whichever is the lesser. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD7 - Scale and nature of the activity or facility OSRZ-MCD8 - Coverage OSRZ-MCD9 - Traffic generation and access
OSZ-R10 Residential activity ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be located either: <ol style="list-style-type: none"> within an existing residential unit; or within a new residential unit provided: <ol style="list-style-type: none"> it is used for caretaker and site management purposes only; it is located on a site with a minimum net area of 1ha; and there is only one residential unit on any site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD6 - Residential activity OSRZ-MCD8 - Coverage

OSZ-R11 Community facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall be limited to: <ol style="list-style-type: none"> a. Cust Community Centre and PreSchool and Cust Toy Library, Cust Community Centre Reserve; b. Pines Community Hall, Pines Oval; c. Kaiapoi Community Centre, Darnley Square South; d. Kaiapoi Scouts Building, Darnley Square South; e. West Eyreton Hall; f. Waikuku Hall, Waikuku Main Oval; and g. Saltwater Creek Hall, Saltwater Creek Reserve; 2. in all other areas, the activity shall be ancillary to or co-located on the same site as existing built recreation facilities; and 3. the activity shall not include a community garden. 	<p>Activity status when compliance not achieved: DIS</p>
OSZ-R12 Cultural facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall be limited to: <ol style="list-style-type: none"> a. Rangiora Museum, Good St Reserve; b. Kaiapoi Railway Station building; and c. unless otherwise specified in (a) or (b) above, an existing building on a site with a minimum net area of 1ha. 	<p>Activity status when compliance not achieved: DIS</p>
OSZ-R13 Equestrian and ancillary activities and facilities	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall not include a new building. 	<p>Activity status when compliance not achieved: DIS</p>

OSZ-R14 Grazing	
Activity status: PER Where: <ol style="list-style-type: none"> 1. grazing is carried out under a grazing licence issued by the District Council. 	Activity status when compliance not achieved: RDIS Matters of discretion restricted to: OSRZ-MCD14 - Grazing
OSZ-R15 Cemetery	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is on an existing District Council owned cemetery within the Open Space Zone; 2. there shall be only one building on a cemetery; 3. any single building shall have a maximum GFA of 100m²; 4. for closed cemeteries: any building shall have a maximum GFA of 40m², except that one residential unit that has a maximum GFA of 100m² may be erected on any site for custodial or management purposes. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: OSRZ-MCD10 - Cemetery – street scene and road boundary setback OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary
OSZ-R16 Community garden	
Activity status: RDIS Matters of discretion are restricted to: OSRZ-MCD13 - Community garden	Activity status when compliance not achieved: N/A
OSZ-R17 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
OSZ-R18 Any activity not provided for in the Open Space Zone as a permitted, controlled, restricted discretionary, discretionary, non complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A

OSZ-R19 Motorised recreation activities	
Activity status: NC	Activity status when compliance not achieved: N/A
OSZ-R20 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
OSZ-R21 Major sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

OSZ-BFS1 Coverage	
<p>1. Unless otherwise specified in the activity standards, with the exception of a cemetery, the maximum:</p> <ul style="list-style-type: none"> a. GFA of a single building; b. percentage of a site covered by all buildings; and c. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces, and buildings); <p>shall be as specified in Table OSZ-1 below.</p>	Activity status when compliance not achieved: DIS

Table OSZ-1: Coverage

Site Size	Single Building	All Buildings	Impervious Surface
< 5,000m ²	30m ²	1%	5%
5,000m ² - 10,000m ²	100m ²	1%	10%
>10,000m ²	500m ²	3%	10%
OSZ-BFS2 Height			
<div>1. All sites, except as specified in (2) below:<div>a. maximum building height above ground level: 8m;<div>b. maximum height of any pole or structure for flood or training lighting: 30m;</div></div></div> <div>2. Cemetery:<div>a. maximum building height above ground level except as specified in (b) below: 8m; and<div>b. closed cemetery: maximum building height above ground level shall be 5m.</div></div></div>		<div>Activity status when compliance not achieved: RDIS</div> <div>Matters of discretion are restricted to:<div>OSRZ-MCD2 - Height<div>OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary</div></div></div>	
OSZ-BFS3 Height in relation to boundary			
<div>1. Where an internal boundary adjoins residential zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:<div>a. flagpoles;<div>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;<div>c. decorative features such as steeples, towers and finials;</div></div></div></div>		<div>Activity status when compliance not achieved: RDIS</div> <div>Matters of discretion are restricted to:<div>OSRZ-MCD5 - Height in relation to boundary</div></div>	

<p>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
OSZ-BFS4 Internal boundary setback	
<p>1. The minimum setback from an internal boundary with Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration) shall be as follows:</p> <p>a. all sites, except as specified in (b) and (c) below:</p> <p>i. buildings: 10m;</p> <p>ii. poles or structures for flood or training lighting: 6m;</p> <p>b. any stand-alone building containing toilets or changing rooms: 10m;</p> <p>c. cemetery:</p> <p>i. buildings: 20m; and</p> <p>ii. burial plots: 5m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>OSRZ-MCD1 - Boundary setbacks</p> <p>OSRZ-MCD4 - Public amenities</p>
OSZ-BFS5 Road boundary setback	

<p>1. The minimum building setback from a road boundary shall be as follows:</p> <p>a. all sites, except as specified in (b) below:</p> <p>i. State Highway: 20m; and</p> <p>ii. all other roads: 5m;</p> <p>b. any stand-alone building containing toilets or changing rooms:</p> <p>i. State Highway: 20m; and</p> <p>ii. all other roads: 3m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>OSRZ-MCD1 - Boundary setbacks</p> <p>OSRZ-MCD4 - Public amenities</p>
<p>OSZ-BFS6 Outdoor storage</p>	
<p>1. Outdoor storage areas shall not be located within the setbacks specified in OSZ-BFS4 and OSZ-BFS5; and</p> <p>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height at the time of planting of 1m above ground level and be capable of achieving a height at maturity of at least 1.8m above ground level.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>OSRZ-MCD3 - Outdoor storage</p>
<p><u>OSZ-XXXX Rail boundary setback</u>¹</p>	
<p>1. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></p>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <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</u></p>

¹ KiwiRail [373.94].

	<u>notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</u>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{2 3}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

² Transpower [195.43].

³ Horticulture NZ [295.80].

	<p><u>do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁴</p> <p>1. the activities and development within a National Grid Yard in</p>	
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⁴ Transpower [195.43].

	<p>(a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances</p>	
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	<p>from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p>	
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	<p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁵</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p>	<p>Activity status when compliance not achieved: N/A⁶</p>

⁵ Transpower [195.43].

⁶ Transpower [195.43].

	<p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁷ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> , ⁸ activities and development adjacent to a 66kV or 33kV <u>major</u> ⁹ electricity distribution line involve the following: <u>a. new a</u> sensitive activity <u>and or a new</u> buildings <u>or structure</u> ¹⁰ (excluding accessory buildings) ¹¹ within <u>6m</u> ¹² of the centreline of a 66kV or 33kV <u>major</u> ¹³ electricity distribution line or within 10m <u>6m</u> ¹⁴ of the visible outer edge of a ¹⁵ foundation of an associated <u>a pole, pi-pole</u> ¹⁶ or tower; <u>and/or</u> <u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> ¹⁷ <u>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV</u>	Activity status when compliance not achieved: N/A

⁷ Mainpower [249.94].⁸ Mainpower [249.95].⁹ Mainpower [249.94].¹⁰ Mainpower [249.94].¹¹ Mainpower [249.94].¹² Mainpower [249.94].¹³ Mainpower [249.94].¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.94].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].

	<p>electricity distribution line, pole or tower.¹⁸</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>¹⁹ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

SARZ - Sport and Active Recreation Zone

Introduction

The purpose of the Sport and Active Recreation Zone is to provide for areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.

The activities, facilities and structures that may occur in this zone include, but are not necessarily limited to, the following:

- Sports fields and artificial and/or hard playing surfaces;
- Aquatic centres, sports stadiums and multi-sport facilities, both covered and uncovered;
- Ancillary activities and structures such as spectator stands and/or seating, clubrooms, offices, custodial facilities, ancillary sport and recreation services, food and beverage and retail outlets, and conference facility and function rooms;
- Signs including for advertising and sponsorship purposes;
- Outdoor lighting (including security, amenity, and flood or training lighting);
- Vehicle access, parking, loading and manoeuvring areas;
- Fencing (including security fencing);
- Landscaping; and
- Various other public amenities.

It is anticipated some facilities may have a capacity for multi-functional use, co-location of compatible activities, and an ability to host local, regional, national or international events which provide entertainment to both residents and visitors.

The zone may also provide for ancillary commercial activities that support the core facilities though these are secondary to the primary sport and active recreation use.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

SARZ-O1

Predominant character, amenity values, role and function of the Sport and Active Recreation Zone

A Sport and Active Recreation Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. indoor and outdoor sport and active recreation activities and ancillary activities and structures;
2. a larger scale of built development;

	<ol style="list-style-type: none"> 3. compatible multi-functional use and co-location of activities and structures; 4. larger events; 5. times of higher levels of environmental effects; and 6. park management activities and park management facilities.
Policies	
SARZ-P1	Activities and structures in the Sport and Active Recreation Zone The predominant character, amenity values, role and function of the zone is maintained by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular SARZ-O1.

Activity Rules

SARZ-R1 Any activity on a site listed in Appendix APP1	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and 2. the activity complies with any relevant District wide provisions. 	Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. As set out in the General Residential Zone and any relevant District wide provisions
SARZ-R2 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SARZ-R3 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A

SARZ-R4 Recreation facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R5 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R6 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R7 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R8 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R9 Office ancillary to park management activities, recreation facilities or major sports facility	
Activity status: PER Where: <ol style="list-style-type: none"> the combined GFA of all ancillary offices on site shall not exceed 10% of the GFA of all buildings on the site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD7 - Scale and nature of the activity or facility OSRZ-MCD8 - Coverage OSRZ-MCD9 - Traffic generation and access
SARZ-R10 Residential activity ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be located either: <ol style="list-style-type: none"> within an existing residential unit; or within a new residential unit provided: 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD6 - Residential activity OSRZ-MCD8 - Coverage

<ul style="list-style-type: none"> i. it is used for caretaker and site management purposes only; ii. it is located on a site with a minimum net area of 1ha; and iii. there is only one residential unit on any site. 	
SARZ-R11 Community facility or cultural facility	
<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. Oxford Museum, Oxford Art Gallery, Oxford Jaycee Rooms, and Oxford Community Men's Shed, all at Pearson Park, Oxford; b. Former Scout Building, Woodend Recreation Ground; c. Kaiapoi Toy Library Building, Darnley Square North; d. Rangiora Pottery Club Building, Loburn Domain; e. in all other areas, shall be ancillary to or co-located with existing built recreation facilities or major sports facility on the same site; and 2. the activity shall not include a community garden. 	<p>Activity status when compliance not achieved: DIS</p>
SARZ-R12 Major sports facility	
<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. Dudley Park and Dudley Park Aquatic Centre, Rangiora; b. Kaiapoi Aquatic Centre, Darnley Square North; c. Oxford Community Aquatic Centre and Health and Fitness Centre; d. Pearson Park, Oxford; e. Mandeville Domain; 	<p>Activity status when compliance not achieved: DIS</p>

<p>f. Gladstone Park;</p> <p>g. Coldstream Road Sport and Recreation Reserve (incorporating Mainpower Oval);</p> <p>h. Woodend Recreation Ground;</p> <p>i. Loburn Domain;</p> <p>j. Rangiora Golf Course; and</p> <p>2. in all other areas, the activity shall be limited to sites with a minimum net area of 1ha.</p>	
SARZ-R13 Ancillary sport and recreation services	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R14 Food and beverage outlet	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity shall be limited to a food and beverage outlet ancillary to recreation facilities or major sports facility on the same site; and the combined GFA of all ancillary food and beverage outlets on site shall not exceed 10% of the GFA of all buildings on the site. 	Activity status when compliance not achieved: DIS
SARZ-R15 Retail activity	
<i>This rule does not apply to a food and beverage outlet provided for in SARZ-R14.</i>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> shall be limited to retail activity ancillary to recreation facilities or major sports facility on the same site; shall be limited to sites with a minimum net area of 1ha; and 	Activity status when compliance not achieved: DIS

3. the combined GFA of all ancillary retail activities on site shall not exceed 10% of the GFA of all buildings on the site.	
SARZ-R16 Conference facility and other function facilities	
Activity status: PER Where: 1. the activity shall be limited to conference facility and other function facilities ancillary to recreation facilities or major sports facility on the same site.	Activity status when compliance not achieved: DIS
SARZ-R17 Equestrian and ancillary activities and facilities	
Activity status: PER Where: 1. the activity shall be limited to sites with a minimum net area of 1ha.	Activity status when compliance not achieved: DIS
SARZ-R18 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SARZ-R19 Any activity not provided for in the Sport and Active Recreation Zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
SARZ-R20 Motorised recreation activities	
<i>This rule does not apply to motorised vehicle events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A

SARZ-R21 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

SARZ-BFS1 Coverage	
<ol style="list-style-type: none"> 1. Unless otherwise specified in the activity standards, the maximum: <ol style="list-style-type: none"> a. percentage of a site covered by all buildings; and b. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces); shall be as specified in Table SARZ-1 below. 	Activity status when compliance not achieved: DIS

Table SARZ-1: Coverage

Site	All Buildings	Impervious Surface
All sites	20%	30%

SARZ-BFS2 Height	
<ol style="list-style-type: none"> 1. Maximum building height above ground level: 20m. 2. Maximum height of any pole or structure for flood or training lighting: 40m. 	Activity status when compliance not achieved: DIS
SARZ-BFS3 Height in relation to boundary	
<ol style="list-style-type: none"> 1. Where an internal boundary adjoins any Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building 	Activity status when compliance not achieved: DIS

<p>envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
SARZ-BFS4 Internal boundary setback	
<p>1. The minimum setback from an internal boundary with Residential Zones, Rural Zones,¹ Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration), or other Open Space and Recreation Zones shall be as follows:</p> <ul style="list-style-type: none"> a. all sites, except as specified in (b) below: 	<p>Activity status when compliance not achieved: DIS</p>

¹ Horticulture NZ [295.204].

<ul style="list-style-type: none"> i. buildings: 20m; ii. poles or structures for flood or training lighting: 10m; b. any stand-alone building containing toilets or changing rooms: 10m. 	
SARZ-BFS5 Road boundary setback	
<ol style="list-style-type: none"> 1. The minimum building setback from a road boundary shall be as follows: <ul style="list-style-type: none"> a. all sites, except as specified in (b) below: <ul style="list-style-type: none"> i. a State Highway: 20m; and ii. all other roads: 10m; b. any stand-alone building containing toilets or changing rooms: <ul style="list-style-type: none"> i. a State Highway: 20m; and ii. all other roads: 3m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> OSRZ-MCD1 - Boundary setbacks OSRZ-MCD4 - Public amenities
SARZ-BFS6 Outdoor storage	
<ol style="list-style-type: none"> 1. Outdoor storage areas shall not be located within the setbacks specified in SARZ-BFS4 and SARZ-BFS5; and 2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reaching a height at maturity of at least 1.8m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> OSRZ-MCD3 - Outdoor storage

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{2 3}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

² Transpower [195.43].

³ Horticulture NZ [295.80].

	<p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁴</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p>	
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⁴ Transpower [195.43].

	<p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground</p>	
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	<p>level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for</p>	
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	Electricity Safe Distances. ⁵	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ul style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be</p>	<p>Activity status when compliance not achieved: N/A⁶</p>

⁵ Transpower [195.43].⁶ Transpower [195.43].

	limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁷ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> ⁸ activities and development adjacent to a 66kV or 33kV <u>major</u> ⁹ electricity distribution line involve the following: a. new a sensitive activity and or a new buildings or structure ¹⁰ (excluding accessory buildings) ¹¹ within <u>6m</u> ¹² of the centreline of a 66kV or 33kV <u>major</u> ¹³ electricity distribution line or within 10m <u>6m</u> ¹⁴ of the visible outer edge of a ¹⁵ foundation of an associated a pole, pi-pole ¹⁶ or tower; and/or a.b. <u>does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</u> ¹⁷ b. new fences more than 2.5m high and within 5m of the visible outer	Activity status when compliance not achieved: N/A

⁷ Mainpower [249.94].⁸ Mainpower [249.95].⁹ Mainpower [249.94].¹⁰ Mainpower [249.94].¹¹ Mainpower [249.94].¹² Mainpower [249.94].¹³ Mainpower [249.94].¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.94].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].

	<p style="color: red;">edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁸</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major¹⁹ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

Matters of ~~Control~~¹ Discretion for all Open Space and Recreation Zones

OSRZ- MC²D1	Boundary setbacks <ol style="list-style-type: none">1. The extent to which any reduced internal boundary setback will result in:<ol style="list-style-type: none">a. adverse visual effects on open space or on adjoining residents; andb. potential for activities within the building to give rise to disturbance to neighbours or nuisance effects.2. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:<ol style="list-style-type: none">a. compatibility with the appearance, layout and scale of other buildings and sites within the vicinity of the site; andb. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site.3. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites.4. The extent to which the provision of planting or screening will avoid, remedy or mitigate adverse effects of the encroachment.5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED.6. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.7. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.8. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC³D2	Height <ol style="list-style-type: none">1. The extent to which any increased building height will result in:<ol style="list-style-type: none">a. visual dominance;b. loss of privacy and outlook for adjoining residents;c. incompatibility with the scale and character of buildings within and adjoining the site; andd. adverse visual effects that are avoided, remedied or mitigated by landscaping.

¹ Te Kohaka o Tūhaitara Trust [113.7].

² Te Kohaka o Tūhaitara Trust [113.7].

³ Te Kohaka o Tūhaitara Trust [113.7].

	<ol style="list-style-type: none"> 2. The extent to which any increased building height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs. 3. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.
OSRZ- MC⁴D3	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. planting or screening will avoid, remedy or mitigate adverse visual effects of outdoor storage areas; and b. the materials or goods stored have an adverse visual effect.
OSRZ- MC⁵D4	<p>Public amenities</p> <ol style="list-style-type: none"> 1. For public amenities involving public toilets or changing rooms, the extent to which any reduced building setback will: <ol style="list-style-type: none"> a. detract from the amenity of adjoining residents and give rise to nuisance effects; and b. promote a safe physical environment, taking into account the principles of CPTED. 2. For other public amenities, the extent to which the building or other structure will: <ol style="list-style-type: none"> a. be of a scale that detracts from the open space qualities, including the natural character of scheduled freshwater bodies; b. have a layout and design that is appropriate to the locality, context and character of the area; and c. allow for better utilisation and improve the amenity of the open space. 3. The extent to which the design and landscaping avoids, remedies or mitigates adverse visual effects. 4. The extent to which indigenous vegetation and indigenous fauna and their habitats will be damaged or destroyed and whether any replacement planting or habitat is proposed. 5. The extent to which the removal of vegetation or proposed planting will maintain or enhance local or regional indigenous biodiversity. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.

⁴ Te Kohaka o Tūhaitara Trust [113.7].

⁵ Te Kohaka o Tūhaitara Trust [113.7].

	7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC⁶D5	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> The extent to which the height in relation to boundary intrusion will result in: <ol style="list-style-type: none"> overshadowing and reduced sunlight admission, taking into account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces; loss of privacy and outlook for adjoining residents; and visual dominance. The extent to which the height in relation to boundary intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.
OSRZ- MC⁷D6	<p>Residential activity</p> <ol style="list-style-type: none"> The extent to which a residential unit(s) is needed for custodial or management purposes, or other purposes. The extent to which available open space would be reduced by a proposed building(s) and their surrounds and adversely affect the range of recreation activities undertaken on the site. The extent to which the scale of residential activity would have adverse effects on the visual quality of the environment, residential amenities and traffic generation. The extent of the visual impacts of such development as seen from adjoining residential zones or road frontage. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC⁸D7	<p>Scale and nature of the activity or facility</p> <ol style="list-style-type: none"> The extent to which the activity/facility has a functional need or operational need to be located within the open space. The extent to which the activity/facility or its scale will: <ol style="list-style-type: none"> significantly reduce open space or impede access to it; displace recreation activities or facilities; be compatible with the functions of the open space and recreation activities within it; have a layout and design that is appropriate to the locality, context, character or natural values of the area;

⁶ Te Kohaka o Tūhaitara Trust [113.7].

⁷ Te Kohaka o Tūhaitara Trust [113.7].

⁸ Te Kohaka o Tūhaitara Trust [113.7].

	<p>e. adversely impact on natural values; and⁹ the amenity values of the open space and adjoining residents, including (but not necessarily limited to) visual impacts, noise, light spill, glare, nuisance and traffic effects; and</p> <p>f. promote a safe physical environment, taking into account the principles of CPTED.</p> <p>3. The extent to which the facility interacts with pedestrians and pedestrian linkages.</p> <p>4. The extent to which the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities or open spaces.</p> <p>5. The extent to which the activity/facility maintains existing or future public access connections to multi-modal sustainable transport options including (but not necessarily limited to) walking/cycling and public transport.</p> <p>6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.</p> <p>7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.</p>
<p>OSRZ- MC¹⁰D8</p>	<p>Coverage</p> <p>1. The extent to which the proposal is consistent with the role and function of the open space.</p> <p>2. The extent to which the scale of development will detract from amenity values and public use and enjoyment of the open space.</p> <p>3. The extent to which the location, layout and design is consistent with good urban design principles.</p> <p>4. The extent to which the scale, design, materials, and external appearance are appropriate to the surrounding environment.</p> <p>5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED.</p> <p>6. The extent to which appropriate public access and connectivity is provided.</p> <p>7. The extent to which adverse visual effects can be avoided, remedied or mitigated by effective use of landscaping.</p> <p>8. The extent to which mixed or multi-functional use of land and facilities and adaptable design increases the capacity of the open space.</p> <p>9. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.</p> <p>10. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.</p>

⁹ Environment Canterbury [316.179].

¹⁰ Te Kohaka o Tūhaitara Trust [113.7].

	11. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC¹¹D9	<p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. The extent to which traffic generation and vehicle access will adversely affect the character and amenity values of the surrounding area or safety and efficient functioning of the road network. 2. The ability to cater for increased traffic generation taking into account: <ol style="list-style-type: none"> a. the classification and formation of the connecting road network; b. the hourly, daily and weekly pattern of vehicle movements; c. the ability to provide safe vehicle access and adequate on site car parking and circulation and on site manoeuvring; and d. traffic management plans. 3. The extent to which adverse effects in terms of noise, vibration, dust, nuisance, glare and vehicle emissions will be incompatible with the amenity of the open space or adjoining residents. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 5. With regards access to scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC¹²D10	<p>Cemetery – street scene and road boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduction in setback would enable greater protection or retention of natural, cultural or heritage values within the site. 2. The extent to which any proposed landscaping may reduce the visual impact of a reduction in setback. 3. The extent to which there will be adverse visual or heritage impacts on the site and zone and on its value to the public, or on its natural character.
OSRZ- MC¹³D11	<p>Cemetery – building height, setback from neighbours and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent of adverse effects of height on adjacent residences or residential zones. 2. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the site and zone. 3. The extent to which any landscaping provided will reduce the visual impact of the building as seen from the road or adjoining residences.

¹¹ Te Kohaka o Tūhaitara Trust [113.7].

¹² Te Kohaka o Tūhaitara Trust [113.7].

¹³ Te Kohaka o Tūhaitara Trust [113.7].

<p>OSRZ- MCD12</p>	<p>Removal of buildings or other structures¹⁴</p> <ol style="list-style-type: none"> 1. Timing, duration and hours of works. 2. Vehicle access for demolition or removal purposes. 3. The extent of actual or potential effects of the proposed works both within and surrounding the site, and the adequacy of any mitigation proposed. 4. Removal of materials and disposal at an approved dump site. 5. Reinstatement and rehabilitation of the area from which the building or other structure is to be removed and of the vehicle access used for this purpose.
<p>OSRZ- MC¹⁵D13</p>	<p>Community garden</p> <ol style="list-style-type: none"> 1. Location and area. 2. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
<p>OSRZ- MC¹⁶D14</p>	<p>Grazing</p> <ol style="list-style-type: none"> 1. Whether the proposed grazing has a grazing licence issued by the District Council. 2. Location and area. 3. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
<p>OSRZ- MDXX</p>	<p><u>Rail boundary setback¹⁷</u></p> <ol style="list-style-type: none"> <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u>

¹⁴ Te Kohaka o Tūhaitara Trust [113.7].

¹⁵ Te Kohaka o Tūhaitara Trust [113.7].

¹⁶ Te Kohaka o Tūhaitara Trust [113.7].

¹⁷ KiwiRail [373.97].

Related Planning Map Amendments

Amend the planning map for 2 Chichester Street, The Pines Beach as Natural Open Space Zone as shown below:¹⁸



Rezone the land shown in the image below from GRUZ to NOSZ, being the true left and true right branches of Coopers Creek above their confluence and located near 266 and 268 Mountain Road, Coopers Creek.¹⁹

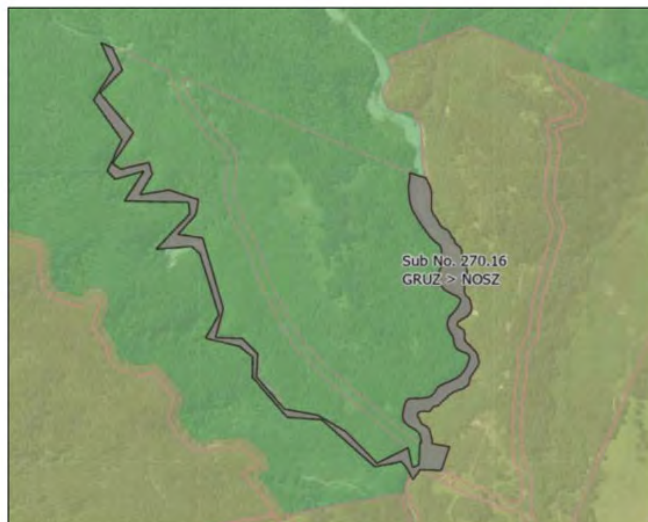


Figure A1: Area recommended to be rezoned from GRUZ to NOSZ via submission of George JasonSmith [270.16] [Source: WAIMAP]

¹⁸ Waimakariri District Council [367.23]

¹⁹ George JasonSmith [270.16]

Related Definition Amendments

<p>CONSERVATION ACTIVITIES</p>	<p>means the management, maintenance and enhancement of <u>the intrinsic values of natural resources, including</u>^{20 21} ecological values of^{22 23} parks and reserves, beach areas and open space and recreation zones. This includes:</p> <ul style="list-style-type: none"> a. pest control; b. fencing; c. plant nurseries; d. conservation and restoration planting; e. planting for stormwater treatment, erosion and coastal protection, and carbon sequestration; f. ancillary environmental research and education activities; g. ancillary access tracks and ancillary structures; h. the ancillary use of vehicles, machinery or equipment.
<p>EQUESTRIAN AND ANCILLARY ACTIVITIES AND FACILITIES</p>	<p>means the use of land and buildings for training, exercising, riding or showing of horses for recreational or competitive purposes <u>and whether a charge is made for admission or participation or not</u>²⁴, and may include (but is not necessarily limited to):</p> <ul style="list-style-type: none"> a. pony clubs; b. clubroom; c. exercise areas, riding courses, <u>dressage arenas</u>²⁵ and jumps; d. providing horse riding lessons for a tariff; e. <u>short term grazing of horses prior to an event</u>²⁶; and f. associated outdoor storage areas; <p>but excludes:</p> <ul style="list-style-type: none"> g. major sports facility; h. the grazing of horses on District Council land <u>(other than in e. above)</u>²⁷; i. the use of land and buildings for keeping, grazing, training and exercising of horses where this is ancillary to residential activity on the same site <u>(other than in a. to f. and h. above)</u>²⁸.
<p>MAJOR SPORTS FACILITY</p>	<p>means land and buildings, other than recreation facilities or a motorised sports facility, used for a large single or multi-purpose facility for the purposes of participating in or viewing sports and active recreation, whether indoor or outdoor, public or private, and whether a charge is made for admission or not, and serves as a 'destination site' or 'hub'. It includes, but is not necessarily limited to:</p>

²⁰ Horticulture NZ [295.19]

²¹ Department of Conservation [419.9]

²² Horticulture NZ [295.19]

²³ Department of Conservation [419.9]

²⁴ Oxford A&P Association [146.2]

²⁵ Oxford A&P Association [146.2]

²⁶ Oxford A&P Association [146.2]

²⁷ Oxford A&P Association [146.2]

²⁸ Oxford A&P Association [146.2]

	<ul style="list-style-type: none">a. stadiums (covered and uncovered);b. indoor sports and recreation facilities where the gross floor area of a single building is more than 800m²;c. aquatic centres/swimming pool complexes (covered and uncovered);d. golf courses and golf driving ranges;e. equestrian racetracks and show grounds²⁹, including stables and ancillary facilities;f. athletics complexes;g. natural, artificial or hard playing and safety surfaces; andh. ancillary facilities such as clubroom and function rooms, spectator stands or seating, lighting and light poles (including security, amenity, flood or training lights), fencing (including security fencing), signage (including for advertising or sponsorship) and parking, loading and manoeuvring areas.
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²⁹ Oxford A&P Association [146.2]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 21

Hearing Streams 7A Part 3: Area specific matters – RESZ- Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 7A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 21 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the RESZ – Residential Zones Chapter and the submissions received on those provisions. The relevant provisions are:
 - General and Repeated Submissions / themes
 - RESZ Introduction
 - RESZ Objectives and Policies
 - LLRZ
 - GRZ
 - MRZ Provisions
 - SETZ
 - Matters of Discretion for all Residential Zones
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 15** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 16** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the RESZ – Residential Zones chapters have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports and written Reply Reports, which are available on the Council’s website. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report authors’ recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 47 original submissions which raised 351 submission points on the RESZ – Chapters, excluding the Medium Density Residential Zone. There were 44 submission points received on the MRZ.

Key issues

12. We received two separate s42A reports for the RESZ – Residential Zones Chapter, titled:
 - (a) S42A Report: Officer's Report: Whaitua Nohonoho – Residential & Large Lot Residential Zones; and
 - (b) S42A Report: Medium Density Residential Submissions.
13. This recommendation report covers both s42A reports. We note here that there were a few matters that both Residential Zones s42A report authors covered in their reports where they came to different recommendations. Our report identifies where we prefer the recommendation of one officer rather than the other.
14. The issues in contention on these chapters addressed in this report are:
 - (a) General and Repeated Submissions / Themes
 - (b) RESZ Objective RESZ-O1
 - (c) RESZ-P3
 - (d) RESZ-P13 and MPZ-P1
 - (e) RESZ-P14
 - (f) GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5
 - (g) GRZ-R18
 - (h) GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5
 - (i) MRZ-P1
 - (j) New MRZ Rule for Emergency Service Facility
 - (k) MRZ-R29
 - (l) MRZ-BFS4
 - (m) MRZ-BFS8

3. General and Repeated Submissions / Themes

Overview

15. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report authors.

Reasons

16. The matter which we wish to address here is the submission from Ken Fletcher¹ which raised concerns regarding the residential zoning offerings in the PDP. Mr Fletcher provided both lay and expert evidence in support of his submission. We note here that the Environment Court Code of Conduct for Expert Witnesses is clear of the need of impartiality for any expert witness. We find that we give Mr Fletcher's expert evidence little weight, given he gave it in his own interest.
17. In saying that, having considered Mr Fletcher's submission, we agree that there appears to be a gap in the Residential Zones offerings. However, we were not presented with any proposed zoning or provisions, proposed maps or an accompanying s32 evaluation that we could consider. Further, in the absence of this information, we find it would be contrary to natural justice and fair process to introduce a new zone on the basis of Mr Fletcher's submission, as people affected would not have known as such.
18. Rather, we encourage the Council to undertake future work to determine whether there is a gap in the Residential Zone offerings and how this may be filled, potentially leading to a future plan change.

4. RESZ-O1

Overview

19. The following is a summary of the Panel's recommended amendments to RESZ-O1, over and above the amendments recommended by the s42A report author:

Provisions	Panel recommendations
RESZ-O1	Amend by replacing "growth needs" with "demand"

Amendments and reasons

20. The submission we refer to here is that by Kainga Ora² 325.192 which sought that the objective be deleted and replaced by "residential growth that enables more housing in appropriate locations to meet demand over the short, medium and long term". Through evidence, Ms Dale amended the requested wording to read:

¹ 99.3

² 325.192

“Enable residential growth that provides a wide variety of housing typologies and densities:

- 1. to meet the communities needs for housing in the short, medium and long terms; and*
- 2. in locations that are in close proximity to activity centres, existing or planned active and public transport routes, community services, and public open spaces”.*

21. Mr Maclellan supported the introduction of “in the short, medium and long term” at the end of clause 1, which we also agree with for the reasons given. He did not support the shorter objective as sought in the submission given it focussed on demand, and not wider matters such as community and district needs. He did not support the other amended wording sought through Ms Dale’s evidence.
22. We have carefully considered Kainga Ora’s original submission and Ms Dale’s evidence. We find that it is most appropriate to use “demand” instead of “growth” in clause 1 of the objective, given that the chapeau of the objective already references growth, and it is a requirement of NPS-UD Policy 2 that the Council provides at least sufficient development capacity to meet housing demand. Accordingly, we recommend that clause 1 be amended and the Kainga Ora submission be accepted in part.

5. RESZ-P3

Overview

23. The following is a summary of the Panel’s recommended amendments to RESZ-P3, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
RESZ-P3	Amend clause 2 of the policy to read: Limiting signs and managing the impacts of on-site traffic generation and the adverse effects of noise and light.

Amendments and reasons

24. The submission we are considering here is that from Kainga Ora³ which sought that the policy be deleted as it is already covered by RESZ-P1. In evidence, Ms Dale amended this position, seeking still that clause 2 be deleted and the policy reworded to sit at a higher level. In her view, the matters covered in clause 2 were already sufficiently covered in other PDP chapters.
25. We agree with Mr Maclellan’s recommendation that clause 1 be retained, as we consider it provides the policy direction for the matters of discretion and built form standards in

³ 325.199

the specific zone chapters. Mr Maclellan recommended that clause 2 be amended to remove the first part of the clause and replacing “manage” with limiting signs and managing other impacts. In his view, the broad reference to signs, light, traffic and noise is appropriate, as more specific details are given within the zone-specific chapters.

26. We generally agree with Mr Maclellan in this regard as well, for the same reason. However, we have recommended that the clause is further tightened to remove unnecessary wording. We therefore recommend that this submission be accepted in part.

6. RESZ-P13 and MRZ-P1

Overview

27. The following is a summary of the Panel’s recommended amendments to MRZ-P1, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
MRZ-P1	Amend clause 1 so that it also refers to public transport.

Amendments and reasons

28. The submission we refer to here is that of Kainga Ora⁴ which sought that RESZ-P13 be deleted as the location of higher density housing is more appropriately addressed under MRZ-O1 and MRZ-P1. Mr Maclellan supported this and recommended RESZ-P13 be deleted. We generally agree with this position; however, having reviewed MRZ-P1, we find that it does not address all elements covered in RESZ-P13, in particular that higher density development is to have ready access to public transport. Accordingly, we have recommended as a consequential amendment that clause 1 of MRZ-P1 be amended to specifically reference public transport.

7. RESZ-P14

Overview

29. The following is a summary of the Panel’s recommended amendments to RESZ-P14, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
RESZ-P14	Amend clause 1 so that it reads “demonstrated constraints that make compliance impractical”

⁴ 325.206

Amendments and reasons

30. The submissions we consider here are those from Bellgrove Rangiora⁵ and Ngai Tahu Property⁶ and the submissions to the Subdivision Chapter from Richard and Geoff Spark, Ngai Tahu Property, J & C Broughton, R Alloway and L Larsen, Dalkeith Holdings Ltd and M Hales⁷. We have already addressed this matter in the Subdivision Chapter, and that report should be read alongside this one. For the same reasons as given in the Subdivision Chapter, we recommend that the wording be amended to include “that make compliance impractical”, which signals that an assessment of whether the density is practical or not is to be undertaken. We therefore recommend that these submissions be accepted in part.

8. GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5

Overview

31. The following is a summary of the Panel’s recommended amendments to GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5, over and above the amendments recommended by the s42A report author:

Provisions	Panel recommendations
GRZ-R5, MRZ-R5, SETZ-R5 and LLRZ-R5	Delete the rules in their entirety

Amendments and reasons

32. The submissions we consider here are from Kainga Ora⁸ which sought that GRZ-R5 and MRZ-R5 be deleted, as they consider that gardening, cultivation and disturbance of land is permitted by the earthworks provisions (EW-R11) and are therefore unnecessary.
33. Mr McClellan and Mr Wilson were both of the view that the rules were necessary as EW-R11 only applies to earthworks that are in accordance with the National Planning Standards definition, which specifically excludes gardening, cultivation and disturbance of land for fenceposts. While acknowledging, in response to questions from the Panel, that such works would have *de minimis* effects, their position was these rules provide certainty that such works can be undertaken without a consent. Mr Maclellan also noted that this rule is replicated in every other zone in the Plan, so removing it from the GRZ would create an inconsistency with the other chapters of the Plan.
34. We prefer Kainga Ora’s position on this matter. The earthworks definition under the National Planning Standards does explicitly exclude the subject of these rules from the definition. We consider such activities would have *de minimis* effects and would be considered as being part and parcel of any normal residential activity. Further, contrary

⁵ 408.36

⁶ 411.6

⁷ 183.7, 223.9, 236.10, 242.7, 246.8

⁸ 325.216 and 325.247

to Mr Maclellan’s advice, our review of the PDP identified that this rule is only included in the Residential Zone Chapters. Having this rule in the Residential Zone Chapters and not in the other chapters where residential activities occur would make the PDP inconsistent. We therefore recommend that GRZ-R5 and MRZ-R5 be deleted, and SETZ-R5 and LLRZ-R5 also be deleted, as consequential amendments. We therefore recommend that these two submission points be accepted.

9. GRZ-R18

Overview

35. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

36. The submission we refer to here is that from the Oxford-Ōhoka Community Board⁹ which sought amendments to the rule to allow existing activities and recreation to continue on the site, alongside amendments to the definitions of community facility and community market.
37. We record here that we agree with Mr Maclellan’s recommendation to amend the rule to reference parades, fairs and carnivals and to not amend the rule as otherwise sought for the reasons given. However, we also want to record that we found this rule and the Rural Zone rule relating to the Rangiora Showground problematic, particularly in terms of what is managed under each respective rule and the Temporary Activities Chapter. We recommend that the Council give thought to how these two rules and the temporary activities rules interact as part of a future plan change process.

10. GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5

Overview

38. The following is a summary of the Panel’s recommended amendments to GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5, over and above the amendments recommended by the s42A report author:

Provision	Panel recommendations
GRZ-BFS5, MRZ-BFS5 and SETZ-BFS5	Amend clause 1 of each standard so that it reads “any building or structure other than a garage that faces the street...” Amend clause 2 of each standard so that it reads “any garage that faces the street shall be set back

⁹ 172.11

	a minimum of 1m behind the front façade of the residential unit to which it relates”
--	--

Amendments and reasons

39. The submissions we refer to here are those from Kainga Ora¹⁰ which sought that the clause 2 only applies where a garage has a garage door that faces the street, as the design considerations for garages lacking a street-facing entry are already addressed in the street interface built form standard. Ravenswood¹¹ sought that the rule be omitted in its entirety.
40. Mr Maclellan did not support amending this rule because the standard as notified would ensure urban design principles are achieved and ensuring that an off-street parking space can be provided in front of a garage. Mr Nicholson’s advice was that the standard should either be amended to only require a garage to be recessed 1m behind the front façade of the main dwelling, or that it be retained to be consistent with SETZ-BFS5, which was not submitted on. Mr Wilson did not address this point, as MRZ-BFS5 was amended through Variation 1 to remove clause 2. The IHP address that in a separate Report.
41. We questioned Mr Maclellan on this matter further, in particular why it was important to provide carparking when the NPS-UD explicitly requires that councils do not have minimum parking requirements in their plans. Mr Maclellan’s position, contrary to Mr Nicholson’s, was that having the setback better achieves the direction in GRZ-P1 of suburban character on larger sites with detached residential units.
42. We generally preferred Mr Nicholson’s advice and the Ravenswood submission. We were also not persuaded by Mr Maclellan’s positions about carparking or that having a garage setback by 6m but any other building, including a residential unit, being setback by 2m, would result in any significant change to suburban character. We have amended GRZ-BFS5, MRZ-BF5 and SETZ-BFS5, as a consequential amendment, so that any garage that is not facing the street is subject to the 2m setback and any garage that is facing the street is set back 1m behind the front façade of the dwelling. We consider that this is the more appropriate option for retaining character and amenity and is more consistent with the direction given by the NPS-UD.

11. MRZ-P1

Overview

43. The following is a summary of the Panel’s recommended amendments to MRZ-P1, over and above the amendments recommended by the s42A report author, and in addition to our earlier recommended amendment:

¹⁰ 325.267 and 325.235

¹¹ 347.38

Provision	Panel recommendations
MRZ-P1	Introduce a new clause which reads “retirement villages where these are well located and suitably designed”

Amendments and reasons

44. Summerset¹² sought that a new clause 10, with four sub-clauses, be introduced which provided guidance on retirement villages. Ms Styles for Summerset sought a more concise new clause be introduced. Her view was that retirement villages are an appropriate use in the MRZ and should be explicitly recognised as being anticipated in this zone. She considered it unreasonable to consider retirement villages appropriate in the GRZs but not in MRZ where comprehensive development is particularly anticipated.
45. Mr Wilson had recommended that the submission be rejected on the basis that it is inconsistent with the definition of residential unit which includes retirement villages and with the approach taken by both the PDP and Variation 1. Mr Wilson did not address Ms Styles’ evidence in his Reply Report.
46. We note that Mr Maclellan, in response to Summerset¹³ and contrary to Mr Wilson’s position, recommended that reference to retirement villages be included in the equivalent GRZ-P1. His position was that the rule framework provides for both multi-unit residential development and retirement villages as restricted discretionary activities.
47. We preferred Mr Maclellan’s position on the Summerset request. The rule framework for both the GRZ and MRZ includes standalone rules for retirement villages. We consider it is appropriate therefore that they are specifically included in MRZ-P1 (and GRZ-P1), providing a clear policy link for their restricted discretionary activity status. We have recommended slightly different wording to that sought by Summerset through Ms Styles’ evidence, and we therefore recommend that this submission be accepted in part.
48. We note that this policy becomes MRZ-P3 under Variation 1.

12. New MRZ Rule for Emergency Service Facility

Overview

49. The following is a summary of the Panel’s recommended amendment to the MRZ Chapter to insert a new rule:

Provision	Panel recommendations
New MRZ-RXX	Include a new restricted discretionary activity rule for emergency service facilities

¹² 207.30

¹³ 207.29

Amendments and reasons

50. The submission we consider here is that from Fire and Emergency NZ¹⁴ which sought a new provision to enable emergency services facilities to be a permitted activity in the MRZ. We received subsequent tabled evidence from FENZ requesting that the activity be provided for as restricted discretionary, consistent with the recommendation by Mr Maclellan for the GRZ and SETZ Chapters, with associated matters of discretion.
51. Mr Wilson was of the view that because there was no definition for such a facility in the PDP and there was no evidence to the likely effects, he did not support a permitted activity status. He did not address the hearing evidence in the Reply Report.
52. As is noted, Mr Maclellan came to a different recommendation to Mr Wilson. He rightly identified that emergency services facilities are specifically listed as a restricted discretionary activity in the LLRZ with associated matters of discretion. We prefer Mr Maclellan's reasoning to Mr Wilson's, and recommend that a new rule be inserted into the MRZ Chapter, for the reasons provided by Mr Maclellan. We therefore recommend that the submission be accepted in part.

13. MRZ-R29

Overview

53. The following is a summary of the Panel's recommended amendment to MRZ-R29:

Provision	Panel recommendations
MRZ-R29	Amend the activity status of funeral related services and facilities to discretionary.

Amendments and reasons

54. The submission we are considering here is that from Lamb and Hayward Ltd¹⁵ which sought that the activity status for funeral related services and facilities be changed from non-complying to restricted discretionary to enable the expansion of funeral related services, with associated matters of discretion.
55. Mr Wilson recommended that the submission be rejected, on the basis that the potential sensitivity effects mean that a non-complying activity status is appropriate. His view was that commercial activities are only provided for where there are ancillary to residential uses and need to be readily accessible to a residential zone.
56. We found Mr Wilson's position to be unduly restrictive. Our understanding of funeral related services and facilities is that they provide for community members to come

¹⁴ 303.54

¹⁵ 163.5

together to celebrate someone's death, which is more akin to a community facility than a commercial activity, noting the latter is defined as an activity trading in goods, equipment or services. With no evidence being presented by the submitter, we cannot support a restricted discretionary activity status; however, we consider a discretionary activity status can be supported. We therefore recommend that the submission be accepted in part.

14. MRZ-BFS4

Overview

57. The following is a summary of the Panel's recommended amendment to MRZ-BFS4:

Provision	Panel recommendations
MRZ-BFS4	Amend the activity status to restricted discretionary, with two matters of discretion.

Amendments and reasons

58. The submission we consider here is that from Kainga Ora¹⁶ which we note for all intents and purposes has been superseded by Variation 1 and the MDRS. We simply record here that we preferred Mr Maclellan's recommendation and reasons in respect to GRZ-BFS4 (Height), and should Variation 1 and the MDRS not exist, we would recommend that the standard be amended to a default activity status of restricted discretionary with the two matters of discretion recommended by Mr Maclellan.

15. Other matters and consequential changes

59. There was one other consequential change that we identified. Through the hearings process, we identified that the Introduction to the SETZ – Settlement Zone does not include Ōhoka in the list of settlements. We recommend including Ōhoka to this list as a Clause 16 minor amendment.

16. Conclusion

60. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – RESZ – Residential Zones. Our recommended amendments are shown in Appendix 2.
61. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹⁶ 325.266

Appendix 1: Submitter attendance and tabled evidence for Residential Zones - Hearing Stream 7A

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Andrew MacLennan 	N/A
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99
Canterbury Regional Council	<ul style="list-style-type: none"> • Victoria Watt 	316
Christchurch International Airport Limited	<ul style="list-style-type: none"> • Jo Appleyard - Legal • Laurel Smith – Acoustics (via teams) • John Kyle – Planning • Professor Charlotte Clark - Aviation noise and health 	254 FS 80
Carolina Homes Ltd, Allan Downs Limited and 199 Johns Road Limited	<ul style="list-style-type: none"> • Claire McKeever 	266
Tabled Evidence		
Summerset Retirement Villages (Rangiora) Ltd	<ul style="list-style-type: none"> • Stephanie Styles 	207
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Michelle Grinlinton-Hancock 	373 FS 99
Kāinga Ora - Homes and Communities	<ul style="list-style-type: none"> • Clare Dale • Joshua Neville 	325 FS 88
Fire and Emergency New Zealand	<ul style="list-style-type: none"> • Kate Oranje 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Residential Zones

Appendix 2: (2) Large Lot Residential Zone

Appendix 2: (3) General Residential Zone

Appendix 2: (4) Medium Density Residential Zone

Appendix 2: (5) Settlement Zone

Appendix 2: (6) Matters of Control or Discretion for all Residential Zones

General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

1. General Residential Zone;
2. Medium Density Residential Zone;
3. Settlement Zone; and
4. Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very² low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
RESZ-O1	Residential growth, location and timing Sustainable residential growth that: <ol style="list-style-type: none">1. provides more housing in appropriate locations in a timely manner according to <u>growth needs demand in the short, medium and long term³</u>;

¹ Kainga Ora [325.191].

² Rick Allaway and Lionel Larsen [236.14].

³ Kainga Ora [325.192].

	<p>2. is responsive to community and district needs; and</p> <p>3. enables new development, as well as redevelopment of existing Residential Zones.</p>
RESZ-02	<p>Residential sustainability</p> <p>Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>
RESZ-03	<p>Residential form, scale, design and amenity values</p> <p><u>Residential development is of a A⁴ form, scale and design of development⁵ that:</u></p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on <u>the surrounding environment amenity values that will change over time as the zones are developed.</u>⁶
RESZ-04	<p>Non-residential activities</p> <p>Small scale non-residential activities that take place in residential areas support the function of local communities.</p>
RESZ-05	<p>Housing choice</p> <p>Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential <u>unit types activities</u>⁷; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	<p>Design of development</p> <p>New development in residential areas is well designed and laid out, including by:</p> <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and

⁴ Kainga Ora [325.194].

⁵ Kainga Ora [325.194].

⁶ Kainga Ora [325.194].

⁷ Oranga Tamariki [278.5].

	<p>consider modification of those controls only where other active design features such as verandas are incorporated;</p> <ol style="list-style-type: none"> 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	<p>Multi-unit residential development</p> <p>Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by:</p> <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p>Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access – safe movement and connections; b. surveillance and sightlines – see and be seen; c. layout - clear and logical orientation; d. activity mix – eyes on the street; e. sense of ownership – showing a space is cared for; f. quality environments - well designed, managed and maintained environments;

	<p>g. physical protection – using active security measures; and</p> <p>2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage <u>limiting signs and managing</u>⁸ the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise <u>and the</u> adverse effects of noise and light, particularly in night time hours⁹.</p>
RESZ-P4	<p>Sustainable design</p> <p>In relation to design of buildings in Residential Zones, encourage and advocate for¹⁰:</p> <ol style="list-style-type: none"> 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and¹¹ <u>minor residential units</u>¹².
RESZ-P5	<p>Residential Commercial Precinct</p> <p>Enable additional commercial activity to establish in the Residential Commercial Precinct where:</p> <ol style="list-style-type: none"> 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	<p>Non-residential activities</p> <p>Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas</u>¹³; 2. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 3. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 4. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; <u>and</u> c. childcare facilities; <u>and</u> d. <u>emergency service facilities</u>.¹⁴
RESZ-P7	<p>Commercial activity in the General Residential and Medium Density Residential Zones</p>

⁸ Kainga Ora [325.199].

⁹ Kainga Ora [325.199].

¹⁰ Kainga Ora [325.200].

¹¹ Summerset [207.26].

¹² Kainga Ora [325.200].

¹³ Fulton Hogan [41.33].

¹⁴ Fire and Emergency NZ [303.51].

	<p>Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that:</p> <ol style="list-style-type: none"> 1. are of a scale that is ancillary to residential use; or 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	<p>Housing choice</p> <p>Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and¹⁵ infrastructure.
RESZ-P9	<p>Commercial activity in the Settlement Zone</p> <p>Provide for limited scale and type of commercial activity in the Settlement Zone in order to:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	<p>Retirement villages</p> <p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> 1. they are¹⁶ consistent with good urban design outcomes¹⁷, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	<p>Minor residential units</p> <p>Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while:</p> <ol style="list-style-type: none"> 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	<p>Outline development plans</p> <p>Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better

¹⁵ Kainga Ora [325.204].

¹⁶ RMA Schedule 1 Clause 16(2)

¹⁷ Summerset [207.27].

	<p>outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3);</p> <p>2. ensure that development:</p> <ul style="list-style-type: none"> a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; <p>3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</p>
RESZ-P13	<p>Location of higher density development</p> <p>Locate higher density housing to support and have ready access to:</p> <ul style="list-style-type: none"> 1. commercial business areas, community facilities and open space; and 2. public transport and well-connected walkable communities.¹⁸
RESZ-P14	<p>Development density</p> <p>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <ul style="list-style-type: none"> 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints <u>that make compliance impractical,¹⁹</u> then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.

¹⁸ Kainga Ora [325.206].

¹⁹ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

LLRZ - Large Lot Residential Zone

Introduction

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are generally¹ located near but outside the established townships. However, the Large Lot Residential Zones at Oxford are located on the outskirts of the established township.² Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LLRZ-O1	<p>Purpose, character and amenity values of Large Lot Residential Zone</p> <p>A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:</p> <ol style="list-style-type: none">1. is of low density detached residential units set on generous sites;2. has a predominance of open space over built form;3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.
Policies	
LLRZ-P1	<p>Maintaining the qualities and character</p> <p>Maintain the qualities and character of the Large Lot Residential Zone by:</p> <ol style="list-style-type: none">1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites;

¹ Ken Fletcher [99.3].

² Ken Fletcher [99.3].

	<ol style="list-style-type: none"> managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that open space predominates over built form on each site; ensuring the built form for all activities is consistent with the low density residential character of the zone; and retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.
LLRZ-P2	<p>Managing activities</p> <p>Manage activities within the zone to maintain the character and amenity values of the zone including by:</p> <ol style="list-style-type: none"> enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site; providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs; providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and other than provided for above, limit³ non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.
LLRZ-P3	<p>Reverse sensitivity</p> <p>Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:</p> <ol style="list-style-type: none"> requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.
LLRZ-P4	<p>Amenity values</p> <p>Maintain amenity values within the Large Lot Residential Zone through:</p> <ol style="list-style-type: none"> low levels of noise, outdoor lighting, signs, dust, odour and traffic; and limiting kerb, channel and street lighting compared to other Residential Zones.
LLRZ-P5	<p>Large Lot Residential Zone Overlay</p> <p>For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

Activity Rules

LLRZ-R1 Construction or alteration of or addition to any building or other structure

³ RMA Schedule 1 Clause 16(2)

Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
LLRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R3 Minor residential unit	
Activity status: PER Where: 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a car vehicle garage or carport up to a maximum of 40m ²); 3. there shall be only one minor residential unit per site; and 4. a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m ² of site area.	Activity status when compliance with LLRZ-R3 (1) not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units Activity status when compliance with LLRZ-R3 (2) to (4) not achieved: NC
LLRZ-R4 Residential activity	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where:	Activity status when compliance not achieved: N/A⁴

⁴ Kainga Ora [325.216 and 325.247] consequential amendment

1. the activity is associated with an otherwise permitted or consented activity.	
LLRZ-R56 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R76 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
LLRZ-R87 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under LLRZ-R25.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
LLRZ-R109 Home business	
Activity status: PER Where: 1. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry,	Activity status when compliance not achieved: DIS

<p>vehicle sales, or vehicle repair, storage or dismantling; and</p> <p>7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p>	
LLRZ-R1410 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; and 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued, after which it shall only be used as a residential unit. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
LLRZ-R1211 Educational facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the educational facility shall be 200m²; 2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and 3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁵ 	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-R1312 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum GFA of building occupied by the childcare facility shall be 200m²; 2. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and 	<p>Activity status when compliance not achieved: DIS</p>

⁵ Ministry of Education [277.47].

3. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
LLRZ-R1413 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
LLRZ-R1514 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note 1. Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.	
LLRZ-R1615 Agriculture	
Activity status: PER Where: 1. the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD9 - Impact of trees on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R1716 Rural produce retail	
<i>This rule does not apply to farmers' markets provided for under LLRZ-R23.</i>	
Activity status: PER Where: 1. rural produce retail activity exceeds 5m ² any sales area shall be located a minimum of 10m inside any site boundary; 2. there shall be only one rural produce retail activity per site; and 3. the maximum area of any rural produce retail activity shall be 50m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R1817 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LLRZ-R1918 Emergency service facility	

Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage	Activity status when compliance not achieved: N/A
LLRZ-R2019 Boarding kennels	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2120 Cattery	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2221 Equestrian and ancillary activities and facilities	
Activity status: RDIS Matters of discretion are restricted to: RES-MD11 - Housing of animals	Activity status when compliance not achieved: N/A
LLRZ-R2322 Farmers' market	
Activity status: RDIS Matters of discretion are restricted to: RES-MD10 - Rural sales	Activity status when compliance not achieved: N/A
LLRZ-R2423 Community facility	
<i>This rule does not apply to any recreation activity provided for under LLRZ-R1817; emergency service facility provided for under LLRZ-R1918; or motorised sports facility provided for under LLRZ-R3938.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2524 Camping ground	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2625 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R2726 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision	

Activity status: DIS	Activity status when compliance not achieved: N/A
LLRZ-R28<u>27</u> Commercial activity	
<i>This rule does not apply to home business provided for under LLRZ-R10; rural produce retail provided for under LLRZ R17; or farmers' markets provided for under LLRZ-R23.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R29<u>28</u> Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R30<u>29</u> Vehicle or boat repair or storage <u>services</u>⁶	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34<u>30</u> Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R32<u>31</u> Rural Industry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R33<u>32</u> Quarrying activities	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R34<u>32</u> Mining	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R35<u>34</u> Farm quarry	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R36<u>35</u> Primary production	
<i>This rule does not apply to agriculture provided for under LLRZ-R16<u>15</u>; or farm quarry provided for under LLRZ-R35<u>34</u>.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R37<u>36</u> Waste management facility	

⁶ RMA Schedule 1 Clause 16(2)

Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R3837 Composting facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R3938 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4039 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4140 Retirement village	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4241 Multi-unit residential development	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4342 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LLRZ-R4443 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

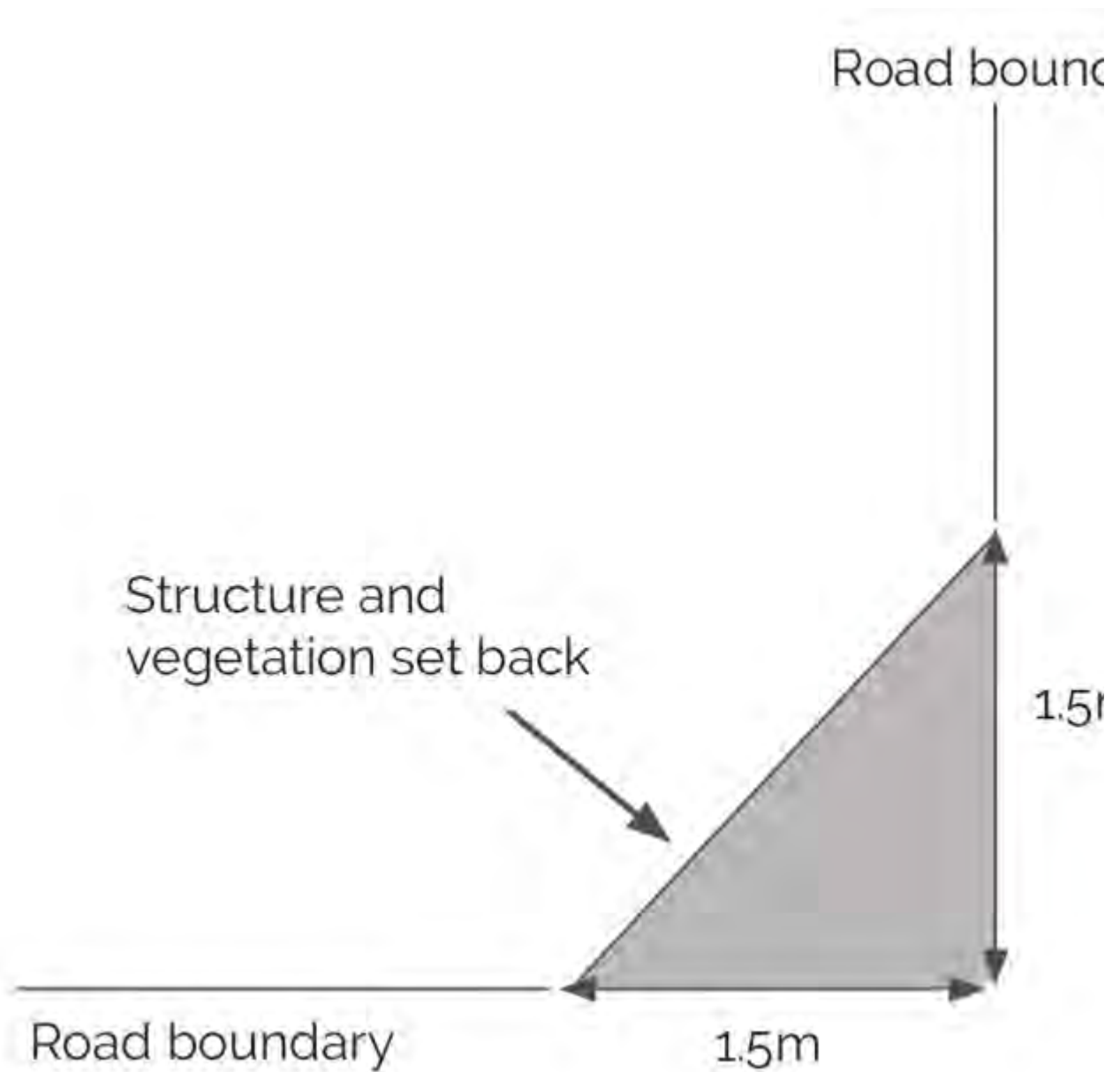
LLRZ-BFS1 Site density	
<ol style="list-style-type: none"> Site density shall be a maximum of: <ol style="list-style-type: none"> one residential unit per 5,000m² of net site area or one residential unit on any site less than 5,000m². This rule does not apply to a minor residential unit or residential unit in a retirement village. 	Activity status when compliance not achieved: NC
LLRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> The maximum building coverage shall be 20% of the net site area of any site. 	Activity status when compliance not achieved: DIS

LLRZ-BFS3 Landscaped permeable surface	
<p>1. The minimum landscaped permeable surface of any site shall be 30% of the net site area.</p> <p>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:</p> <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height <p>above ground level with a permeable surface underneath.</p>	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-BFS4 Impermeable surface	
<p>1. The maximum impermeable surface of any site shall be 20% of the net site area.</p>	<p>Activity status when compliance not achieved: DIS</p>
LLRZ-BFS5 Height	
<p>1. The maximum height of any building or structure shall be 8m above ground level.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property
LLRZ-BFS6 Building and structure setbacks	
<p>1. Any building or structure, other than a fence, shall be set back a minimum of:</p> <ul style="list-style-type: none"> a. 10m from any road boundary; b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and c. 5m from any site boundary. <p>2. On corner sites any structure or vegetation exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure LLRZ-1.</p> <p>3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of:</p> <ul style="list-style-type: none"> a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals

<div><div>b. 3500m⁷ from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and</div><div>c. 300m from any existing quarry where it is located on a site in different ownership.</div><div>4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</div></div>	
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Figure LLRZ-1: Structure and Vegetation Setback

⁷ Environment Canterbury [316.166]



LLRZ-BFS7 Fencing

1. Any fencing located on or within 15m from any road boundary shall:
 - a. be no higher than 1.2m above ground level; and
 - b. be a farm-style post and wire or post and rail fence; and
 - c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.
2. Any fencing located on or within 10m of an internal boundary shall:

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

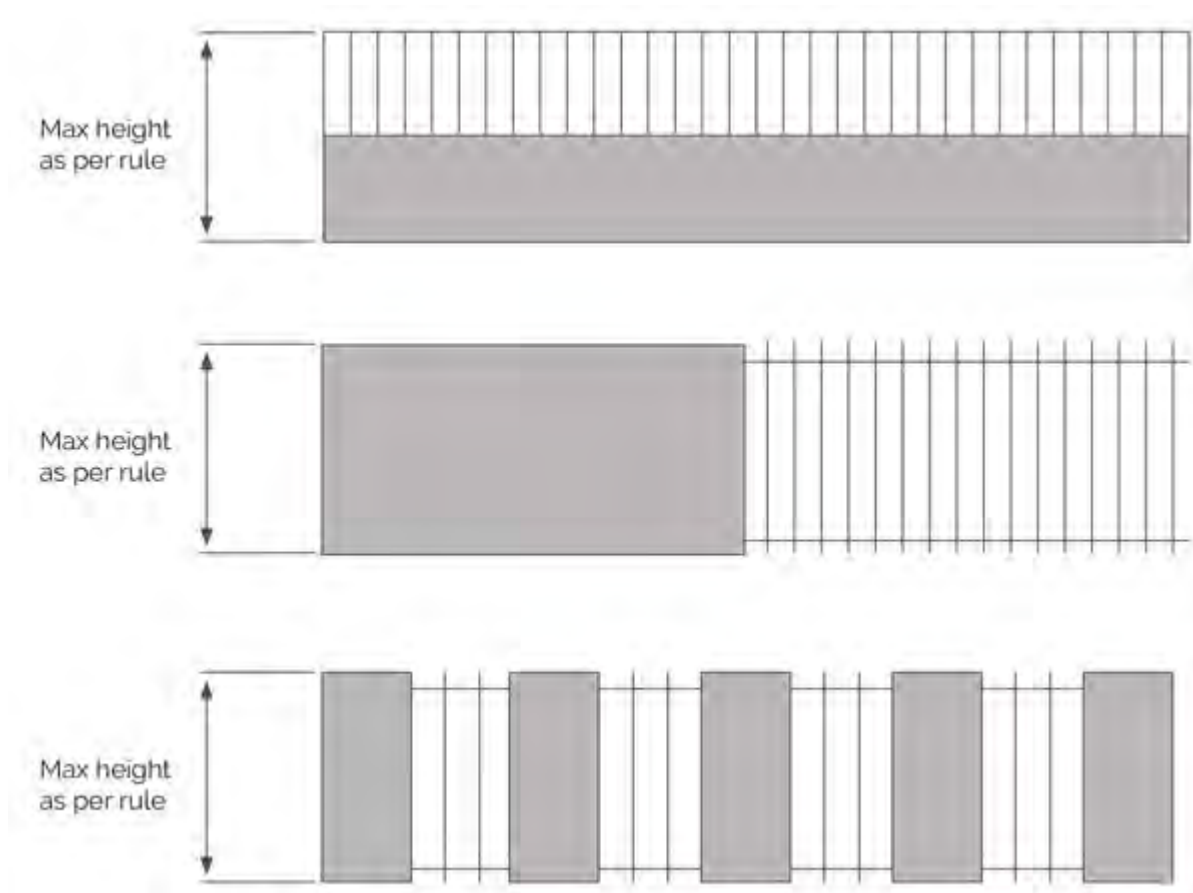
- RES-MD2 - Residential design principles
- RES-MD6 - Road boundary setback

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

<ul style="list-style-type: none"> a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2. <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <ul style="list-style-type: none"> a. be a farm-style post and wire or post and rail fence; or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence. 	
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Figure LLRZ-2: Examples of Visually Permeable Fencing



EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: NC Notification

	<p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production;^{8 9}</u></p> <p><u>iv. a commercial greenhouse; or</u></p> <p><u>v. produce packing facilities;</u></p> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater</u></p>	<p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>
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⁸ Transpower [195.43].

⁹ Horticulture NZ [295.80].

	<p>than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁰</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support</p>	
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¹⁰ Transpower [195.43].

	<p>structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area; e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and 	
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	<p>ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹¹</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically</p>	Activity status when compliance not achieved: N/A ¹²

¹¹ Transpower [195.43].

¹² Transpower [195.43].

	<p>impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹³ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing.</u>¹⁴ activities and development adjacent to a 66kV or 33kV <u>major</u>¹⁵ electricity distribution line involve the following: 	Activity status when compliance not achieved: N/A

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.95].

¹⁵ Mainpower [249.94].

	<p>a. new a sensitive activity and or a new buildings or structure¹⁶ (excluding accessory buildings)¹⁷ within 6m¹⁸ of the centreline of a 66kV or 33kV major¹⁹ electricity distribution line or within 10m 6m²⁰ of the visible outer edge of a²¹ foundation of an associated a pole, pi-pole²² or tower; and/or</p> <p>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²³</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁴</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
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¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].

	<p>Advisory Notes</p> <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>²⁵ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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²⁵ Mainpower [249.94].

GRZ - General Residential Zone

Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential character.

The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
GRZ-O1	General Residential Zone A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.
Policies	
GRZ-P1	Residential character and amenity values Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: <ol style="list-style-type: none"> 1. provides for suburban character on larger sites primarily with detached residential units; 2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs; 3. provides opportunities for multi-unit residential development, <u>and retirement villages¹ on larger sites²</u>; 4. has sites generally dominated by landscaped areas, with open spacious streetscapes; 5. through careful design provides a range of higher density living choices to be developed within the zone; and

¹ Summerset [207.29].

² Miranda Hales [246.12] and Dalkeith Holdings Ltd [242.13].

	6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.
GRZ-P2	General Residential Zone Overlay For any General Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.

Activity Rules

GRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
GRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
GRZ-R4 Residential activity	
Activity status: PER Where: 1. no more than one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site	Activity status when compliance not achieved: DIS

of the residential activity shall be owned by the people who live on the same site.	
GRZ-R5 Gardening, cultivation and disturbance of land for fence posts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: N/A³
GRZ-R6 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R7 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
GRZ-R8 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
GRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under GRZ-R23.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
GRZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day;	Activity status when compliance not achieved: DIS

³ Kainga Ora [325.216 and 325.247]

<ol style="list-style-type: none"> 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. <u>if</u>⁴ the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	
GRZ-R11 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>,⁵ Sunday <u>and</u> including public holidays; 2. the duration of use as a show home shall not exceed two <u>three</u>⁶ years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
GRZ-R12 Educational facility (<u>excluding childcare facility</u>)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;⁷ 	<p>Activity status when compliance not achieved: DIS</p>

⁴ Kainga Ora [325.222].

⁵ Bellgrove Rangiora Ltd [408.38].

⁶ Ravenswood Developments [347.31].

⁷ Ministry of Education [277.47].

<p>4.3.the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>2. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁸</p>	
GRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R14 Community garden	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R15 Health care facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the health care facility shall be 200m²; 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage; and 	<p>Activity status when compliance not achieved: DIS</p>

⁸ Ministry of Education [277.47].

5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
GRZ-R16 Domestic animal keeping and breeding	
Activity status PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
GRZ-R17 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
GRZ-R18 Oxford A&P Showground activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activities on <u>at</u> the <u>Oxford A&P Showground</u>⁹ site are: <ol style="list-style-type: none"> an annual A&P Show event; recreation activities; equestrian and ancillary activities and facilities; community facility; community market; motor vehicle display events; and dog agility and training; <u>and</u> <u>parades, fairs and carnivals</u>.¹⁰ 	Activity status when compliance not achieved: DIS
Advisory Note <ol style="list-style-type: none"> Rules for temporary activities are contained in the Temporary Activities Chapter. 	
GRZ-R19 Multi-unit residential development	
Activity status: RDIS Where: <ol style="list-style-type: none"> any residential unit fronting a road or public open space shall have a habitable room located at the ground level; at least 50% of all residential units within a development shall have a habitable space located at ground level; and 	Activity status when compliance not achieved: DIS

⁹ RMA Schedule 1 Clause 16(2).

¹⁰ Oxford-Ohoka Community Board [172.11].

<p>3. a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
GRZ-R20 Retirement village	
<p>Activity status: RDIS Where: 1. a design statement is provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
GRZ-R21 Community facility	
<p><i>This rule does not apply to any health care facility provided for under GRZ-R15; or recreation facility provided for under GRZ-R26.</i></p>	
<p>Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R21A Emergency service facility	
<p>Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage¹¹</u></p>	<p>Activity status when compliance not achieved: N/A</p>
GRZ-R22 Cattery	

¹¹ Fire and Emergency NZ [303.53 and 303.55].

Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R23 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R24 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R25 Convenience activity	
Activity status: DIS Where: 1. the retail activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
GRZ-R26 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under GRZ-R37; or motorised recreation activity provided for under GRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R27 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R28 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
GRZ-R29 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R32 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A

GRZ-R33 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R34 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R35 Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R37 Motorised vehicle events	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R38 Motorised recreation activity	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

GRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 500m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 500m², one residential unit is allowed. 	Activity status when compliance not achieved: NC

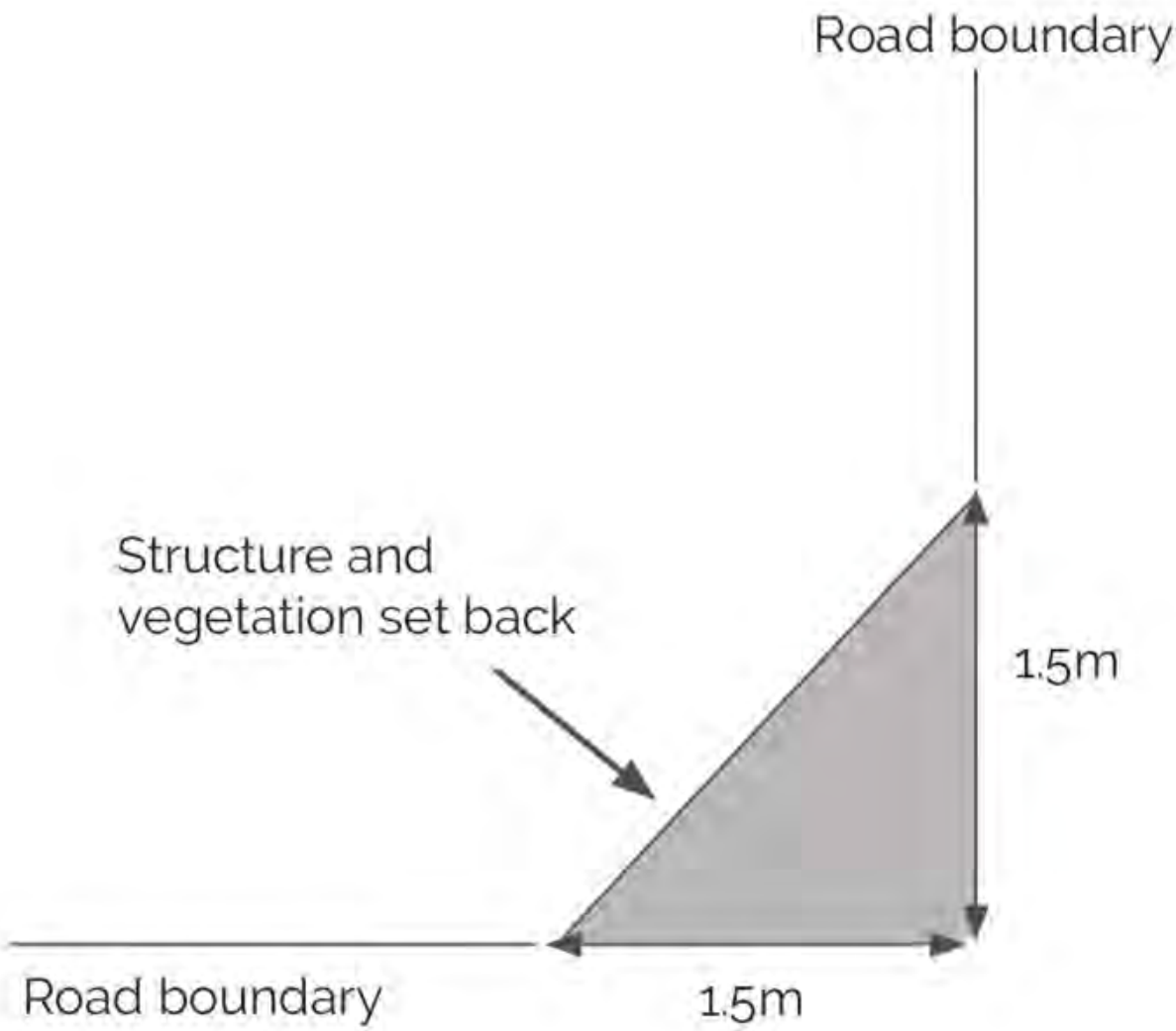
3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.	
GRZ-BFS2 Building coverage	
1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> any infrastructure building; any caravan; or deck under 1m in height above ground level. 	Activity status when compliance not achieved: DIS
GRZ-BFS3 Landscaped permeable surface	
1. The minimum landscaped permeable surface of any site shall be 30% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> any paths 1.1m wide or less; or open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
GRZ-BFS4 Height	
1. The maximum height of any building shall be: <ol style="list-style-type: none"> 8m above ground level; except that where a site is larger than 6,000m², the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. 	Activity status when compliance not achieved: DIS RDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD2 - Residential design principles</u> <u>RES-MD5 - Impact on neighbouring property</u> ¹²
GRZ-BFS5 Building and structure setbacks	
1. Any building or structure other than a garage <u>that faces the street</u> ¹³ shall be set back a minimum of 2m from any road boundary <u>or accessway</u> ¹⁴ (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification

¹² Kainga Ora [325.234].¹³ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]¹⁴ Waimakariri District Council [367.1].

<ol style="list-style-type: none"> a. any fence permitted by GRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <ol style="list-style-type: none"> 2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates road boundary</u>.¹⁵ 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1. 5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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Figure GRZ-1: Structure and Vegetation Setback

¹⁵ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]



GRZ-BFS6 Street interface

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - a. have at least one habitable room or kitchen located facing the street at ground level. If the site has direct frontages onto both a road and an open space reserve, a residential unit or a minor residential unit may have a habitable room or kitchen located to face either the road or the reserve;¹⁶ and
 - b. include at least 2015%¹⁷ of the front façade in glazing (within window or door panels) of which at least half is clear; and
 - c. shall have a door that is directly visible and accessible from the street.
2. Garage doors that face the street shall have a combined maximum width of 6.5m.

This rule does not apply to any minor residential unit, or residential unit in a retirement village.¹⁸

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, ~~but may be or~~¹⁹ limited notified.

GRZ-BFS7 Height in relation to boundary

1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:
 - a. flagpoles;
 - b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;
 - c. decorative features such as steeples, towers and finials;
 - d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD5 - Impact on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

¹⁶ Bellgrove Rangiora Ltd [408.42].

¹⁷ Kainga Ora [325.236].

¹⁸ Summerset [207.49].

¹⁹ Kainga Ora [325.236].

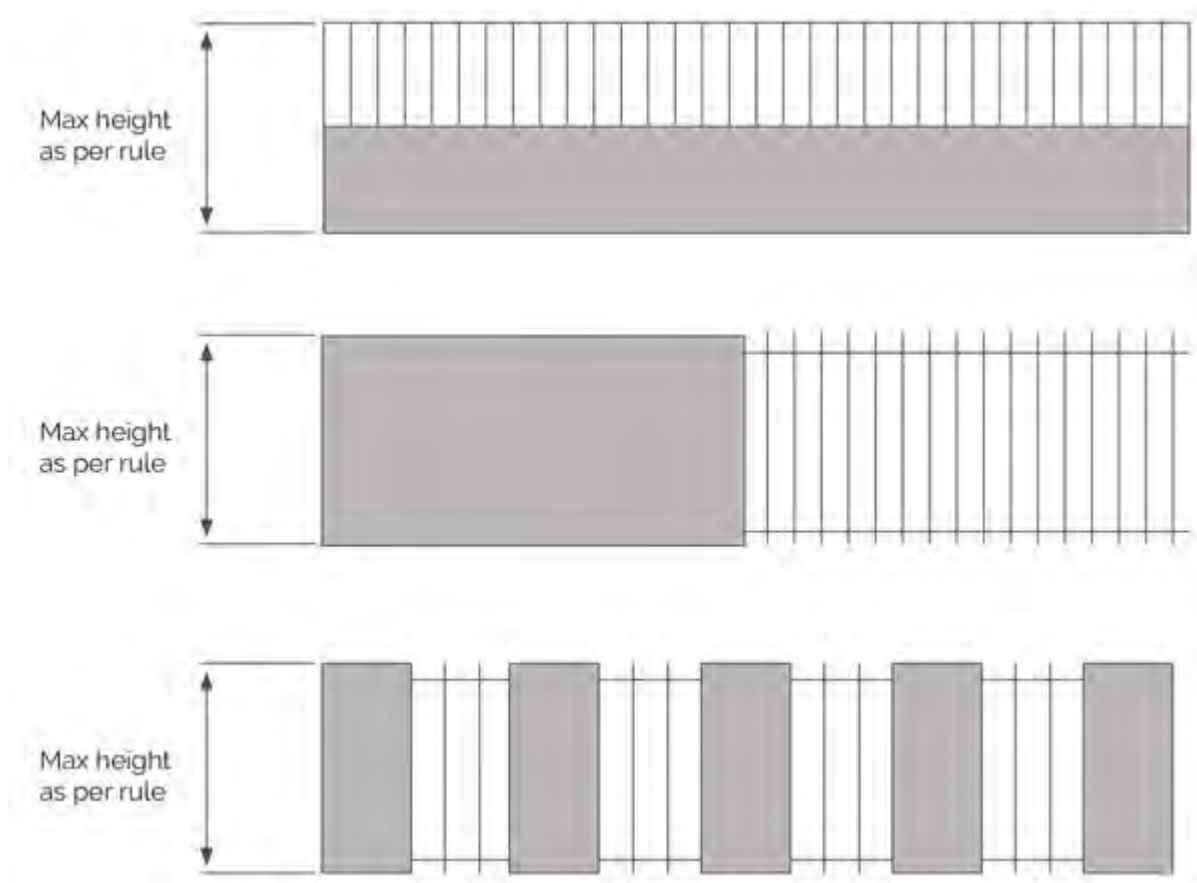
<p>shall not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
GRZ-BFS8 Fencing	
<p>1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway, or cycle facility cycleway</u>,²⁰ shall be:</p> <ol style="list-style-type: none"> no higher than 1.2m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. <p>2. Any fence or wall greater than 0.9m in height above ground level shall be at</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD6 - Road boundary setback <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

²⁰ Waimakariri District Council [367.27].

least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway vehicle crossing²¹, or within the structure and vegetation set back area shown in Figure GRZ-1.

3. Any other fence or freestanding wall shall be a maximum height of 1.8m.²²

Figure GRZ-2: Examples of Visually Permeable Fencing



GRZ-BFS9 Outdoor living space

1. For any residential unit:
 - a. a minimum of 4080m²²³ of continuous outdoor living space able to contain a circle with a diameter of 86m²⁴ shall be provided within the site of a residential unit (except a residential unit in a retirement village); and

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

²¹ Kainga Ora [325.238].

²² Waimakariri District Council [367.27].

²³ Ravenswood [347.42]..

²⁴ Ravenswood [347.42].

<p>b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>2. For any minor residential unit:</p> <p>a. <u>a minimum of 20m²</u> of an²⁵ outdoor living space able to contain a circle with a diameter of 6²⁶m shall be provided; and</p> <p>b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</p> <p>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</p>	
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GRZ-BFS10 Scale

<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</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.</p>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u></p> <p><u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

²⁵ Kainga Ora [325.239].

²⁶ Kainga Ora [325.239].

	<p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <ul style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production.</u>^{27 28} <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid</u> 	
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²⁷ Transpower [195.43].

²⁸ Horticulture NZ [295.80].

	<p><u>support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²⁹</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code</p>	
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²⁹ Transpower [195.43].

	<p>of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs</p>	
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	<p>in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁰</p>	
All Zones	<p>Activity status: NG</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive</p>	Activity status when compliance not achieved: N/A ³¹

³⁰ Transpower [195.43].

³¹ Transpower [195.43].

	<p>farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ³² electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> new, or expansion or extension of existing³³ activities and development adjacent to a 66kV or 33kV <u>major</u>³⁴ electricity distribution line involve the following: <ol style="list-style-type: none"> new a sensitive activity and or a new buildings or structure³⁵ (excluding accessory buildings)³⁶ within 6m³⁷ of the centreline of a 66kV or 33kV <u>major</u>³⁸ 	Activity status when compliance not achieved: N/A

³² Mainpower [249.94].

³³ Mainpower [249.95].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

³⁶ Mainpower [249.94].

³⁷ Mainpower [249.94].

³⁸ Mainpower [249.94].

	<p>electricity distribution line or within 40m <u>6m</u>³⁹ of the visible outer edge of a⁴⁰ foundation of an associated a pole, <u>pi-pole</u>⁴¹ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.⁴³</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>⁴⁴ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³⁹ Mainpower [249.94].

⁴⁰ Mainpower [249.94].

⁴¹ Mainpower [249.94].

⁴² Mainpower [249.94].

⁴³ Mainpower [249.94].

⁴⁴ Mainpower [249.94].

MRZ - Medium Density Residential Zone

Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transport s stops and open space¹.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream. It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MRZ-O1	Provision of medium density <u>residential</u>² housing A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.
Policies	
MRZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ol style="list-style-type: none"> 1. higher density living in areas with better access for walking to parks, <u>educational facilities</u>³, <u>public transport</u>⁴, main centres or local commercial centres; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small-scale commercial, or community-based activities, that service the local community, and home businesses; <u>and</u>

¹ Kainga Ora [PDP 325.240].

² Kainga Ora [PDP 325.241].

³ Ministry of Education [PDP 277.44].

⁴ Kainga Ora [325.206]

	<p>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre; <u>and</u></p> <p>9. <u>retirement villages where these are well located and suitably designed</u>⁵.</p>
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Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
MRZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² ; 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
MRZ-R4 Residential activityStorage of vehicles and boats on residential sites ⁶	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
MRZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS ⁷
MRZ-R6 Accessory building or structure	

⁵ Summerset [207.30]

⁶ CI 16(2), sch 1, RMA minor change to address an error in the notified wording.

⁷ Kainga Ora [325.216 and 325.247]

Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R7 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
MRZ-R8 Residential disability care and care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R9 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under MRZ-R28.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
MRZ-R10 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m ² ; 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
MRZ-R11 Residential unit used as a show home	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-47:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>, Sunday <u>and</u>⁸ including public holidays; 2. the duration of use as a show home shall not exceed two<u>three</u>⁹ years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
MRZ-R12 Educational facility (<u>excluding childcare facility</u>)¹⁰	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am–9:00pm Monday to Friday;¹¹ <u>and</u>¹² 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; <u>and</u>¹³ 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.¹⁴ 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-R13 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 	<p>Activity status when compliance not achieved: DIS</p>

⁸ Bellgrove Rangiora Ltd [PDP 408.46].

⁹ Ravenswood Developments Ltd [PDP 347.47].

¹⁰ Bellgrove Rangiora Ltd [PDP 408.47], Ministry of Education [PDP 277.45].

¹¹ MoE [PDP 277.45].

¹² Consequential amendment.

¹³ Consequential amendment.

¹⁴ MoE [PDP 277.45].

<ol style="list-style-type: none"> 3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	
MRZ-R14 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R15 Health care facility	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. 2. the maximum GFA of building occupied by the educational facility shall be 200m². 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday. 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block. 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
MRZ-R16 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> • Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
MRZ-R17 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC

MRZ-R18 Multi-unit residential development	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level; 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3. a design statement shall be provided with the application. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: DIS
MRZ-R19 Retirement village	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. a design statement shall be provided with the application. Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: DIS
MRZ-R20 Community facility	
<i>This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
MRZ-R20A Emergency service facility	

Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage</u>	Activity status when compliance not achieved: N/A¹⁵
MRZ-R21 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R22 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R23 Convenience activity	
Activity status: DIS Where: 1. the retail or service activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
MRZ-R24 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R25 Recreation facilities	
<i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R26 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R27 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R28 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R29 Funeral related services and facility	
Activity status: NC <u>DIS¹⁶</u>	Activity status when compliance not achieved: N/A

¹⁵ FENZ [303.53, and 303.55]

¹⁶ Lamb and Hayward Ltd [163.5]

MRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R32 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R33 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R34 Large format retail	
<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R35 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R36 Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R38 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

MRZ-BFS1 Site density

<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 200m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
MRZ-BFS2 Building coverage	
<ol style="list-style-type: none"> 1. Building coverage shall be a maximum of 55% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-BFS3 Landscaped permeable surface	
<ol style="list-style-type: none"> 1. The minimum landscaped permeable surface of any site shall be 20% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-BFS4 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building shall be 12m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property¹⁷</p>
MRZ-BFS5 Building and structure setbacks	
<ol style="list-style-type: none"> 1. Any building or structure other than a garage that faces the street¹⁸ shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol style="list-style-type: none"> a. any fence permitted by MRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

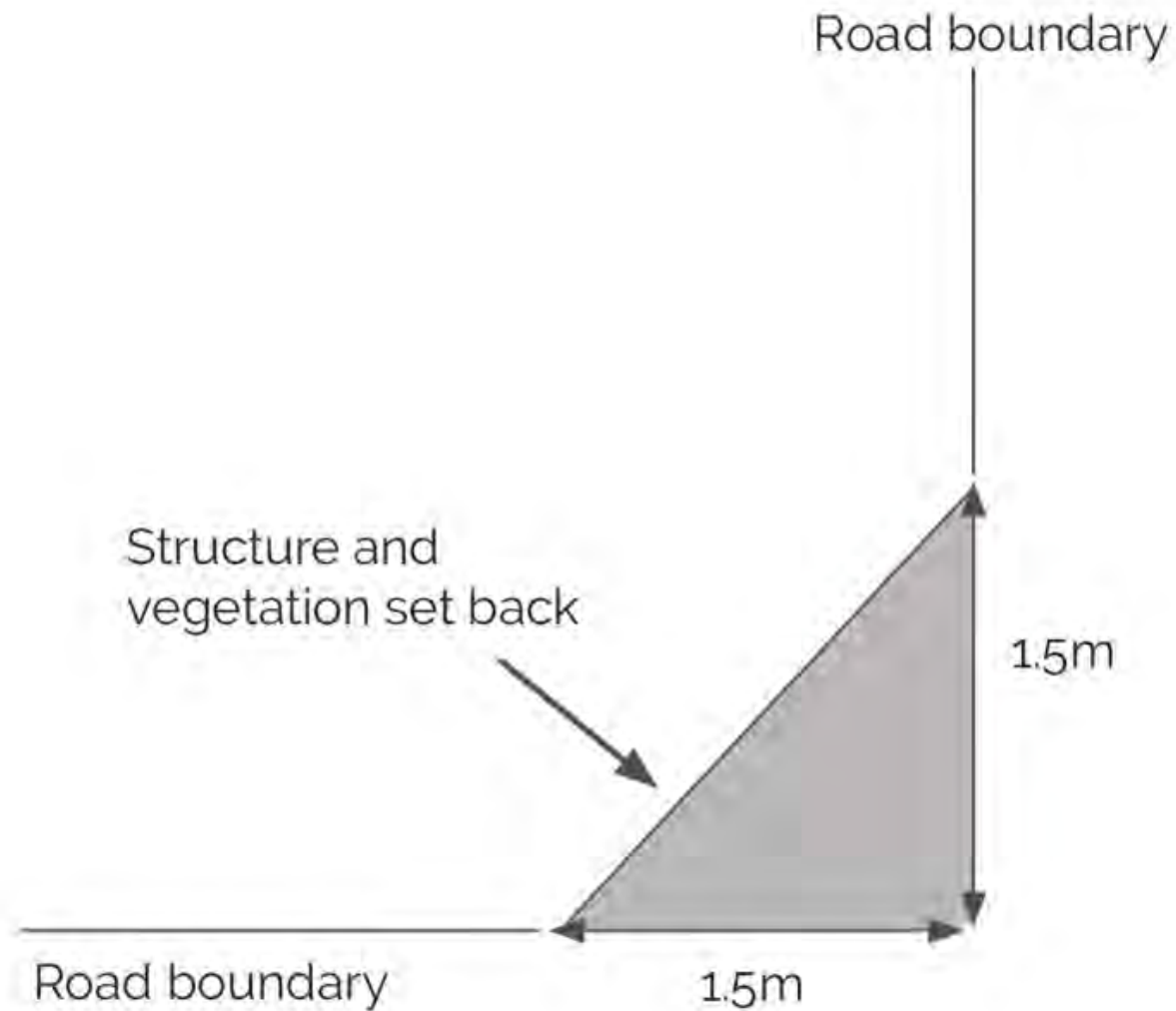
¹⁷ Kainga Ora [325.266]

¹⁸ ¹⁸ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

<ul style="list-style-type: none"> c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <ol style="list-style-type: none"> 2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates</u> road boundary.¹⁹ 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by: <ul style="list-style-type: none"> a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or b. having sill heights of 1.5m above floor level; or c. having fixed obscure glazing below 1.5m above floor level. 5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1. 6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	
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Figure MRZ-1: Structure and Vegetation Setback

¹⁹ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]



MRZ-BFS6 Street interface

1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - a. have at least one habitable room or kitchen located facing the street at ground level; and
 - b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and
 - c. shall have a door that is directly visible and accessible from the street.
2. Garage doors that face the street shall have a combined maximum width of 6.5m.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

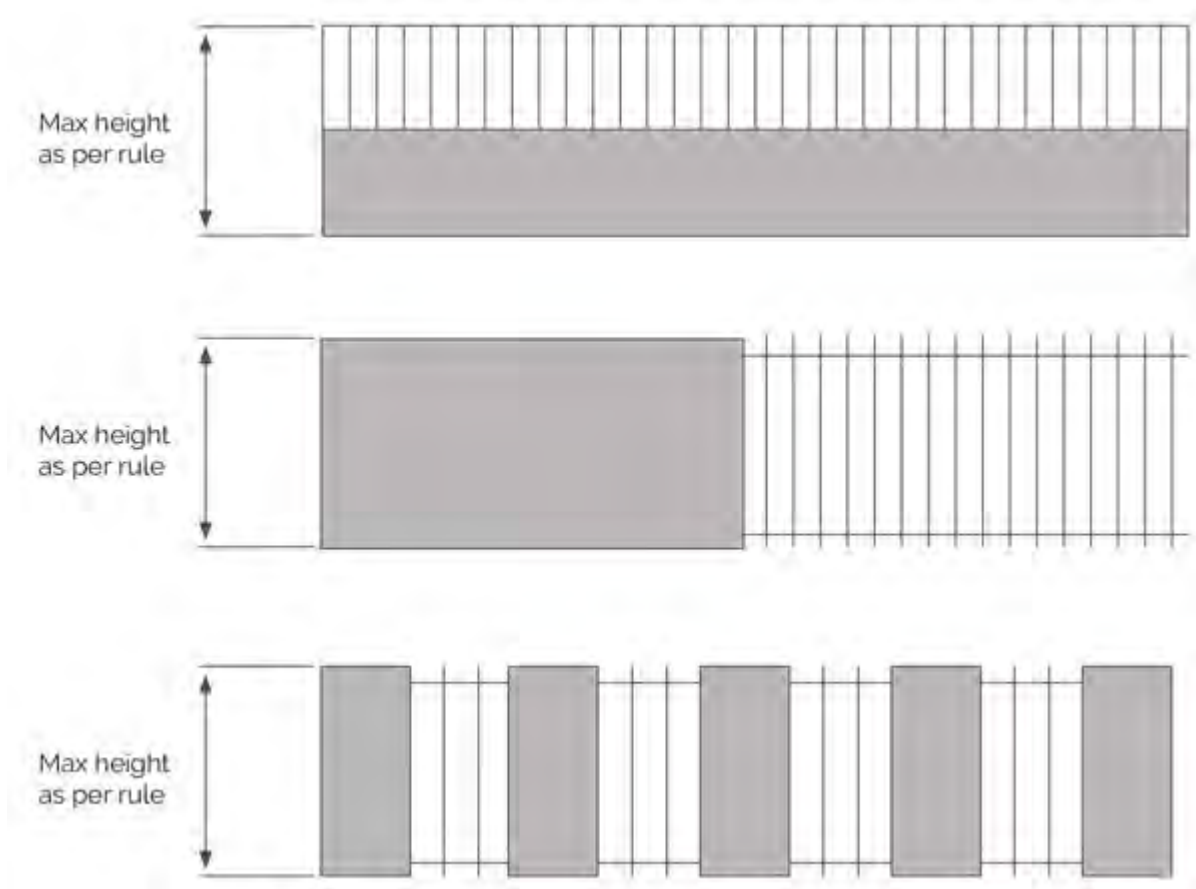
MRZ-BFS7 Height in relation to boundary

<ol style="list-style-type: none"> Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following: <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay²⁰, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MRZ-BFS8 Fencing	
<ol style="list-style-type: none"> All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: <ol style="list-style-type: none"> no higher than 1.2m above ground level; or 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback</p> <p>Notification</p>

²⁰ Environment Canterbury [316.76]

<p>b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-1.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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Figure MRZ-2: Examples of Visually Permeable Fencing



MRZ-BFS9 Outdoor living space	
<p>1. Outdoor living space shall be provided as follows:</p> <p>a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>b. a balcony of at least 10m² with a minimum depth of 1.5m.</p> <p>2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.</p>	
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<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u></p> <p><u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production;^{21 22}</u></p> <p><u>iv. a commercial greenhouse; or</u></p> <p><u>v. produce packing facilities;</u></p>	<p>Activities and development (other than earthworks) within a National Grid Yard</p>
<p>All Zones</p>	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

²¹ Transpower [195.43].

²² Horticulture NZ [295.80].

	<p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m</p>	
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²³ Transpower [195.43].

	<p>from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the</p>	
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	<p>pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has</p>	
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	<p>given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁴</p>	
All Zones	<p>Activity status: NG</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	Activity status when compliance not achieved: N/A ²⁵
	Advisory Note	

²⁴ Transpower [195.43].

²⁵ Transpower [195.43].

- National Grid transmission lines are shown on the planning map.

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ²⁶ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. new, or expansion or extension of existing.²⁷ activities and development adjacent to a 66kV or 33kV <u>major</u>²⁸ electricity distribution line involve the following: <ol style="list-style-type: none"> a. new a sensitive activity and or a new buildings or structure²⁹ (excluding accessory buildings)³⁰ within 6m³¹ of the centreline of a 66kV or 33kV <u>major</u>³² electricity distribution line or within 10m <u>6m</u>³³ of the visible outer edge of a³⁴ foundation of an associated a pole, <u>pi-pole</u>³⁵ or tower; and/or a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁶ b. new fences more than 2.5m high and within 5m of the 	Activity status when compliance not achieved: N/A

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.95].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

³⁶ Mainpower [249.94].

	<p>visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major³⁸ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³⁷ Mainpower [249.94].

³⁸ Mainpower [249.94].

SETZ - Settlement Zone

Introduction

The purpose of the Settlement Zone is to provide for the smaller rural and beach settlements of the District. This is a mix of residential and commercial activities in a manner that provides services to the local rural or beach communities. These include the settlements of Ashley, Sefton, Cust, [Ōhoka¹](#), Waikuku Beach, Kairaki, The Pines Beach and Woodend Beach.

The settlements also provide for tourist and traveller amenities, including any service station, food and beverage outlet, and small scale retail.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SETZ-O1	Settlement Zone Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.
Policies	
SETZ-P1	Residential character Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for: <ol style="list-style-type: none">1. predominantly residential activity, with density at the lower end compared to other Residential Zones;2. small scale commercial services that service the local beach and/or rural communities;3. cultural and spiritual activities, visitor accommodation, reserves and community facilities;4. provides for a pleasant residential environment interspersed with commercial activities, in particular minimising the adverse effects of noise and outdoor lighting, but providing for small scale signs as well as signs necessary to support commercial activities in the settlement while maintain a high level of visual amenity;5. maintenance of outlooks from within the settlements to rural areas; and6. pedestrian movement, but with minimal use of kerb and channelling, and intimate and informal streetscapes.

¹ RMA Schedule 1 Clause 16(2)

Activity Rules

SETZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
SETZ-R2 Residential unit	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R3 Minor residential unit	
Activity status: PER Where: 1. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit is provided per site; and 3. parking and access is achieved from the same entrance as the principal residential unit on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD1 - Minor residential units
SETZ-R4 Residential activity	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
SETZ-R5 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: 1. the activity is associated with an otherwise permitted or consented activity.	Activity status when compliance not achieved: DIS²
SETZ-R6⁵ Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A

² Kainga Ora [325.216 and 325.247] consequential amendment

SETZ-R76 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
SETZ-R87 Residential disability care or care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under SETZ-R254.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
SETZ-R109 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m ² (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	Activity status when compliance not achieved: DIS
SETZ-R1410 Residential unit used as a show home	

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
<p>SETZ-R4211 Educational facility (<u>excluding childcare facility</u>)</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; <u>and</u> 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;³ 4.3. the facility shall not result in more than two non-residential activities within a residential block frontage; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁴ 	<p>Activity status when compliance not achieved: DIS</p>
<p>SETZ-R1312 Childcare facility</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, children, clients, and 	<p>Activity status when compliance not achieved: DIS</p>

³ Ministry of Education [277.47].

⁴ Ministry of Education [277.47].

<p>deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</p> <p>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
SETZ-R1413 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SETZ-R1514 Health care facility	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; the maximum GFA of building occupied by the educational facility shall be 200m²; the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday; the facility shall not result in more than two non-residential activities within a residential block frontage; and the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	Activity status when compliance not achieved: DIS
SETZ-R1615 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
<p>Advisory Note</p> <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
SETZ-R1716 Convenience activity	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m². 	Activity status when compliance not achieved: DIS
SETZ-R1817 Veterinary facility	

Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the veterinary facility shall be 200m². 	Activity status when compliance not achieved: DIS
SETZ-R1918 Food and beverage outlet	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the food and beverage outlet shall be 200m². 	Activity status when compliance not achieved: DIS
SETZ-R2019 Supermarket	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and 2. the maximum GFA of building occupied by the supermarket shall be 400m². 	Activity status when compliance not achieved: DIS
SETZ-R2120 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
SETZ-R2221 Retirement village	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. the application is supported by a design statement. Matters of discretion are restricted to: <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification	Activity status when compliance not achieved: DIS

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	
SETZ-R2322 Community facility	
<i>This rule does not apply to any health care facility provided for under SETZ-R154; or recreation facilities provided for under SETZ-R28.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
SETZ-R2322A Emergency service facility	
<u>Activity status: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage⁵</u>	<u>Activity status when compliance not achieved: N/A</u>
SETZ-R2423 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2524 Camping grounds	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2625 Funeral related services and facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2726 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
SETZ-R2827 Recreation facilities	
<i>This rule does not apply to any motorised vehicle events provided for under SETZ-R365; or motorised recreation activity provided for under SETZ-R376.</i>	
Activity status: DIS	

⁵ Fire and Emergency NZ [303.53 and 303.55].

SETZ-R29<u>28</u> Service station	
Activity status: DIS Where: <ol style="list-style-type: none"> only locate on sites with frontage and the primary entrance to an arterial road or collector road; only occupy a GFA of building of less than 200m² (excluding any covered forecourt). 	Activity status when compliance not achieved: NC
SETZ-R30<u>29</u> Any other activity not provided for in this zone as permitted, controlled, restricted discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	
SETZ-R34<u>30</u> Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R32<u>31</u> Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R33<u>32</u> Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R34<u>33</u> Large format retail	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R35<u>34</u> Boarding kennels	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R36<u>35</u> Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
SETZ-R37<u>36</u> Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

SETZ-BFS1 Site density

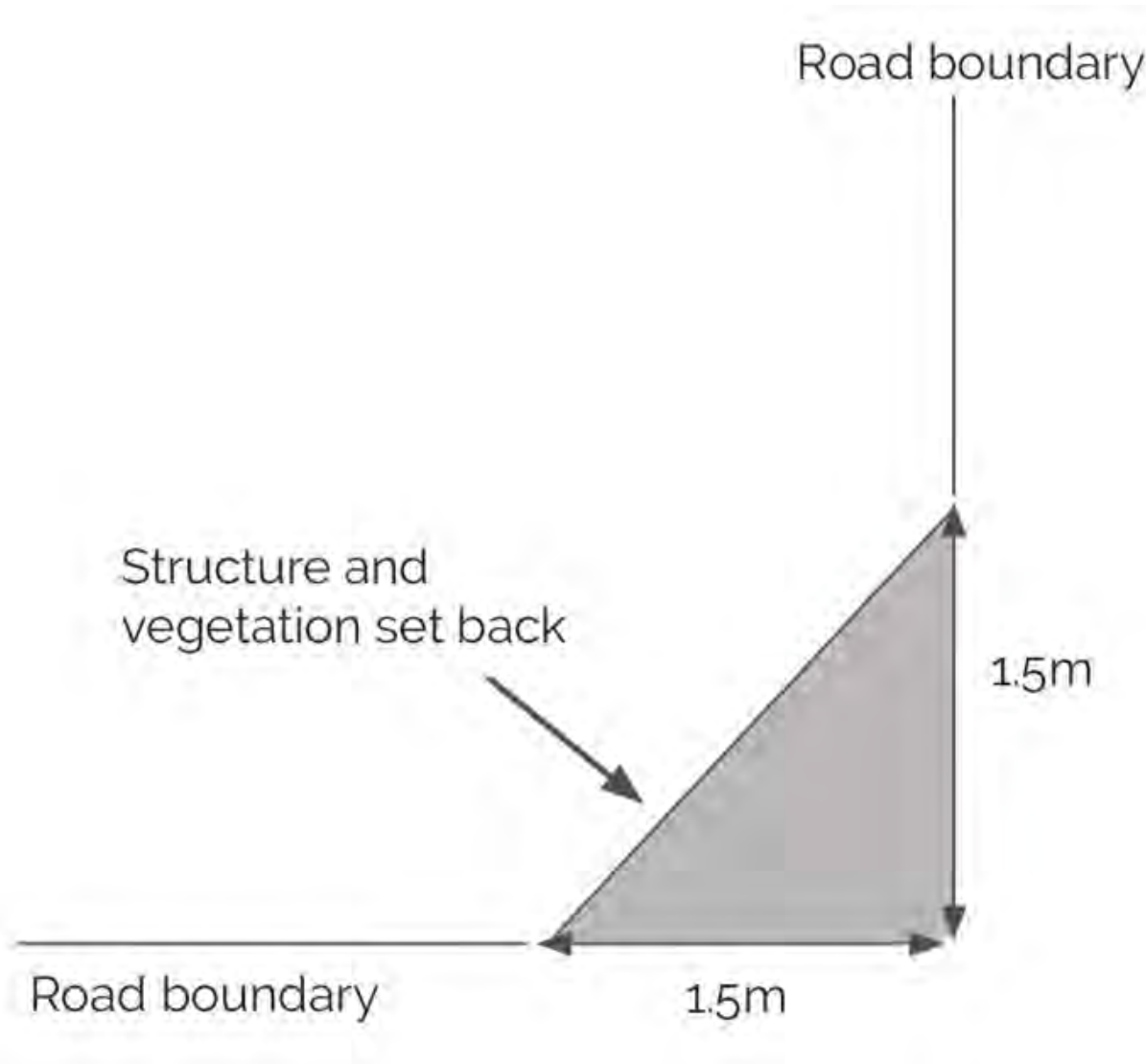
1. There shall be a maximum of one residential unit per site (excluding any minor residential unit).	Activity status when compliance not achieved: NC
SETZ-BFS2 Building coverage	
1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ul style="list-style-type: none"> a. any infrastructure building; b. any caravan; or c. deck under 1m in height above ground level. 	Activity status when compliance not achieved: DIS
SETZ-BFS3 Landscaped permeable surface	
1. The minimum landscaped permeable surface of any site shall be 20% of the net site area. 2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ul style="list-style-type: none"> a. any paths 1.1m wide or less; or b. open slat decks under 1m in height above ground level with a permeable surface underneath. 	Activity status when compliance not achieved: DIS
SETZ-BFS4 Height	
1. The maximum height of any building shall be 8m above ground level.	Activity status when compliance not achieved: NC
SETZ-BFS5 Building and structure setbacks	
1. Any building or structure other than a garage <u>that faces the street</u> ⁶ shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ul style="list-style-type: none"> a. any fence of 1.2m in height above ground level or less; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

⁶ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

<p>e. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.</p> <p>2. Any garage <u>that faces the street</u> shall be set back a minimum of <u>61m from behind the front façade of the residential unit to which it relates road boundary</u>.⁷</p> <p>3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</p> <p>4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</p> <ul style="list-style-type: none">a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; orb. having sill heights of 1.5m above floor level; orc. having fixed obscure glazing below 1.5m above floor level. <p>5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure SETZ-1.</p> <p>6. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	
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⁷ Kainga Ora [325.267 and 325.235] and Ravenswood [347.38]

Figure SETZ-1 Structure and Vegetation Setback



SETZ-BFS6 Street interface

<p>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:</p> <ol style="list-style-type: none"> have at least one habitable room or kitchen located facing the street at ground level; and include at least 15 20%⁸ of the front façade in glazing (within window or door panels) of which at least half is clear; and shall have a door that is directly visible and accessible from the street. <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</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.</p>
SETZ-BFS7 Height in relation to boundary	
<p>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:</p> <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>RES-MD5 - Impact on neighbouring property</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.</p>

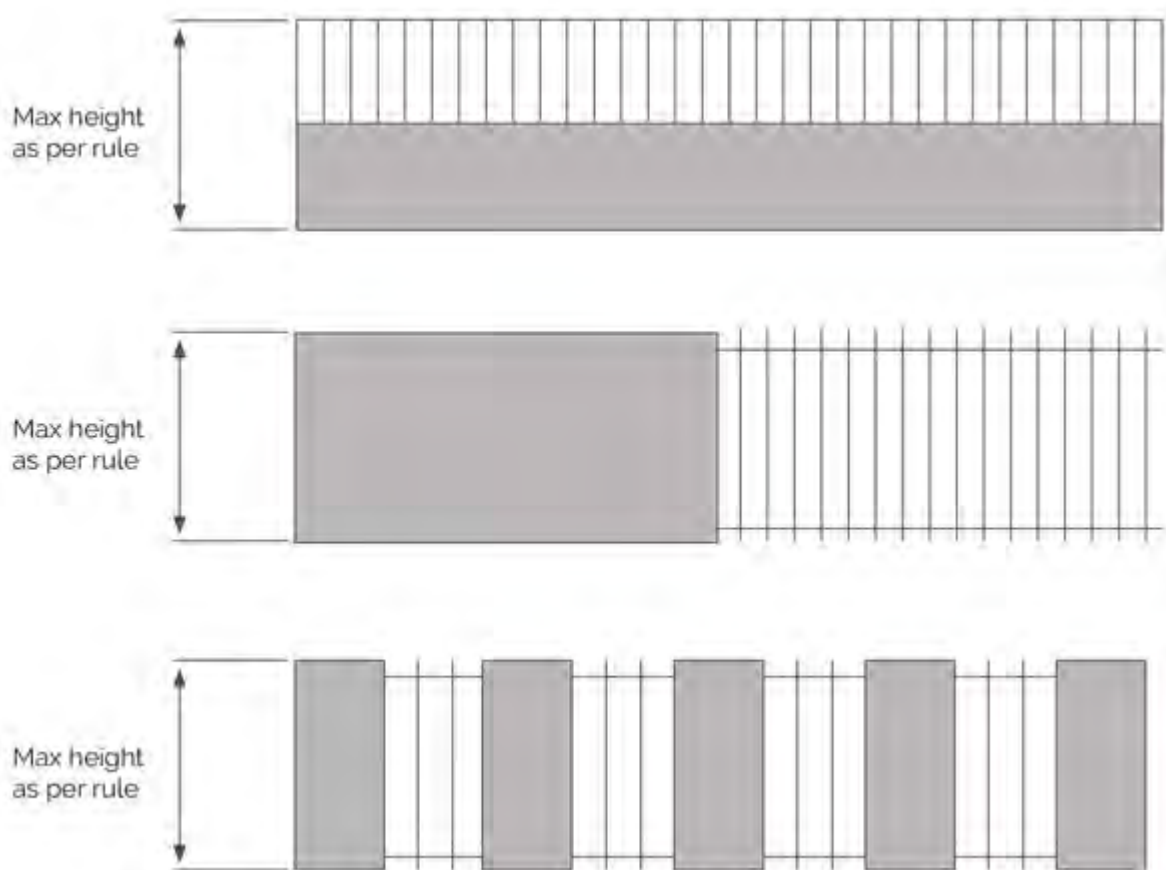
⁸ Pines and Kairaki Beaches Association [186.6].

<p>boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
SETZ-BFS8 Fencing	
<p>1. All fencing or walls fronting the road boundary, or within 2m of a site boundary with a public reserve, <u>pedestrian facility walkway</u>, or <u>cycle facility cycleway</u>,⁹ shall be:</p> <p>a. no higher than 1.2m above ground level.</p> <p>2. Any fence or wall greater than 0.9m in height shall be at least 45% visually permeable as depicted in Figure SETZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure SETZ-1.</p> <p>3. <u>Any other fence or freestanding wall is a maximum height of 1.8m.</u>¹⁰</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</p> <p>RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

Figure SETZ-2: Examples of Visually Permeable Fencing

⁹ Waimakariri District Council [367.27].

¹⁰ Waimakariri District Council [367.27].



SETZ-BFS9 Outdoor living space

1. For any residential unit:
 - a. a minimum of 100m² of continuous outdoor living space able to contain a circle with a diameter of 8m shall be contained within the site of the residential unit (except a residential unit in a retirement village), provided that:
 - b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.
2. For any minor residential unit:
 - a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided that is accessible from the living area of the minor residential unit, provided that:
 - b. the area is not the outdoor living space for the principle residential

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

<p>unit;</p> <p>c. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p>	
SETZ-BFS10 Scale	
<p>1. The maximum GFA of any single non-residential structure shall be 550m².</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>RES-MD2 - Residential design principles</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.</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u></p> <p><u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p>primary production.^{11 12}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹³</p> <p>1. the activities and development within a National Grid Yard in (a)</p>	
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¹¹ Transpower [195.43].

¹² Horticulture NZ [295.80].

¹³ Transpower [195.43].

	<p>to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when</p>	
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	<p>necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height</p>	
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	<p>above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁴</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited</p>	Activity status when compliance not achieved: N/A ¹⁵

¹⁴ Transpower [195.43].¹⁵ Transpower [195.43].

	notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁶ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> , ¹⁷ activities and development adjacent to a 66kV or 33kV <u>major</u> ¹⁸ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and or a new buildings <u>or structure</u> ¹⁹ (excluding accessory buildings) ²⁰ within <u>6m</u> ²¹ of the centreline of a 66kV or 33kV <u>major</u> ²² electricity distribution line or within 40m <u>6m</u> ²³ of the visible outer edge of a ²⁴ foundation of an associated a pole, <u>pi-pole</u> ²⁵ or tower; and/or <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for</u>	Activity status when compliance not achieved: N/A

¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.95].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u>²⁶</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²⁸ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

Matters of Discretion for all Residential Zones

RES-MD1	<p>Minor residential units</p> <ol style="list-style-type: none"> 1. The extent to which the minor residential unit fits within its context taking into account: <ol style="list-style-type: none"> a. location, size and visual appearance of the minor residential unit so that it appears from the street or any other public place as an integrated ancillary part of the principal residential unit; b. the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; c. the convenience of the location of outdoor living space in relation the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and d. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
RES-MD2	<p>Residential design principles</p> <ol style="list-style-type: none"> 1. Context and character: <ol style="list-style-type: none"> a. The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. 2. Relationship to the street and public open spaces: <ol style="list-style-type: none"> a. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; ii. designs buildings on corner sites to emphasise the corner; iii. needs to minimise south-facing glazing to minimise heat loss; and iv. avoids street façades that are blank or dominated by garages. 3. Built form and appearance: <ol style="list-style-type: none"> a. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. b. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> i. divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;

	<ul style="list-style-type: none"> ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; iii. avoids blank elevations and façades dominated by garage doors; and iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials. <p>4. Residential amenity:</p> <ul style="list-style-type: none"> a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units; ii. directly connects private outdoor spaces to the living spaces within the residential units; iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas. <p>5. Access, parking and servicing:</p> <ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces; ii. provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces. <p>6. Safety:</p> <ul style="list-style-type: none"> a. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; ii. clearly demarcates boundaries of public and private space; iii. makes pedestrian entrances and routes readily recognisable; and iv. provides for good visibility with clear sightlines and effective lighting.
RES-MD3	<p>Use of residential unit as a show home</p> <ul style="list-style-type: none"> 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: <ul style="list-style-type: none"> a. hours of operation and movement to and from the site by members of the public;

	<ul style="list-style-type: none"> b. duration of the activity and its impact on residential amenity values; c. traffic generation including consideration of on-site and off-site parking; and d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.
RES-MD4	<p>Traffic generation</p> <ol style="list-style-type: none"> 1. The extent to which the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account: <ol style="list-style-type: none"> a. in the case of effects on residential character and amenity values: <ol style="list-style-type: none"> i. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments; ii. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance; and iii. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and b. in the case of the safe and efficient functioning of the road network: <ol style="list-style-type: none"> i. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity; ii. adverse effects of the proposed traffic generation on activities in the surrounding living environment; iii. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road; iv. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and v. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.
RES-MD5	<p>Impact on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent to which the increased height, reduced setback, or recession plane intrusion would result in buildings that do not compromise the amenity values of adjacent properties taking into account: <ol style="list-style-type: none"> a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces, or open space beyond that anticipated by the recession plane; b. any loss of privacy through being overlooked from neighbouring buildings; c. dominance and character effects arising from scale;

	<ul style="list-style-type: none"> d. whether development on the adjoining site, such as a large building setback, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; e. whether there are alternative practical options for meeting the functional requirements of the building in a compliant manner; and f. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods.
RES-MD6	Road boundary setback <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
RES-MD7	Outdoor storage <ol style="list-style-type: none"> 1. The extent of visual impacts of outdoor storage on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on the amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates effects on amenity values of the outdoor storage.
RES-MD8	Outdoor living space <ol style="list-style-type: none"> 1. The extent to which outdoor living spaces provide useable space and contribute to overall onsite spaciousness. 2. The extent to which the size and quality of communal outdoor space or other open space in the immediate vicinity of the residential unit compensates for the reduction in outdoor living space requirements. 3. The extent to which the retention of mature vegetation compensates for a reduction in outdoor living space provision by providing an alternative form of amenity for the site.
RES-MD9	Impact of trees on neighbouring property <ol style="list-style-type: none"> 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RES-MD10	Rural sales <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone.

	<ol style="list-style-type: none">2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.3. Hours and days of operation and whether they are compatible with the residential zone.4. Access and vehicle movements on the site and the safety and efficiency of the roading network.5. For rural produce retail (excluding farmers' markets) whether the scale and intensity of the activity is appropriate on the site.6. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RES-MD11	Housing of animals <ol style="list-style-type: none">1. The extent to which the nature and scale of activity, including the number and type of animals is appropriate for the proposed site and the receiving environment.2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone.3. The extent to which the activity, including any buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential units to avoid adverse effects on residents.4. The extent to which the nature and scale of the activity and built form will maintain residential character and amenity values.5. The potential for the activity to produce adverse effects, including dust, noise, odour and any measures to internalise adverse effects within the site and any mitigation measures to address effects that cannot be internalised.

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the IHP Hearings Panel

Recommendation Report 22

Hearing Streams 7B and 12E(B)- Variation 1 (excluding Airport Matters¹ and Ōhoka rezoning²)

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

¹ Hearing Stream 10A

² Hearing Stream 12D

Recommendation Report 29 contains the IHP's recommendations on submissions relating to the Airport Noise Contour which is directly pertinent to some of the rezoning requests that the PDP Panel considered in Hearing Stream 12E.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Independent Hearings Panel for the purposes of **Variation 1** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae and Megan McKay.

1. Introduction

Report outline and approach

1. This is Report 22 of 36 Recommendation Reports prepared by the PDP and IPI Hearings Panels appointed to hear and make recommendations on submissions on the Proposed Waimakariri District Plan (PDP) and Variation 1 to the PDP.
2. This report has been prepared by the IHP only, as it relates solely to Variation 1, which was an Intensification Planning Instrument (IPI) prepared in accordance with the Resource Management (Enabling Housing and Other Matters) Amendment Act (Enabling Act).
3. The purpose, scope and reasons for Variation 1 are addressed in Report 1 and we do not repeat those here. However, it is important that readers of this report are aware of the relevant sections and clauses of the Act regarding an IPI, our recommendations and Council's decision.
4. The report addresses the amendments to chapters of the PDP made through Variation 1 and the submissions received on those provisions. Variation 1 proposed changes to the following chapters:
 - General Approach
 - National Policy Statements and New Zealand Coastal Policy Statement
 - Relationships between Spatial Layers
 - Strategic Directions
 - Energy and Infrastructure
 - Transport
 - Historic Heritage
 - Notable Trees
 - Natural Character of Freshwater Bodies
 - Subdivision
 - General Objectives and Policies for All Residential Zones
 - General Residential Zone
 - Medium Density Residential Zone
 - Matters of Discretion for All Residential Zones
 - Town Centre Zone
 - Local Centre Zone
 - Mixed Use Zone
 - Neighbourhood Centre Zone
 - Open Space Zone
 - Sport and Active Recreation Zone
 - SouthBelt
 - Hospital
5. Most of the changes to these chapters related to introducing text relevant to qualifying matters and introducing mandatory text required under the Enabling Act, with the

substance of the proposed amendments being in the Relationship between Spatial Layers, Medium Density Residential Zone, Subdivision Chapter and height provisions in the Neighbourhood Centre and Local Centre Zones.

6. Variation 1 also proposed rezoning some land to Medium Density Residential, including existing residential areas and new Development Areas. The report also addresses submissions made on Variation 1 that sought rezoning of land additional to land that the Council proposed rezoning through Variation 1.
7. This report on Variation 1 does not address matters relating to the Airport that were heard in Hearing Stream 10A or the Rolleston Industrial Development Ltd and Carter Group submission seeking rezoning of land at Ōhoka that was dealt with in Hearing Stream 12D. Our recommendations on those matters are found in Reports 29 and 34. The IHP's recommendations in respect to Airport Noise are relevant to this Report and should be read in conjunction with this Report.
8. It is important that people understand that Variation 1 did not propose to replace any of the Chapters it amended in their entirety and was rather limited to specific amendments to give effect to the requirements of an IPI. Accordingly, the recommendations in this report are limited to matters relating to Variation 1 and our recommended amendments need to be read alongside the PDP recommendation report on the relevant chapters. Further, there are some PDP recommended amendments that fall away because of our recommended amendments in response to Variation 1.
9. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises the key issues discussed in this report;
 - (b) **Sections 3 - 19** contains our evaluation of key issues and our recommendations; and
 - (c) **Section 20** contains our conclusions.
10. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to Variation 1 to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to Variation 1 as notified. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP and Variation 1 for ease of reference.
 - (c) These amendments also show our final recommended amendments which bring over the PDP Hearing Panel's recommended amendments to the PDP addressed

through the relevant topic reports. We address how we have addressed any discrepancies between the PDP Hearing Panel's recommendations and Variation 1 recommendations in the body of this report. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. Deleted provisions are shown as struck out, with no subsequential renumbering in either case.

11. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of Variation 1 and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
12. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
13. A fuller discussion of our approach in this respect is set out in Report 1.

2. Matters discussed in this report

14. As outlined earlier, the substance of the proposed amendments in Variation 1 were in respect to the following Chapters:
 - (a) Relationship between Spatial Layers,
 - (b) Medium Density Residential Zone,
 - (c) Matters of Discretion for All Residential Zones,
 - (d) Subdivision Chapter and
 - (e) Neighbourhood Centre and Local Centre Zones.

15. Submissions on Variation 1 also included rezoning requests.
16. Recommendations on submissions in respect to most of these matters were provided in s42A reports, preliminary responses to questions and reply reports in Hearing Streams 7B and 12E. We note that the recommendations in respect to submissions on the Subdivision Chapter are contained in the Reply Report for Hearing Stream 7B.
17. The issues in contention on Variation 1 addressed in this report are:
 - (a) A new Height Control Area around Rangiora and MRZ-P3
 - (b) New MRZ-P4
 - (c) MRZ-R1
 - (d) MRZ-R2, MRZ-R17 and MRZ-BFS1 (Residential Units and Multi unit residential development)
 - (e) MRZ-R19 (Retirement village)
 - (f) Proposed new rule for Land use within the National Grid Yard / Subdivision Corridor
 - (g) MRZ-BFS4
 - (h) MRZ-BFS5
 - (i) MRZ-BFS6
 - (j) MRZ-BFS7 and Table RSL-1 Qualifying Matters – Sunlight Access
 - (k) MRZ-BFS8
 - (l) RES-MD2
 - (m) RES-MD12
 - (n) RES-MD14
 - (o) RES-MD17
 - (p) Rezoning requests
18. We record that all submissions on the provisions relating to Variation 1 been taken into account in our deliberations. In general, submissions in support of Variation 1 have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports and written Reply Reports, which are available on the Council's website. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.

3. A new Height Control Area around Rangiora and MRZ-P3

Overview

19. The following is a summary of the Panel's recommended amendments to MRZ-P3, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-P3	Amend the chapeau to the policy so that it reads “Enable development to achieve the character and amenity values and planned built form anticipated for the zone”. Replace “high” with “medium” at the start of clause 1.

Amendments and Reasons

20. The submissions we address here are those of Retirement Villages Association of NZ Inc, Kainga Ora and Bellgrove Rangiora Ltd³ seeking amendments to MRZ-P3. Our particular focus is the submission from Kainga Ora which sought amendments to the policy itself, and inclusion of specific reference to increased height opportunities around the Rangiora Town Centre. Kainga Ora sought a series of amendments to other MRZ provisions to introduce the new height control area.
21. The report author proposed amendments to the chapeau of the policy in response to Kainga Ora’s submission. We agree with his recommended amendment to the start of the chapeau of the policy. However, we preferred Ms Dale’s evidence to include specific reference to the “planned built form” as this language is consistent with the NPS-UD. We also preferred Ms Dale’s evidence that the term “high” at the start of clause 1 should be replaced with “medium” at the start of clause 1, as this is consistent with the focus of this zone.
22. In respect of Kainga Ora’s requested new height control area located around the Rangiora Town Centre, we accept and prefer Mr Wilson’s recommendation to reject the submission. In addition to the reasons offered by Mr Wilson, we also consider that an 18 or 19m height limit would not be consistent with the height limit in the Town Centre Zone, which we note the PDP Hearings Panel has recommended be 15m, with a higher 21m applying to the Residential Height Bonus Area Precinct. We did consider applying a 15m height limit as partial relief to the Kainga Ora submission, however, we ultimately concurred with Mr Wilson in the final recommended provisions he provided to us, that the height limit of 11m (to a maximum of 12m) set through MRZ-BFS4 would be a more appropriate outcome.
23. We therefore recommend that the Kainga Ora submission be accepted in part.

4. New MRZ-P4

Overview, amendment and reasons

24. During the course of the hearing, we questioned the s42A report author whether RLZ-P15, specific to the MDRS, was best located the overarching objectives and policies for all the Residential Zones, or whether it would be better locate in the MRZ objectives and policies. Mr Wilson advised that he considered this policy should be relocated to the

³ V1 67.16, V1 80.42 and V79.7

MRZ Chapter, as new MRZ-P4. He was of the view that this could occur as a minor amendment under Clause 16(2) of Schedule 1.

25. We concur with Mr Wilson that the best location of this policy is within the MRZ Chapter. However, our view is that this is more than a Clause 16(2) amendment. Given that this was an issue raised through the course of the hearing, we recommend that this amendment occurs as a Clause 99 Schedule 1 amendment. We consider no parties will be disadvantaged by the relocation of the policy, and rather it will create a more coherent policy framework.

5. Recommended MRZ-RXX

Overview

26. The following is a summary of the Panel's recommended amendments to the recommended new MRZ-RXX, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-RXX	Amend this to an advisory note, as this is not a rule.

Amendments and reasons

27. The submission we refer to here is that of Waimakariri District Council⁴ which sought a new rule be included to identify that there are additional qualifying matters in other chapters that apply in addition to the Zone provisions. We generally accept this is useful for Plan Users. However, we recommend that this is more appropriately addressed as an Advisory Note, given there are no activity statuses in the recommended table, or default statuses. There is no requirement in the Enabling Act that all rules introduced through an IPI be in the one Medium Density Residential Zone Chapter. We recommend the submission be accepted in part.

6. MRZ-R1

Overview

28. The following is a summary of the Panel's recommended amendments to MRZ-R1, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-R1	Do not include the clause stating "this rule applies to permanently relocated buildings" and the default wording related to district wide provisions.

⁴ V1 47.2

Amendments and reasons

29. The submission we refer to here is that of Waimakariri District Council⁵ which sought that a new clause relating to the default for district-wide matters be included in the default activity column. We recommend that this clause be deleted for the simple reason that this approach is inconsistent with the rest of the PDP as a whole, and with the explanations set out in the “How the plan works” section of the PDP. Accordingly, we recommend that the submission point be rejected.

7. MRZ-R2, MRZ-R17 and MRZ-BFS1 – Residential Units and Multi unit residential development

Overview

30. The following is a summary of the Panel’s recommended amendments to MRZ-R2, MRZ-R17 and MRZ-BFS1, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-R2	Combine clauses 1 and 2 Delete clause 3
MRZ-R17	Delete the rule in its entirety
MRZ-BFS1	Include RESZ-MD7 as being relevant

Amendments and reasons

31. The submission we are considering here is primarily that from Kainga Ora⁶ which sought that MRZ-R2 be deleted as notified and combined with MRZ-R18 and that the reference to multi-unit development is removed. In respect of MRZ-BFS1, they sought that the airport noise qualifying matter be deleted and certainty be given as to how the natural hazards qualifying matter applies. Otherwise, they supported the inclusion of the mandatory matter.
32. Firstly, for the same reasons as we recommend for MRZ-R1, we recommend that clause 3 relating to district-wide matters be deleted.
33. We carefully considered Mr Wilson’s and Ms Dale’s evidence as to whether both MRZ-R2 and MRZ-R17 are required. We preferred Ms Dale’s evidence and her requested relief that these two rules be combined into one rule. Simply, we agree that the rules are duplicative, in that a development involving more than three residential units on site would require a consent under both MRZ-R2 and MRZ-BFS1 as a restricted discretionary activity and under MRZ-R17 as a restricted discretionary activity. The only difference between the two outcomes is the provision of a design certificate is a condition of Rule

⁵ V1 47.1

⁶ V1 80.44 and 80.46

17. We could not find a definition for a design certificate or any description of what this would entail, or how it would be assessed and implemented, and therefore we consider that this condition could not be implemented consistently or enforced. We also noted that where a design certificate is not provided the default is to a discretionary activity, and that the matters of discretion for the rule include RES-MD2 which will require express consideration of the residential design principles, which we consider adequately addresses the deletion of the certificate.
34. With the removal of the requirement for a design certificate, the only other difference is in the matters of discretion, with MRZ-R17 including RES-MD7 and MRZ-BFS1 does not. We consider that the best means of reconciling these is by deleting MRZ-R17 and amending MRZ-BFS1 for where there is more than three residential units to include RES-MD7 as a relevant matter of discretion.
35. Accordingly, we recommend that the Kainga Ora submission is accepted in part.

8. MRZ-R18

Overview

36. The following is a summary of the Panel's recommended amendments to MRZ-R18, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-R18	Delete the clause requiring the provision of a design statement. Delete the default activity status of DIS

Amendments and reasons

37. The submissions we refer to here are those of Retirement Villages Association⁷ which sought that the requirements for a design statement be deleted and the rule amended to be a permitted activity. We agree with Mr Wilson that a permitted activity status is not appropriate for an activity the size and scale of a retirement village, and a restricted discretionary activity status is more appropriate. However, we do agree with the submitter that the requirement for a design statement should be deleted, for the reasons we set out above in respect of residential units. As the removal of the requirement of a design statement was the only condition of the rule, there is no longer a need for a default activity status, so we recommend that the discretionary activity default is deleted. We therefore recommend that these submissions be accepted in part.

⁷ V1 67.20 and 67.21

9. Proposed new rule for Land use within the National Grid Yard/Subdivision Corridor

Overview

38. The following is a summary of the Panel's recommended amendments to the proposed new rule for Land use in the National Grid Yard/Subdivision Corridor, over and above the amendments recommended by the report author:

Provision	Panel recommendations
New rule	Insert the new National Grid Yard/Subdivision Corridor rules as recommended in the Energy and Infrastructure Report and include the reference to the qualifying matter.

Amendments and reasons

39. The submissions we consider here are those from Transpower⁸ which expressed concern that the National Grid Yard is not included as a subdivision corridor, whereas the National Grid subdivision corridor is. We note that they supported SUB-R6 regarding subdivision within the National Grid Yard / Subdivision Corridor.
40. We were confused by Mr Wilson's proposed new rule, in particular its relationship with the rules relating to land use in the Energy and Infrastructure Chapter and the subdivision rule. We note the PDP Panel's recommendations for the Energy and Infrastructure Chapter that the far more detailed rule relating to land use within the National Grid Yard and Corridor be moved to the Zone Chapters.
41. This will introduce a new rule to the Medium Density Residential Chapter and Mr Wilson's recommended rule would become obsolete. We consider that the National Grid Qualifying Matter can extend to this new rule, so that it forms part of the Variation 1 amendments.
42. Further, we were confused in the recommended new rule to the reference to the location of a building platform as being relevant for land use, as it is a matter for subdivision. We also note that there are amendments proposed to SUB-R6 that Ms McLeod for Transpower indicated she was supportive of. This does not change the recommendation in respect of the submission, we simply do not think the recommended change was relevant.

⁸ V1 42.1 and 42.2

10. MRZ-BFS4

Overview

43. The following is a summary of the Panel's recommended amendments to MRZ-BFS4, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-BFS4	Amend the default activity status to restricted discretionary and add RES-MD5 as a relevant matter of discretion.

Amendments and reasons

44. The submissions we consider here are from Kainga Ora⁹ which sought that the default activity status for this standard be amended to be consistent with the requirements of the Enabling Act. We concur with Ms Dale for Kainga Ora that a default activity status of restricted discretionary and inclusion of RES-MD5 is appropriate. In respect to the default status, this is set by the Enabling Act and there was no reference to any qualifying matter to amend that activity status. We therefore recommend that the Kainga Ora submission be accepted.
45. We note that in his s42A report, Mr Wilson recommended that a new qualifying matter be introduced to amend the height from the mandatory Enabling Act 11m to 8m, which was in response to a large number of submissions opposing the 11m height. Mr Wilson provided a significant amount of evidence on this matter, including urban design evidence from Mr Graeme McIndoe as well as his own analysis. Kainga Ora provided evidence on this for the hearing, from Ms Jane Rennie, and did not support the reduction in height or the justification provided. However, in his reply report, Mr Wilson changed his recommendation to not amend this standard by introducing a new qualifying matter. We were not provided with any other evidence that would support a reduction in the mandatory 11m, based on a new qualifying matter. We accept Mr Wilson's final position to not amend this standard as he had initially recommended in his s42A report.

11. MRZ-BFS5

Overview

46. The following is a summary of the Panel's recommended amendments to MRZ-BFS5, over and above the amendments recommended by the report author:

⁹ V1 80.5

Provisions	Panel recommendations
MRZ-BFS5	<p>Replace the standard with amendments as notified with the mandatory MDRS setback standard, while retaining the rail setback and strategic and arterial road setback as qualifying matters, and clarifying that the standard does not apply to common walls.</p> <p>Remove RES-MD2 as being a relevant matter of discretion and include RES-MD6 and RES-MD18.</p> <p>Delete Figure MRZ-12.</p>

Amendments and Reasons

47. There were several submissions on this standard, but the one we focus on is that of Kainga Ora¹⁰ which sought that the standard as notified be replaced with the mandatory setback standard from the Enabling Act. They also sought that the rail setback be removed, the National Grid setback be amended, and RES-MD6 being included as a relevant matter of discretion.
48. We could not find any assessment as to why the mandatory standard had not been included in Variation 1 as notified, and there is no qualifying matter associated with the standard as notified to justify why the PDP standard was carried over. We note in her evidence Ms Dale showed a different series of mark-ups to this standard to that included in the original Kainga Ora submission. In comparing these, we could not understand Ms Dale's amendments which deviated from the Enabling Act mandatory requirement, with no discussion on why these were appropriate and where a qualifying matter would enable these amendments. Mr Wilson provided no rationale in his reply report as to why the standard should not be consistent with the mandatory standard. We preferred Kainga Ora's original submission seeking consistency with the Enabling Act standard.
49. We note our agreement with Mr Wilson regarding the rail and strategic and arterial road setbacks. We have recommended including RES-MD18 relating to setbacks from the road and rail as being relevant to support the standard. We have not included reference to the National Grid setback in the standard as proposed in Variation 1, as this is recommended as a standalone rule instead through the PDP Panel's recommendations in the Energy and Infrastructure Chapter. We consider that there is sufficient scope for this to be included as a Variation 1 amendment. We therefore recommend that the Kainga Ora submission be accepted in part.

12. MRZ-BFS6

Overview

50. The following is a summary of the Panel's recommended amendments to MRZ-BFS6, over and above the amendments recommended by the report author:

¹⁰ V1 80.15

Provision	Panel recommendations
MRZ-BFS6	That the standard be deleted in its entirety.

Amendments and reasons

51. The submission we refer to here is that from Kainga Ora¹¹ which sought the removal of this standard in its entirety, for the reason it duplicated the outcomes sought by new BFS11. In its submission, it also states that it also contains additional built form standards controlling front doors and garages that go beyond those included in Schedule 3A, Part 2 of the 'Housing Supply Act' and that are not qualifying matters. Kāinga Ora note the need for a high evidential threshold to justify the inclusion of additional built form standards beyond those specified in the Enabling Act and in the absence of such justification, it seeks the deletion of this standard.
52. We note that in evidence, Ms Dale for Kainga Ora provided an amended version of this standard. Having considered Mr Wilson's s42A report and reply report, and Ms Dale's evidence, we cannot find the justification for this standard or any relevant qualifying matter as to why it should be included, particularly where the mandatory windows to street standard is included in Variation 1 as BFS11. We prefer the position set out in Kainga Ora's original submission and we recommend that this standard be deleted in its entirety.

13. MRZ-BFS7 and Table RSL-1 Qualifying Matters – Sunlight Access

Overview

53. The following is a summary of the Panel's recommended amendments to MRZ-BFS7, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-BFS7	Delete RES-MD2 as a matter of discretion

Amendments and reasons

54. The submission we consider here is that from Kainga Ora¹² which sought deletion of RES-MD2 as a matter of discretion. We concur with Kainga Ora and Ms Dale's evidence that RES-MD2 is too broad in scope to be appropriate to the assessment of an infringement to the Height in relation to boundary control.
55. We also need to discuss Mr Wilson's recommended amendment to replace this standard with the PDP standard, which he introduced as an option through his Reply Report. He had not recommended any amendments to this standard through his s42A report. Mr Wilson sets out in his Reply Report that he had changed his recommendation to amend

¹¹ V1 80.18

¹² V1 80.2

the height standard in his s42A report to instead amend the height in relation to boundary standard, as being a more appropriate response to ensure winter sunlight access for neighbouring properties. Mr Wilson went on to provide in-depth analysis why this may be an appropriate response.

56. While we appreciate the level of analysis provided by Mr Wilson, we are not comfortable that introducing the new sunlight access qualifying matter he proposes and amending BFS7 is consistent with either natural justice or fair process. These changes were not signalled in the s42A report, were not discussed before the Panel at the hearing, and no parties have had the opportunity to comment on their appropriateness. Further, no submitters sought the amendments recommended by Mr Wilson.
57. We are aware of our powers under Clause 99 of Schedule 1 that we can amend provisions that were not submitted on; however, in our opinion, this amendment was not raised in the course of the hearing and including it as a new qualifying matter at this stage would have substantial implications that other parties would have no right to appeal on. We were also made aware that neither of the neighbouring Tier 1 councils had introduced a qualifying matter that would amend the mandatory Enabling Act standard as Mr Wilson recommends, meaning that there would be different approaches to height in relation to boundary between neighbouring councils in the same general location. We consider that amending the standard as proposed by Mr Wilson would be inconsistent with the outcome sought by the Government through the Enabling Act. We therefore do not support this recommended new qualifying matter.

14. MRZ-BFS8

Overview

58. The following is a summary of the Panel's recommended amendments to MRZ-BFS8, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-BFS8	Delete RES-MD2 as a matter of discretion

Amendments and reasons

59. The submission we are considering here is that from Kainga Ora¹³ which identified that this standard is an additional built form standard not included in the Enabling Act. As such it requires a high evidential threshold for inclusion. In saying that, Kainga Ora sought amendments to the rule to simplify it so it is not restrictive, and that it should only apply to the road boundary and not those with walk and cycle ways. They also sought deletion of RES-MD2 as not being appropriate for fence issues.
60. In his s42A report, Mr Wilson sets out his position that fencing is not a matter that affects density and is therefore out of scope of the MDRS (Enabling Act). We concur with Mr Wilson that this standard does not impact on housing density and can be included as a

¹³ V1 80.22

standard. We do not support the amendments sought by Kainga Ora to the body of the standard through their submission. However, we do support deletion of RES-MD2 as we agree with Kainga Ora that it is too broad and wide-ranging for consideration of a breach of a standard relating to a fence. We therefore recommend that the Kainga Ora submission be accepted in part.

15. RES-MD2

Overview

61. The following is a summary of the Panel’s recommended amendments to RES-MD2, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD2	Delete the reference to road and rail setbacks from clause 2a.

Amendments and reasons

62. The submissions we consider here are those of Kainga Ora¹⁴ which sought that RES-MD2 be replaced with more concise and succinct matters of discretion, with suggested wording provided. Mr Wilson summarised their relief sought as being:
- Reflect the intent of the RMA and ‘NPS-UD’,
 - Clearly state the outcomes intended, and provide for design innovation and choice,
 - Achieve nationally consistent urban design principles as matters of discretion.
 - Apply only to the development of four or more units.
 - Reflect the anticipated context rather than the receiving environment,
 - Reduce the number of matters to 5-6, and
 - avoid duplication with other matters of discretion applying to MRZ.
63. Mr Wilson recommended the submission be rejected simply on the grounds that “the MDRS does not prescribe the matters of discretion”. We were not particularly assisted by this advice from Mr Wilson as to how to approach Kainga Ora’s submission.
64. We note that the only amendment proposed through Variation 1 to this matter of discretion was the inclusion of reference to the impacts of rail and road setbacks. However, as is evident by our other recommendations, we have recommended accepting Kainga Ora’s request to remove RES-MD2 as being a relevant matter of discretion from all built form standards excluding MRZ-BFS1 relating to more than three residential units. This is because we consider it is relevant to density, so that is not really a built form standard. We have also recommended removal of the reference to the road and rail setbacks as being unnecessary given the inclusion of new MD18 which is specific for any infringements to MRZ-BFS5.
65. We therefore recommend that Kainga Ora’s submission be accepted in part.

¹⁴ V1 80.52

16. RES-MD12

Overview

66. The following is a summary of the Panel's recommended amendments to RES-MD12, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD12	<p>Amend clause 1 to refer to natural light only</p> <p>Amend clause 2 to include reference to the visual and landscape quality of the outlook space</p> <p>Amend clause 4 to remove reference to on the same or adjacent sites</p> <p>Introduce new clause 5 to allow consideration of additional outlook spaces</p>

Amendments and reasons

67. The submission we are considering here is that from Kainga Ora¹⁵ which sought amendments to remove subjectivity in the terms used and to ensure that the focus of the matters is on outlook space rather than access to sunlight. They noted in particular that access to natural sunlight on the shortest day of the year would simply not be possible for a south-facing habitable space.
68. In his s42A report, Mr Wilson recommended that clause 3 be deleted and replaced with a new clause relating to habitable rooms having an outlook and sense of space. We agree that clause 3 should be deleted but consider that "sense of space" is a very subjective clause and do not recommend its inclusion.
69. In respect to the other matters, we noted Mr Wilson's response to Kainga Ora's requested amendments in his Reply Report focussed on access to direct sunlight. We find ourselves confused by this response, because as Kainga Ora points out in their submission, this matter of discretion relates specifically to outlook spaces from habitable rooms, and it may not always be possible to orientate habitable spaces to access natural sunlight. Further, the standard to which this matter of discretion relates has no requirement that a habitable room or the outlook space itself accesses natural light; it is rather about ensuring that rooms have an outlook. Having considered Ms Dale's evidence for Kainga Ora, we largely prefer her requested amendments to MD12 as being more appropriate to the standard. Accordingly, we recommend that the Kainga Ora submission be accepted in part.

¹⁵ V1 80.22

17. RES-MD14

Overview

70. The following is a summary of the Panel's recommended amendments to RES-MD14, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD14	Delete clause 1d relating to heat effects Delete clause 2 in respect to CPTED

Amendments and reasons

71. The submission we are considering here is that from Kainga Ora¹⁶ supported by the evidence of Ms Dale, that sought deletion of clauses 1d and 2. In respect of clause 1d, Ms Dale stated that she was not clear on what expert assessment would be required to address this matter, and requiring it to be addressed could be disproportionate in terms of the cost burden. She also expressed it would be uncertain as to how a processing planner would assess this, and further that there is no justification in the s32 evaluation report for its inclusion or appropriateness. In respect of clause 2, her position is that it relates more to building design considerations than landscaping.

72. Again, we found Mr Wilson's advice in his s42A report that "the MRDS does not prescribe matters of discretion" unhelpful. This was a new matter of discretion proposed through Variation 1 and we would have anticipated a more in-depth evaluation. In his Reply Report, Mr Wilson sets out the following statement:

I note that the proposed removal of the CPTED principle clause is inconsistent with what Kainga Ora seek in RES-MD2, which is to add this factor. What Kainga Ora appear to be stating is that on-site landscaped areas should not consider this factor, except that the design principles for the site should consider it. I consider that the drafting is inconsistent and not integrated. As for anticipated amenity, versus residential amenity, I note that it is the objectives and policies for the zone that set out what the purpose of the zone is, and these would be used to assess the future environment.

73. We did not understand this statement from Mr Wilson. This matter of discretion relates to the built form standard for a landscaped area, rather than the design of a new built development. We prefer Ms Dale's advice that these clauses are either not commensurate or appropriate for the landscaped areas standard and recommend that they be deleted. In the case of clause 1d, we agree with Kainga Ora that it is not supported by any policy direction and nor by the s32 evaluation report. We recommend that Kainga Ora's submission be accepted.

¹⁶ V1 80.55

18. RES-MD17

Overview

74. The following is a summary of the Panel's recommended amendments to RES-MD17, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD17	Amend clause 1 to refer to the anticipated built form of the surrounding environment Delete clause 2

Amendments and reasons

75. The submission we are considering here is that from Kainga Ora¹⁷ which sought that clause 1 be amended to refer to the anticipated built form of the area and clause 2 be deleted as not being relevant to building coverage, as the provision of outdoor living space is the subject of a separate built form standard.
76. Again, we were not assisted by Mr Wilson's response in his s42A report, which was the same as for RES-MD14. We also found his response in his Reply Report that "it is the objectives and policies for the zone that set out what the purpose of the zone is, and these would be used to assess the future environment" to be off point.
77. We prefer Kainga Ora's submission and Ms Dale's evidence and amended drafting. We have slightly amended Ms Dale's recommended wording so that the reference is to the surrounding environment, rather than zone in particular. Otherwise, we recommend that the submission be accepted in part, with clause 1 amended and clause 2 deleted, for the reasons given by Kainga Ora.

19. Rezoning requests

78. There are a few matters that require consideration in respect to the rezoning requests. Through Variation 1, the Council recommended rezoning two of the new Development Areas proposed in the PDP to Medium Density Residential applying the MDRS. There were several other submissions seeking rezoning, which had also sought rezoning through the PDP. Those seeking rezoning sought application of the Medium Density Residential Zoning. We also address the submissions that sought rezoning through the PDP, but did not lodge submissions on Variation 1, and were not identified for rezoning through Variation 1.
79. In respect of the rezoning requests that did not seek rezoning through Variation 1 and were not identified through Variation 1 for rezoning, one of the complicated issues at play is the potential for the Council potentially needing to have two different versions of the Medium Density Residential Zone, firstly for those sites that only sought rezoning

¹⁷ V1 80.58

through the PDP to General Residential Zone or to Medium Density Zone under the PDP, and secondly for those that were subject to Variation 1 as notified and would be subject to the Variation 1 version of the Zone. We consider this would be a very undesirable outcome. This was a matter raised through the hearing and addressed through the Reply Report.

80. These sites were located immediately adjacent to land proposed to be rezoned as Medium Density under Variation 1 and if they had already been zoned as General Residential in the PDP, they would have been rezoned as Medium Density in accordance with the Enabling Act and the criteria set out in the s32 evaluation report for Variation 1. For that reason, we find that there would be little to no mischief with rezoning those sites as Medium Density under Variation 1, using Clause 99 of Schedule 1.
81. The other matter we raise here concerns the submissions seeking rezoning of new greenfield areas through both the PDP and through Variation 1, which weren't the subject of Variation 1. In his s42A report, relying on advice from Council's Counsel, Mr Wilson recommended that these rezonings be rejected on the basis of not being within the scope of Variation 1. Following our questions through the hearing and listening to the legal representations from submitters for the rezoning requests, and to our questions for the Reply Report, Mr Wilson provided recommendations to accept the rezoning requests, should we prefer Mr Fowler's approach. It was unclear to us in doing so whether Mr Wilson had changed his recommendation as to whether the rezoning submissions should be accepted. We were advised through the hearing process that Selwyn District Council had accepted rezoning requests through their Variation 1, which did not form part of Variation 1.
82. On balance we preferred Mr Fowler's legal submissions to Mr Wilson's s42A recommendations. Variation 1 was a change to the PDP as notified, and we agree with Mr Fowler that the Clearwater and Machine Motors cases he cited provide scope for submitters to seek rezoning requests where the relevant scope tests are met. In respect to those cases, we note that Variation 1 also included the rezoning of two of the new Development Areas included in the PDP. We agree with Mr Fowler that their inclusion effectively opens the scope door for submitters to seek inclusion of new development areas in Variation 1 that were also sought through submissions on the PDP and noting that the Selwyn PDP Panel did the same. This is particularly the case given the purpose of an IPI is to give effect to the Enabling Act and introduce the mandatory MDRS and rezone land to medium density residential as appropriate.
83. We also observe that, to not adopt Mr Fowler's position would result in a perverse outcome where the new Development Areas approved solely under the PDP submissions were subject to a different zoning to those Development Areas, and other existing urban areas, subject to Variation 1. We agree that there is very little mischief in accepting these rezoning requests, and that we have scope to do so under clause 99 of Schedule 1.

20. Other matters and consequential changes

84. In our review of the other chapters amended through Variation 1, we identified that the Council had proposed that the maximum height limit in both the LCZ (LCZ-BFS1) and the NCZ (NCZ-BFS1) be increased to 11m. We noted that the PDP Hearings Panel for CMUZ has recommended that the heights in both these zones be increased to 12m. There were no submissions seeking a greater height be applied to these two built form standards through Variation 1. We raised the issue of heights in the commercial and mixed-use zone chapters with Mr Wilson through the hearing process. He did not provide us with any advice; however, as it was raised during the hearing, we are comfortable that clause 99 of Schedule 1 applies and that we can recommend that the 12m height limit, as recommended through the PDP, applies to both these zones.

21. Conclusion

85. For the reasons summarised above, we recommend the adoption of a set of changes to the Variation 1 provisions as notified, to be consolidated with the PDP Chapters. Our recommended amendments are shown in Appendix 2.
86. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

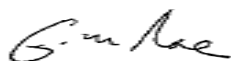
Signed by the Hearings Panel



Allan Cubitt



Gina Sweetman (Chair)



Gary Rae



Megen McKay

12 June 2025

Appendix 1:**Submitter attendance and tabled evidence for Variation 1, Hearing Stream 7B**

Attendee	Speaker	Submitter No.
Council reporting officer	• Peter Wilson	N/A
Kelvin Ashby	• Kelvin Ashby	V1 20
Carolina Homes Limited, Allan Downs Limited, Townsend Fields Limited	• Claire McKeever	V1 58
Ken Fletcher	• Ken Fletcher	V1 74
Transpower New Zealand Limited	• Ainsley McLeod	V1 42, V1 FS 2
Canterbury Regional Council	• Victoria Watt	V1 64
Momentum Land Limited	• Mark Allan • Richard Withy • Shane Fairmaid • M Perpick	V1 43
Mike Greer Homes NZ Limited	• Patricia Harte	V1 13
Kainga Ora	• Clare Dale • Jane Rennie • Timothy Heath • Joshua Neville	V1 80, FS 23
Tabled Evidence		
Kiwirail Holdings Limited	• Michelle Grinlinton-Hancock	V1 51, V1 FS 10
Fire and Emergency NZ	• Kate Oranje	303, V2 67

Submitter attendance and tabled evidence for Variation 1 component of airport noise - Hearing Stream 10A

Attendee	Speaker	Submitter No.
Council reporting officer	• Peter Wilson	
Momentum Land Limited and Mike Greer Homes NZ Limited	• John Clarke • Brian Putt • Fraser Colegrave • Patricia Harte • William Reeve • C Fowler • M Perpick	V1 13, V1 FS 11
Christchurch International Airport Limited	• Charlotte Clark • John Kyle • Laurel Smith • Jo Appleyard • M Davidson	V1 81, FS 15
Table evidence		
N/A	• N/A	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies RESZ CONSOLIDATED PDP AND V1

Appendix 2: (2) Relationships between spatial layers CONSOLIDATED PDP AND V1

Appendix 2: (3) Subdivision CONSOLIDATED PDP AND V1

Appendix 2: (4) Medium Density Residential Zone CONSOLIDATED PDP AND 1

Appendix 2: (5) Matters of Control or Discretion for all Residential Zones

Appendix 2: (6) Neighbourhood Centre Zone CONSOLIDATED PDP AND VAR 1

Appendix 2: (7) Local Centre Zone CONSOLIDATED PDP AND VAR 1

General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

- General Residential Zone;
- Medium Density Residential Zone;
- Settlement Zone; and
- Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very² low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
RESZ-O1	Residential growth, location and timing Sustainable residential growth that: <ol style="list-style-type: none">1. provides more housing in appropriate locations in a timely manner according to <u>growth needs demand in the short, medium and long term</u>³;2. is responsive to community and district needs; and3. enables new development, as well as redevelopment of existing Residential Zones.
RESZ-O2	Residential sustainability

¹ Kainga Ora [325.191].
² Rick Allaway and Lionel Larsen [236.14].
³ Kainga Ora [325.192].

	Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.
RESZ-03	Residential form, scale, design and amenity values <u>Residential development is of a A⁴ form, scale and design of development⁵ that:</u> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on the surrounding environment <u>amenity values that will change over time as the zones are developed</u>.⁶
RESZ-04	Non-residential activities Small-scale non-residential activities that take place in residential areas support the function of local communities.
RESZ-05	Housing choice Residential Zones provide for the needs of the community through: <ol style="list-style-type: none"> 1. a range of residential unit types <u>activities</u>⁷; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	Design of development New development in residential areas is well designed and laid out, including by: <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated; 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative

⁴ Kainga Ora [325.194].⁵ Kainga Ora [325.194].⁶ Kainga Ora [325.194].⁷ Oranga Tamariki [278.5].

	arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	<p>Multi-unit residential development</p> <p>Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by:</p> <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p>Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access — safe movement and connections; b. surveillance and sightlines — see and be seen; c. layout - clear and logical orientation; d. activity mix — eyes on the street; e. sense of ownership — showing a space is cared for; f. quality environments - well designed, managed and maintained environments; g. physical protection — using active security measures; and 2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage limiting signs and managing⁸ the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise and the adverse effects of noise and light, particularly in night time hours⁹. 3. <u>encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u>¹⁰
RESZ-P4	Sustainable design

⁸ Kainga Ora [325.199].⁹ Kainga Ora [325.199].¹⁰ V1 as notified

	<p>In relation to design of buildings in Residential Zones, encourage and advocate for:</p> <ol style="list-style-type: none"> 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and¹¹ minor residential units¹².
RESZ-P5	<p>Residential Commercial Precinct</p> <p>Enable additional commercial activity to establish in the Residential Commercial Precinct where:</p> <ol style="list-style-type: none"> 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	<p>Non-residential activities</p> <p>Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. <u>Avoids quarry, landfill, cleanfill, mining or dam activities within urban areas</u>¹³. 2. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 3. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 4. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; and c. childcare facilities-; and d. <u>emergency service facilities</u>.¹⁴
RESZ-P7	<p>Commercial activity in the General Residential and Medium Density Residential Zones</p> <p>Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that:</p> <ol style="list-style-type: none"> 1. are of a scale that is ancillary to residential use; or 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	<p>Housing choice</p> <p>Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and

¹¹ Summerset [207.26].

¹² Kainga Ora [325.200].

¹³ Fulton Hogan [41.33].

¹⁴ Fire and Emergency NZ [303.51]

	<p>2. development integrates with surrounding residential areas and¹⁵ infrastructure; and;</p> <p>3. <u>housing is designed to meet the day-to-day needs of residents.</u>¹⁶</p>
RESZ-P9	<p>Commercial activity in the Settlement Zone</p> <p>Provide for limited scale and type of commercial activity in the Settlement Zone in order to:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	<p>Retirement villages</p> <p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> 1. <u>they are</u>¹⁷ consistent with good urban design <u>outcomes</u>¹⁸, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	<p>Minor residential units</p> <p>Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while:</p> <ol style="list-style-type: none"> 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	<p>Outline development plans</p> <p>Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); 2. ensure that development: <ol style="list-style-type: none"> a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; 3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.
RESZ-P13	<p>Location of higher density development</p> <p>Locate higher density housing to support and have ready access to:</p> <ol style="list-style-type: none"> 1. commercial business areas, community facilities and open space; and 2. public transport and well-connected walkable communities.¹⁹
RESZ-P14	<p>Development density</p>

¹⁵ Kainga Ora [325.204].

¹⁶ V1 as notified

¹⁷ RMA Schedule 1 Clause 16(2)

¹⁸ Summerset [207.27].

¹⁹ Kainga Ora [325.206].

	<p>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <ol style="list-style-type: none"> 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints <u>that make compliance impractical</u>,²⁰ then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.
RESZ-P15	<p>Medium-Density Residential Standards</p> <p>Apply the Medium-Density Residential Standards across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).^{21 22}</p>

²⁰ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

²¹ V1 as notified

²² RMA Schedule 1 Clause 99

Relationships Between Spatial Layers

The District Plan uses a range of spatial layers with different functions. These are shown on the planning map and include:

Spatial layer name	Function	Location of spatial layer provisions
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where common environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.	Zone chapters
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.	District wide matters chapters
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).	If it applies to only one zone, it is included in the relevant zone chapter If it applies to multiple zones, it will be included in the relevant zone chapters
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).	Relevant chapters
Development Areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development	Development area chapters

	areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.	
Designations	Spatially identifies where a designation is included under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.	Designations chapter
Heritage orders	Spatially identifies heritage orders enabled under section 189 or section 189A of the RMA.	Historic heritage chapter. There are no heritage orders in the District Plan

[Resource Management \(Enabling Housing Supply and Other Matters\) Amendment Act](#)

[Qualifying matters and legal effect](#)

[The Resource Management \(Enabling Housing Supply and Other Matters Amendment Act requires Tier 1 Councils including the Waimakariri District Council to amend one of their district plans \(operative or proposed\) to enable intensification in urban areas where people want to live and work. The Amendment Act brings forward the implementation of the NPDUD intensification policies by using the ISPP.](#)

[In addition, the Amendment Act introduced MDRS in all Tier 1 urban environments and must be adopted into the District Plan by 20th August 2022. Because the Waimakariri District Council notified its proposed District Plan on 17 September 2021, under Schedule 12, Part 5 of the RMA, these new provisions have been included into the Proposed District Plan. These will enable medium density housing to be built 'as of right' \(at least 3 dwellings of up to 3 storeys per site\) within the Medium Density Residential Zone located in Rangiora, Kaiapoi, Woodend \(including Ravenswood\) and Pegasus, and will have immediate legal effect from the notification date of variation 1 to the proposed District Plan, except for:](#)

- [• More enabling standards under the NPSUD intensification policies than those listed in the MDRS as a permitted activity.](#)
- [• Areas where a qualifying matter has been identified.](#)
- [• New residential zones \(for example, Greenfield development\).](#)
- [• Subdivision rules](#)
- [• New financial contribution provisions](#)

[District wide provisions](#)

[District wide provisions such as \(but not limited to\) rules on earthworks, construction noise, access and lighting will continue to apply because these provisions do not influence density requirements.](#)

[Qualifying matters](#)

[There are areas within the Waimakariri District that have specific characteristics that make it inappropriate to apply the MDRS in full. These characteristics are referred to as 'qualifying matters'. A qualifying matter exists where there is a need to balance the densities and /or other standards of the MDRS against the need to manage those specific characteristics](#)

defined in clause 3.32 of the NPSUD and section 77(I) and 77(O) of the RMA. Where a qualifying matter has been identified, the Waimakariri District Council have amended the densities required by the MDRS to the built form standards, were appropriate to accommodate the 'qualifying matter'.

Note that qualifying matters do not have immediate legal effect

Qualifying matter areas within the Medium Density Residential Zone of Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus are listed in the table below:

Table RSL-1 Qualifying matters

<u>Qualifying matter and area</u>	<u>Legislation</u>	<u>Reasoning</u>
<u>Electricity</u> <ul style="list-style-type: none"> <u>National grid transmission lines</u> <u>National Grid transmission lines within Medium Density Residential Zone in north-west Rangiora).</u> <u>As defined and mapped in qualifying matter, National Grid Subdivision Corridor and National Grid Yard¹</u> 	<u>s.3.32(1)(c) of the NPSUD / s.77I(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>Identifies the location of nationally significant Electricity Distribution Lines within the Medium Density Residential Zones, and avoids potential effects of subdivision and development on the ability to safely and efficiently operate, maintain, develop and upgrade the National Grid, by imposing minimum setbacks and reducing minimum allotment size ensures the safe or efficient operation of nationally significant infrastructure.²</u>
<u>Transport</u> <ul style="list-style-type: none"> <u>Railway corridors</u> <u>Railway designations adjacent to parts of the Town-Centre³ within Medium Density Residential Zone of Rangiora and Kaiapoi.</u> <u>As mapped in qualifying matter, rail corridors, with a 4m setback from the boundary of the rail corridor</u> <u>Strategic Roads & Arterial Roads</u> <u>Properties Within Medium Density Residential Zone immediately adjoining</u> 	<u>s.3.32(1)(c) of the NPSUD / s.77I(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>To ensure the safe and efficient operation of the railway network, and main roads within the Council's Roading Hierarchy.</u>

¹ Transpower [V1 42.1]

² Transpower [V1 42.1]

³ RMA Schedule 1 Clause 16(2)

<u>strategic and arterial roads in Rangiora, Kaiapoi and Woodend), with a 6m setback from the boundary of the road corridor⁴.</u>		
<u>Natural Hazards (urban) Properties within Kaiapoi Urban area within the High Hazard flood overlay. As mapped in qualifying matter, natural hazards</u>	<u>s.3.32(1)(h) of the NPSUD / s.77I(j) of the RMA - any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area.</u>	<u>The management of significant risks from natural hazards, specifically, flooding.</u>
<u>Airport noise - Christchurch International Airport Properties within the Medium Density Residential Zone of Kaiapoi and within the Christchurch International Airport noise contour. As mapped in qualifying matter, airport noise</u>	<u>s.3.32(1)(c) of the NPSUD / s.77I(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>A spatial overlay within Kaiapoi, reducing development within the Christchurch airport noise contour reduce reverse sensitivity issues⁵</u>
<u>Historic Heritage Properties identified as a Heritage listed item within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend). As mapped in qualifying matter heritage building or item</u>	<u>s.3.32(1)(a) of the NPSUD / s.77I(a) of the RMA — Matter of national importance that decision makers are required to recognise and provide for under Section 6.</u>	<u>Identifies the area of a property which contributes to the heritage values of a historical heritage item or items</u>
<u>Notable trees Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees</u>	<u>s.3.32(1)(a) of the NPSUD / s.77I(a) of the RMA— Matter of national importance that decision makers are required to recognise and provide for under Section 6</u>	<u>Identifies a property where a notable tree or trees are located.</u>
<u>Natural character - Waterbody setbacks Properties adjoining a large waterbody within</u>	<u>s.3.32(1)(h) of the NPSUD / s.77I(j) of the RMA- any other matter that makes higher density, as provided for by the</u>	<u>Identifies the significant waterbodies within the district and minimum setbacks are imposed to mitigate sediment</u>

⁴ RMA Schedule 1 Clause 16(2)⁵ Kainga Ora [V1 80.21]

<p><u>Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend.</u></p> <p><u>As mapped in scheduled natural character freshwater bodies schedule 2, and schedule 3</u></p>	<p><u>MDRS or policy 3, inappropriate in an area.</u></p>	<p><u>of earthworks and buildings in close proximity to water bodies to preserve their natural character and to recognise their cultural significance to Ngāi Tahu.</u></p>
<p>Open space — Recreation zone</p> <p>Properties vested as recreation/ or utility reserve and owned by the Waimakariri District Council and located within Rangiora, Kaiapoi, Woodend and Pegasus.</p> <p>As mapped in qualifying matter, open space and recreation zone</p>	<p>s.3.32(1)(d) of the NPSUD / s.77I(f) of the RMA— open space provided for public use, but only in relation to land that is open space.</p>	<p>Identifying public space areas, and protecting those areas for public use.⁶</p>
<p>Public Access: esplanade reserves</p> <p>Land adjoining waterways within Medium Density Residential Zone, vested in recreation reserve and owned by the Waimakariri District Council and located within Rangiora, Kaiapoi, Woodend and Pegasus.</p> <p>As mapped in esplanade provisions</p>	<p>s.3.32(1)(d) of the NPSUD / s.77I(f) of the RMA— open space provided for public use, but only in relation to land that is open space:</p>	<p>The preservation of public access adjoining esplanade reserves⁷</p>

⁶ Kainga Ora [V1 80.30,80.32]

⁷ Kainga Ora [V1 80.30,80.32]

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	
SUB-O1	Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that:

¹ Environment Canterbury [316.129].

	<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, <u>indigenous biodiversity values</u>²; and 4. supports community resilience to climate change and risk from natural hazards.
SUB-O2	Infrastructure and transport <u>Subdivision is designed and located in a way that supports the eE³ efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, <u>safe</u>,⁴ well connected transport system for all transport modes.</u>
SUB-O3	Esplanade reserves and esplanade strips Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to: <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	Design and amenity Enable subdivision that: <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 <u>on infrastructure</u>⁵ including through the use of setbacks; 3. <u>in respect to the National Grid and Major Electricity Distribution Lines:</u> <ol style="list-style-type: none"> a. avoids <u>subdivision that restricts potential reverse sensitivity effects on them and</u>⁶ b. <u>does not compromise</u> their operation, maintenance, upgrading and development <u>of the National Grid</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	Allotment layout, size and dimension Ensure <u>subdivision creates that allotments that layout, size and dimensions</u> ⁹ : <ol style="list-style-type: none"> 1. in Residential Zones <ol style="list-style-type: none"> a. <u>enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs reflect the intended pattern of development and are consistent with the purpose, character, amenity values and anticipated form and function for the relevant zone</u>,¹⁰

² Forest and Bird [192.79].³ Mainpower [249.204].⁴ Waka Kotahi [275.28].⁵ Fulton Hogan [41.31], Daiken [145.21], NZPork [169.15]⁶ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94].⁷ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94].⁸ Kainga Ora [325.154].⁹ Kainga Ora [325.154].¹⁰ Kainga Ora [325.154]

	<p>b. supports the achievement of high quality urban design principles for multi-unit residential development;¹⁴</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. <u>in Commercial and Mixed Use¹², and Industrial Zones:</u></p> <p>a. <u>provides for the design and operative requirements of anticipated activities.</u>¹³</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;¹⁴</p> <p>b. on-site collection of rainwater for non-potable use;¹⁵</p> <p>c. water sensitive design, and</p> <p>d. 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>onsite collection of rainwater for non-potable use, and</u>¹⁶</p> <p>5. recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties; <u>and</u></p> <p>6. <u>recognises and provides for the ability to adapt and respond to the effects of climate change and environmental pressures.</u>¹⁷</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	Density in Residential Zones

¹¹ Kainga Ora [325.155].

¹² Ravenswood Developments Limited [347.11].

¹³ Ravenswood Developments Limited [347.11].

¹⁴ Kainga Ora [325.157].

¹⁵ Kainga Ora [325.157].

¹⁶ Kainga Ora [325.157].

¹⁷ Environment Canterbury [316.126].

	Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified consistent with the character, amenity, and anticipated form and function of ¹⁸ the zone.
SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, new General Residential Zones,¹⁹ 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 school²⁰ educational facility²⁰; 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 that make compliance impractical,²¹ 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 funded²²; 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

¹⁸ Kainga Ora [325.159].

¹⁹ Waimakariri District Council [367.9].

²⁰ Ministry of Education [277.32].

²¹ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

²² Waka Kotahi [275.30].

	<p>designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;</p> <ul style="list-style-type: none"> 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 l. demonstrate that the design will minimise any reverse sensitivity effects; m. <u>demonstrate how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, in accordance with the relevant objectives and policies in the NH - Natural Hazards Chapter, and²³</u> n. <u>identify any indigenous biodiversity values and show how they will be protected and/or maintained in accordance with the relevant objectives and policies in the ECO – Ecosystems and Indigenous Biodiversity Chapter</u>
SUB-P7	<p>Requirements of Outline Development Plans</p> <p>Ensure that subdivision is in accordance with the fixed or <u>and in general accordance with²⁴</u> flexible elements of any relevant ODP.</p>
SUB-P8	<p>Infrastructure</p> <p>Achieve integrated and comprehensive infrastructure with subdivision by ensuring:</p> <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 received²⁵; 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	<p>Access to, protection and enhancement of the margins of water bodies</p> <p>During subdivision development:</p> <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	<p>Esplanade reserves and esplanade strips</p>

²³ Environment Canterbury [316.129].

²⁴ 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], Rolleston Industrial Developments Ltd [326.345], KiwiRail [373.63], and Keith Godwin [418.28].

²⁵ Waka Kotahi [275.31].

	<p>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:</p> <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.
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Activity Rules

SUB-R1	Boundary adjustment	
All Zones	<p>Activity status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. SUB-S21²⁶ to SUB-S18 are met. <p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD5 - Natural hazards <p>Notification</p> <p>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
SUB-R2	Subdivision	
All Zones Commercial and Mixed Use Zones Rural Zones Industrial Zones Open Space and Recreation Zones Special Purpose Zones Large Lot Residential Zone General Residential Zone	<p>Activity status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> 1. SUB-S1 to SUB-S18 are met, except where: <ul style="list-style-type: none"> a. the allotment is for any unstaffed infrastructure, accessway or road; 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; c. the subdivision site is a reserve created under the Reserves Act 1977; 	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>

²⁶ Waimakariri District Council [367.14].

<p>Settlement Zone²⁷</p>	<p>or any esplanade reserve allotment; or d. otherwise specified in this chapter.²⁸</p> <p>Matters of control/discretion are restricted to:</p> <p>SUB-MCD1 - Allotment area and dimensions</p> <p>SUB-MCD2 - Subdivision design</p> <p>SUB-MCD3 - Property access</p> <p>SUB-MCD4 - Esplanade provision</p> <p>SUB-MCD6 - Infrastructure</p> <p>SUB-MCD7 - Mana whenua</p> <p>SUB-MCD8 - Archaeological sites</p> <p>SUB-MCD10 - Reverse sensitivity</p> <p>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>	
<p>Medium Density Residential Zone</p>	<p>1. <u>SUB-S1 to SUB18 are met, except where:</u></p> <p>a. <u>the allotment is for any unstaffed infrastructure, accessway or road;</u></p> <p>b. <u>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;</u></p> <p>c. <u>the subdivision site is a reserve created under the Reserves Act 1977, or any esplanade reserve allotment; or</u></p>	<p><u>Activity status when compliance not achieved: as set out in the relevant subdivision standards for SUB-S1 to SUB-S18.</u></p> <p><u>Activity status when compliance not achieved with SUB-R2(2a): DIS</u></p> <p><u>Activity status when compliance not achieved with SUB-R2(2b): DIS³²</u></p>

²⁷ V1 as notified

²⁸ Transpower [195.95].

³² V1 as notified

d. where otherwise specified in this chapter.

2. Either:

a. for every site with an existing residential unit, either:

i. the subdivision does not increase the degree of any non-compliance with the built form standards of this zone; or

ii. land use consent for the non-compliance has been granted.

b. for every site without an existing residential unit, either:

i. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or

ii. Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building

- square not less than 8mx15m²⁹
- iii. every site (including sites that are subject to a legal mechanism restricting the number of residential units which can be erected):
1. is practicable to construct as a permitted activity a residential unit; and
 2. complies with the built form standards of this zone for each residential unit constructed; and
 3. Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building square not less than 8mx15m
 4. No vacant allotments are created³⁰

²⁹ Carolina Homes et al [V1 58.8]

³⁰ Carolina Homes et al [V1 58.8]

	<p><u>For the purpose of 3(a)(i), if a subdivision is proposed between residential units that share a common wall, the requirements as to height in relation to boundary in the district plan do not apply along the length of the common wall.</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.³¹</u></p>	
SUB-R3	Subdivision within the Liquefaction Overlay	
Liquefaction Overlay	<p>Activity status: CON</p> <p>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:</p> <p>Matters of control listed in SUB-R2</p> <p>SUB-MCD12 - Liquefaction hazard overlay</p>	<p>Activity status when compliance with SUB-R3 (1) not achieved: NC</p> <p>Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards</p>
SUB-R3a³³	Subdivision to Update Cross Leases, Company Leases Plans, and Unit Title Plans	
All Zones	<p>Activity status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> <u>Every title or leased area³⁴ has legal access to a road, and that access is not obtained by crossing a railway line;</u> <u>Every title or leased areas is supplied with a potable water supply;</u> <u>Every title or leased area is supplied with a connection to a reticulated wastewater network, where available³⁵.</u> <p>Matters of control are restricted to:</p>	<p>Activity status when compliance not achieved not achieved: NC³⁷</p>


³¹ V1as notified

³³ Eliot Sinclair [233.1].

³⁴ Eliot Sinclair [233.1].

³⁵ Eliot Sinclair [233.1].

³⁷ Eliot Sinclair [233.1].

	<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 National Grid and Major Electricity Distribution Lines³⁶</u></p> <p><u>Notification</u> An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
SUB-R4	Subdivision within flood hazard areas	
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay Coastal Flood Assessment Overlay	<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> <u>An allotment is intended to accommodate a natural hazard sensitive activity.</u>³⁸ a building platform is identified on the subdivision plan; and if located within the non-urban flood assessment overlay, the building platform is not located within a high flood hazard area; and if located within the coastal flood assessment overlay, the building platform is not located within a high coastal flood hazard area; and SUB-S1 to SUB-S18 are met. <p> Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD5 - Natural Hazards</p>	<p>Activity status when compliance with SUB-R4 (1) not achieved: NC Activity status when compliance with SUB-R4 (2) or SUB-R4 (3) not achieved: NC Activity status when compliance with SUB-R4 (4) not achieved: as set out in the relevant subdivision standards</p>
	Advisory note:	

³⁶ Mainpower [249.100]³⁸ Nicholas Hoogeveen [202.3].

	<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. 	
SUB-R5	Subdivision containing a site or area of significance to Māori	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: RDIS Where: <ol style="list-style-type: none"> SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: <p>Matters of control/discretion listed in SUB-R2 SUB-MCD7 - Mana whenua</p> Notification <p>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>	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R6³⁹	Subdivision within the National Grid Yard <u>Subdivision Corridor</u>	

³⁹ Transpower [195.96].

<p>Qualifying matter - National Grid subdivision corridor / National Grid Yard</p>	<p>Activity status: RDIS <u>National Grid subdivision corridor / National Grid Yard</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>a building platform is identified on the subdivision plan that is inside outside of the National Grid Yard Subdivision Corridor, to be secured by way of a consent notice; and</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> <p>Matters of discretion are restricted to:</p> <p>Matters of control/discretion listed in SUB-R2</p> <p>SUB-MCD101 - Effects on or from the National Grid and Major Electricity Distribution Lines</p> <p>Notification <u>An application for a restricted discretionary activity under this rule is precluded from being publicly and limited notified</u> ⁴⁰</p>	<p>Activity status when compliance not achieved: NC</p>
<p>National Grid Yard Overlay</p>	<p>Activity status: RDIS -</p> <p>Where:</p> <ol style="list-style-type: none"> 3. 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 4. SUB-S1 to SUB-S18 are met. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Matters of control/discretion listed in SUB-R2 • SUB-MCD110 - Effects on or from the National Grid <p>Notification</p>	<p>Activity status when compliance with SUB-R6 (3) not achieved: NC</p> <p>-</p> <p>Activity status when compliance with SUB-R6 (4) not achieved: as set out in the relevant <u>subdivision</u> standards</p>

⁴⁰ Mainpower [249.100]

	<p>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	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	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R8	Subdivision to create a bonus allotment	
Rural Zones	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	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R9	Subdivision	
Outstanding Natural Feature and Landscape Overlay Significant Natural Areas (SNA) Overlay Fault Awareness Overlay	Activity status: DIS Where: 1. SUB-S1 to SUB-S18 are met.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
Ashley Fault Avoidance Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
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

SUB-R12⁴¹	Subdivision within the Special Purpose Zone (Rangiora Airfield)	
<u>Special Purpose Zone (Rangiora Airfield)</u>	<p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>SUB-S1-S18 are met.</u> 2. <u>A resource consent application made under this rule shall include a condition to be specified in a consent notice or other appropriate legal instrument to be registered against the record of title for the land specifying that:</u> <ol style="list-style-type: none"> a. <u>All residential activity within Activity Area A must be associated with an airfield related activity on the same site.</u> b. <u>All new noise sensitive land uses must enter into a no-complaints covenant in favour of the Waimakariri District Council.</u> <p><u>Matters of control/discretion are restricted to:</u></p> <p><u>SUB-MCD1 - Allotment area and dimensions</u></p> <p><u>SUB-MCD2 - Subdivision design</u></p> <p><u>SUB-MCD3 - Property access</u></p> <p><u>SUB-MCD4 - Natural hazards</u></p> <p><u>SUB-MCD6 - Infrastructure</u></p> <p><u>SUB-MCD7 - Mana whenua</u></p> <p><u>SUB-MCD8 - Archaeological sites</u></p> <p><u>SUB-MCD9 – Airport and aircraft noise</u></p> <p><u>SUB-MCD10 - Reverse sensitivity</u></p>	<p><u>Activity status when not achieved with SUB-R12(1): DIS</u></p> <p><u>Activity status when not achieved with SUB-R12(2): PR</u></p>

⁴¹ Daniel Smith [10].

	<p><u>SUB-MCD13 - Historic heritage, culture and notable trees</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>	
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SUB-R6A	Subdivision and Major Electricity Distribution Lines	
All Zones	<p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u> <ol style="list-style-type: none"> a. <u>is located on the same site as a Major Electricity Distribution Line; or</u> b. <u>adjoins a Major Electricity Distribution Line located in the road reserve on the same side of the road as the site being subdivided; and</u> c. <u>a building square for a building or structure is positioned at least 6m from the:</u> <ol style="list-style-type: none"> i. <u>Centreline of the major electricity distribution lines as shown on the planning maps; and</u> ii. <u>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> • <u>Matters of control listed in SUB-MCD11 – Effects on or from the National Grid and 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 MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.⁴²</u></p>	<p><u>Activity status when compliance with SUB-R6A not achieved: NC</u></p> <p><u>Activity status when compliance with SUB-R6A (2) not achieved: as set out in the relevant subdivision standards.</u></p>

⁴² Mainpower [249.100]

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-1⁴³
- c) Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones, and Residential Zones and the Special Purpose Zone (Rangiora Airfield)⁴⁴ shall be the net site area.
- d) Allotments for unstaffed infrastructure, accessway or road,⁴⁵ 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 reserves allotment, are exempt from the minimum, site sizes in Table SUB-1.⁴⁶

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
<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 <u>No minimum where a land use consent (where required) and/or building consent have been submitted and approved⁴⁷</u>	15m x 15m	15m
<u>Medium Density Residential Zone</u>	200m² n/a	<u>n/a</u>	<u>n/a</u>

⁴³ Transpower [195.95].

⁴⁴ Daniel Smith [10.1].

⁴⁵ Transpower [195.95].

⁴⁶ Transpower [195.95].

⁴⁷ Kainga Ora [325.166]

(without qualifying matters)	for the purpose of the construction and use of residential units No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved⁴⁸		
Medium Density Residential Zone (with qualifying matter - airport noise)⁴⁹	200m² (except if subject to qualifying matter - natural hazards)⁵⁰	n/a	n/a⁵¹
Medium Density Residential Zone (with qualifying matter - natural hazards)⁵²	Kaiapoi Area A 200m² Kaiapoi Area B 500m²⁵³	n/a	n/a
Medium Density Residential Zone (with qualifying matter - national grid subdivision corridor) also refer to rule SUB-R6⁵⁴	200m²	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

⁴⁸ V1 as notified

⁴⁹ V1 as notified

⁵⁰ V1 as notified

⁵¹ Kainga Ora [V1 80.21]

⁵² V1 as notified

⁵³ V1 as notified

⁵⁴ V1 as notified

<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>			
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)			
• Areas 1, 2, and 4	No minimum	n/a	n/a
• <u>LOT 2 DP 80926</u>	<u>2000m²</u>	<u>n/a</u>	<u>n/a</u> ⁵⁵
• All other areas	4ha	n/a	n/a
<u>Special Purpose Zone (Rangiora Airfield)</u>			
• <u>Activity Area A (Airfield Central)</u>	• <u>500m²</u>		
<u>Activity Area B Airfield Environs (Residential)</u>	• <u>7000m²⁵⁶</u>		

SUB-S2 Identified building platforms and disposal areas in Rural Zones

<p>1. Any new allotment in the Rural Zones shall include one or more identified building platforms <u>s associated with a residential unit and associated accessory buildings</u>,⁵⁷ and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.</p> <p>2. <u>Any identified building platform must be located to comply with BFS4 and BFS5 for the relevant Zone</u>⁵⁸.</p>	Activity status when compliance not achieved: NC
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SUB-S3 Residential yield

<p>1. Residential subdivision of any area subject to an ODP, <u>which is located within the Medium Density Residential Zone</u>,⁵⁹ <u>except in the Large Lot Residential Zone</u>,⁶⁰ shall provide for a minimum net density of 15 households per ha, unless <u>a lower minimum net density is specified for the ODP in the relevant Development Area Appendix</u>⁶¹. <u>there are demonstrated constraints then no less than 12 households per ha.</u></p>	Activity status when compliance not achieved: NC-DIS ⁶²
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SUB-S4 Areas subject to an ODP

⁵⁵ Howard Stone [191.1]

⁵⁶ Daniel Smith [10.1].

⁵⁷ RMA Schedule 1 Clause 16(2).

⁵⁸ NZPork [169.18]

⁵⁹ R and G Spark [183.9].

⁶⁰ R and G Spark [183.9].

⁶¹ Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

⁶² Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]


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.	Activity status when compliance not achieved: DIS
SUB-S5 Legal and physical access	
<p>1. Any allotment created shall have legal and physical access to a legal road.</p> <p>2. <u>Within the Special Purpose Zone (Rangiora Airfield) at each stage of subdivision, the applicant must provide Council with evidence of an enforceable legal agreement to ensure that the lots on the plan of subdivision are guaranteed access via the planned taxiways to the Rangiora Airfield, for as long as the Rangiora Airfield remains in use. The enforceable legal agreement must:</u></p> <p style="margin-left: 40px;">a. <u>Be between the relevant applicant/landowner and the owner of the Rangiora Airfield;</u></p> <p style="margin-left: 40px;">b. <u>Be registered on the record of title for any new site created.</u></p> <p style="margin-left: 40px;">c. <u>The section 224(c) certificate for the subdivision must not be issued until the Council is satisfied that this requirement is met.</u></p> <p>3. <u>All taxiways within the Special Purpose Zone (Rangiora Airfield) must be accompanied by a statement from a suitably qualified expert certifying that they are legally protected, formed, and designed (with safety fencing if necessary), in accordance with the requirements of the Civil Aviation Authority.⁶³</u></p>	Activity status when compliance not achieved: NC
SUB-S6 Access to a strategic road or arterial road	
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.	Activity status when compliance not achieved: DIS
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> <p style="margin-left: 40px;">a. have a corner splayed with a diagonal line reducing each boundary by a minimum of 6m; or</p>	Activity status when compliance not achieved: NC

⁶³ Daniel Smith [10.1].

<ul style="list-style-type: none"> 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. 	
SUB-S8 Corner sites on road intersections in Rural Zones	
<ol style="list-style-type: none"> 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: <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. 	Activity status when compliance not achieved: NC
SUB-S9 Potable water in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
<ol style="list-style-type: none"> 1. Any new allotment created in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones shall be served with: <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. 	Activity status when compliance not achieved with SUB-S9 (1)(a): NC Activity status when compliance not achieved with SUB-S9 (1)(b): DIS
SUB-S10 Potable water in Rural Zones	
<ol style="list-style-type: none"> 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. 	Activity status when compliance not achieved: DIS
SUB-S11 Water supply for firefighting	
<ol style="list-style-type: none"> 1. All new allotments intended for residential use shall demonstrate at the time of application for subdivision that: <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 	Activity status when compliance not achieved: NC

<p>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>	
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>
SUB-S13 Offsite wastewater disposal fields	
<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>
SUB-S14 Electricity supply and communications connectivity	
<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>
SUB-S15 Stormwater 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, Industrial Zones or Special Purpose Zones shall demonstrate at the time of application for subdivision that it can be:</p>	<p>Activity status when compliance not achieved: NC</p>

<p>a. served by reticulated stormwater infrastructure where it is available at the boundary of the allotment; or</p> <p>b. where no such infrastructure is available, provided with on-site stormwater disposal.</p>	
SUB-S16 Rural drainage	
<p>1. Any new allotment in Rural Zones shall connect to a public drain if the allotment is within a rural drainage area.</p>	Activity status when compliance not achieved: DIS
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> <p>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:</p> <p>i. adjoins or is crossed by a water body listed in Table SUB-2; or</p> <p>ii. adjoins the CMA boundary;</p> <p>b. the minimum width of an esplanade reserve or esplanade strip required under (a)(i) and (a)(ii) above shall be 20m.</p> <p>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 MHWS of the sea;</p> <p>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>	<p>Activity status when compliance not achieved with SUB-S17(a) and/or SUB-S17(c)⁶⁴: NC</p> <p>Activity status when compliance not achieved with SUB-S17(b): RDIS⁶⁵</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)

⁶⁴ Sarah Gale [273.6] and Bellgrove [408.25].⁶⁵ Sarah Gale [273.6] and Bellgrove [408.25].

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 ⁶⁶ SNA listed in ECO-SCHED1 ⁶⁷ 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>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> ⁶⁸

⁶⁶ Federated Farmers [414.19] and Department of Conservation [419.92].

⁶⁷ Federated Farmers [414.19] and Department of Conservation [419.92].

⁶⁸ Waka Kotahi [275.36].

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>⁶⁹
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 <u>and within the Special Purpose Zone (Rangiora Airfield) taxiways</u>⁷⁰ 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>⁷¹ 11. <u>Within the Special Purpose Zone (Rangiora Airfield):</u>

⁶⁹ Eliot Sinclair [233.1].

⁷⁰ Daniel Smith [10.1]

⁷¹ R and G Spark [FS 37].

	<ul style="list-style-type: none"> a. <u>whether information is provided to show the subdivision demonstrates compliance with any Civil Aviation rule; and</u> b. <u>whether appropriate legal mechanisms are proposed for identified allotments to restrict the total number of residential units within Area A to 30, in accordance with SPZ(RA)-R5(1)(1)(c)⁷².</u>
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 subdivision⁷³</u>; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety⁷⁴</u> 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

⁷² Daniel Smith [10.1].⁷³ Waka Kotahi [275.37].⁷⁴ Waimakariri District Council [367.64].

	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. erosion; ii. flooding and inundation; iii. landslip; iv. rockfall; v. alluvion; vi. avulsion; vii. unconsolidated fill; viii. defensible space for fire safety; ix. soil contamination; x. subsidence; and xi. liquefaction. 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> <ul 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> <ul 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	Archaeological sites <ol style="list-style-type: none"> Any archaeological sites are identified on the allotments, and any provisions to identify and/or protect archaeological sites. Any protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites. 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"> Any reverse sensitivity effect on the operation of the Christchurch International Airport from subdivision; and⁷⁵ <u>Any reverse sensitivity effect on the operation of the Rangiora Airfield from subdivision⁷⁶</u> Any effects from aircraft noise on the use of the site for its intended purpose.⁷⁷
SUB-MCD10	Reverse sensitivity <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> <u>Existing and permitted activities operating from the Rangiora Airfield and/or⁷⁸</u> lawfully established rural activities, including but not limited to intensive farming, <u>infrastructure and heavy industrial zones⁷⁹</u>. <u>Any measures required to minimise potential reverse sensitivity effects on existing activities and infrastructure, such as noise and vibration, through subdivision design, provision of screening, structures or other mitigation methods.⁸⁰</u>
SUB-MCD11	Effects on or from the National Grid and Major Electricity Distribution Lines <ol style="list-style-type: none"> 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. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid <u>or the Major Electricity Distribution Lines</u>, including the ability for continued reasonable access to existing transmission <u>or distribution</u> lines for maintenance, inspections and upgrading. 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. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid <u>or the Major Electricity Distribution Lines</u>, including the ability to ensure adverse effects on, and from, the National Grid <u>or the Major Electricity Distribution Lines</u> 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. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid <u>or the Major Electricity Distribution Lines</u>. The outcome of any consultation with Transpower New Zealand Limited <u>or MainPower New Zealand Limited</u>.

⁷⁵ V1 as notified⁷⁶ Daniel Smith [10.1].⁷⁷ V1 as notified⁷⁸ Daniel Smith [10.1].⁷⁹ Fulton Hogan [41.31], Daiken [145.21 and 145.22], NZPork [169.15]⁸⁰ Waka Kotahi [275.38].

	7. The extent to which the subdivision plan clearly identifies the National Grid <u>or the Major Electricity Distribution Lines</u> ⁸¹ and identified building platform or platforms.
SUB-MCD12	Liquefaction Hazard Overlay <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	Historic heritage, culture and notable trees <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. 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.

<u>CONSERVATION VALUES</u>	<u>Has the same meaning as in section 229(2) of the RMA.</u> ⁸²
<u>Public Drain</u>	<u>Public drain means the Council Land Drainage System. It does not include any private drains or roadside drains not administered by the District Council.</u> ⁸³

GA-AN5	<u>Any onsite wastewater treatment system is subject to the Canterbury Land and Water Regional Plan. A building consent is also required from the District Council for any onsite wastewater treatment system.</u> ⁴⁹
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⁸¹ Mainpower [249.100]⁸² Forest and Bird [192.79]⁸³ Waka Kotahi [275.35].

MRZ - Medium Density Residential Zone

Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transport s stops and open space¹.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, ~~Oxford~~ Woodend, Pegasus and North Woodend (Ravenswood) ~~Silverstream~~.² It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

The provisions in this chapter have been justified where required by a s77J qualifying matter assessment contained in the relevant section 32 evaluation report under the RMA.³

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MRZ—O1	Provision of medium density housing A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.
<u>MRZ-O1</u>	<u>Housing types and sizes The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</u> <ul style="list-style-type: none"> i. <u>housing needs and demand; and</u> ii. <u>the neighbourhood's planned urban built character, including 3-storey buildings.</u>⁴
Policies	
<u>MRZ-P1</u>	<u>Housing types Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</u> ⁵
<u>MRZ-P2</u>	<u>Housing Developments Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u> ⁶

¹ Kainga Ora [325.240].

² V1 as notified

³ V1 as notified

⁴ V1 as notified

⁵ V1 as notified

⁶ V1 as notified

MRZ-P43⁷	<p>Residential character</p> <p>Provide for activities and structures that support and maintain <u>Enable development to achieve⁸ the character and amenity values and planned built form⁹ anticipated for the zone, which provides for:</u></p> <ol style="list-style-type: none"> 1. higher medium¹⁰ density living in areas with better access for walking to parks, <u>educational facilities¹¹, public transport¹²</u>, main centres, or local commercial centre; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small-scale commercial, or community-based activities, that service the local community, and home businesses; and 8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre; <u>and</u> 9. <u>retirement villages where these are well located and suitably designed¹³.</u>
MRZ-P4	<p><u>MRZ-P4 Medium Density Residential Standards</u></p> <p><u>Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).¹⁴</u></p>

Advisory Note

<p><u>How to read this section in relation to qualifying matters</u></p> <p><u>Qualifying matters that apply to the number of units per site are integrated within the rule framework below. The following qualifying matters are implemented through their respective chapter provisions and are additional to the Medium Density Residential Zone provisions</u></p> <table border="1" data-bbox="127 1496 1433 1711"> <tr> <td data-bbox="127 1496 1433 1601"> <p><u>Historic heritage qualifying matter</u> – properties identified as a Heritage listed item within the Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</p> </td></tr> <tr> <td data-bbox="127 1601 1433 1711"> <p><u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees</p> </td></tr> </table>	<p><u>Historic heritage qualifying matter</u> – properties identified as a Heritage listed item within the Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</p>	<p><u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees</p>
<p><u>Historic heritage qualifying matter</u> – properties identified as a Heritage listed item within the Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item</p>		
<p><u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees</p>		

⁷ V1 as notified

⁸ Kainga Ora [V1 80.59]

⁹ Kainga Ora [V1 80.42]

¹⁰ Kainga Ora [V1 80.42]

¹¹ Ministry of Education [277.44].

¹² Kainga Ora [325.206]

¹³ Summerset [207.30]

¹⁴ RMA Schedule 1 Clause 99

Natural character – waterbody setbacks, properties adjoining a large waterbody within Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend as mapped in scheduled natural character waterbodies, SCHED1-4¹⁵

Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all built form standards (as applicable). Legal Effect This rule shall have immediate legal effect in relation to residential activities.¹⁶	Activity status when compliance not achieved: as set out in the relevant built form standards
MRZ-R2 Residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> <u>the activity complies with MRZ-BFS1 to MRZ-BFS12¹⁷; and</u> <u>the activity complies with MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12; and</u> <u>the activity complies with any additional and applicable district-wide standards as per MRZ-R1.</u> Legal Effect This rule shall have immediate legal effect The highlighted yellow text identifies the standards that have immediate legal effect if no qualifying matter applies.¹⁸¹⁹	Activity status when compliance not achieved: <u>N/A as set out in the relevant built form standards²⁰</u>
MRZ-R3 Minor residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> the maximum GFA of the minor residential unit shall be 80m²; there shall be only one minor residential unit per site; and parking and access shall be from the same vehicle crossing as the principal residential unit on the site.²¹ 	Activity status when compliance not achieved: <u>RDIS</u> Matters of discretion are restricted to: <u>RES-MD1 – Minor residential units²²</u>

¹⁵ Waimakariri District Council [V1 47.1]

¹⁶ V1 as notified

¹⁷ Kainga Ora [V1 80.44 and 80.46]

¹⁸ V1 as notified

¹⁹ Removal of s80H identifying markup

²⁰ V1 as notified

²¹ V1 as notified

²² V1 as notified

MRZ-R43 Residential activity Storage of vehicles and boats on residential sites²³	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site. 	Activity status when compliance not achieved: DIS
MRZ-R54 Gardening, cultivation and disturbance of land for fenceposts	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is associated with an otherwise permitted or consented activity. 	Activity status when compliance not achieved: DIS²⁴
MRZ-R65 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R76 Boarding house	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of eight people shall be accommodated per site, including any on site managers. 	Activity status when compliance not achieved: DIS
MRZ-R87 Residential disability care and care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under MRZ-R28.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of eight visitors shall be accommodated per site. 	Activity status when compliance not achieved: DIS
MRZ-R409 Home business	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m²; 	Activity status when compliance not achieved: DIS

²³ RMA Schedule 1 Clause 16(2)²⁴ Kainga Ora [325.216 and 325.247]

<ol style="list-style-type: none"> 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for. 	
MRZ-R140 Residential unit used as a show home	
<p>Activity status: PER Where:</p> <p>hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-47:00pm Monday to <u>Friday and 9:00am-4:00pm Saturday</u>, Sunday <u>and</u>²⁵ including public holidays;</p> <ol style="list-style-type: none"> 2. the duration of use as a show home shall not exceed two<u>three</u>²⁶ years after the Code of Compliance Certificate for the subject building has been issued; and 1. the residential unit used as a show home shall not be located on local roads. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home</p>
MRZ-R121 Educational facility (<u>excluding childcare facility</u>)²⁷	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; 3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday; and²⁸ 4. the facility shall not result in more than two non-residential activities within a 	<p>Activity status when compliance not achieved: DIS</p>

²⁵ Bellgrove Rangiora Ltd [408.46].

²⁶ Ravenswood Developments Ltd [347.47].

²⁷ Bellgrove Rangiora Ltd [408.47], Ministry of Education [277.45].

²⁸ Ministry of Education [277.45].

<p>residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and.</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. ²⁹</p>	
MRZ-R132 Childcare facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity. 	<p>Activity status when compliance not achieved: DIS</p>
MRZ-R143 Community garden	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
MRZ-R154 Health care facility	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. 2. the maximum GFA of building occupied by the educational facility shall be 200m². 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am — 6:00pm Monday to Saturday. 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be 	<p>Activity status when compliance not achieved: DIS</p>

²⁹ Ministry of Education [277.45].

<p>no limit to the number of non-residential activities within a block.</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
MRZ-R165 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note <ul style="list-style-type: none"> Refer to the District Council's bylaws for further rules regarding keeping of domestic animals. 	
MRZ-R176 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity is not a motorised recreation activity. 	Activity status when compliance not achieved: NC
MRZ-R187 Multi-unit residential development (four or more residential units)³⁰	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level; 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3.1.³¹ a design statement shall be provided with the application. Matters of discretion are restricted to: <ul style="list-style-type: none"> RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: DIS³²
MRZ-R198 Retirement village (four or more residential units)³³	
Activity status: RDIS Where: <ol style="list-style-type: none"> a design statement shall be provided with the application.³⁴ Matters of discretion are restricted to: <ul style="list-style-type: none"> RES-MD2 - Residential design principles 	Activity status when compliance not achieved: DIS <u>N/A³⁵</u>

³⁰ Retirement Industry Association [V1 67.20].

³¹ V1 as notified

³² Kainga Ora [V80.44 and 80.61]

³³ Retirement Villages Association [V1 67.20]

³⁴ Retirement Villages Association [V67.20 and 67.21]

³⁵ Retirement Villages Association [V67.20 and 67.21]

RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	
MRZ-R2019 Community facility <i>This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
MRZ-R20A Emergency service facility	
Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage</u>	Activity status when compliance not achieved: <u>N/A³⁶</u>
MRZ-R240 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R221 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R232 Convenience activity	
Activity status: DIS Where: 1. the retail or service activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
MRZ-R243 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R254 Recreation facilities <i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	

³⁶ Fire and Emergency NZ [303.53, and 303.55]

Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R265 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R276 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R287 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R298 Funeral related services and facility	
Activity status: NC DISC³⁷	Activity status when compliance not achieved: N/A
MRZ-R3029 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R310 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R321 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R332 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R343 Large format retail	
<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R354 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R365 Boarding kennels	

³⁷ Lamb and Hayward [163.5]

Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R376 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R387 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R398 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R4039 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

MRZ-BFS1 Site density	
<ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 200m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.³⁸ 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 – Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
MRZ-BFS1 Number of residential units per site	
<ol style="list-style-type: none"> 1. <u>There shall be no more than 3 residential units per site, except where:</u> <ol style="list-style-type: none"> a. <u>Within the qualifying matters - natural hazards area and qualifying matters - airport noise³⁹, there must be no more than 1 residential unit per site.</u> <p><u>Notification</u> An application for the construction and use of 1,2 or 3 residential units that does not comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is precluded from being publicly notified</p> 	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> RES-MD2 - Residential design principles RESZ-MD7 – Outdoor Storage⁴² RES-MD15 – Effects from qualifying matters - airport noise⁴³ RES-MD16 - Effects from qualifying matters - natural hazards</p> <p><u>Notification</u> An application for the construction and use of 4 or more residential units that <i>does comply</i> with standards MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is</p>

³⁸ V1 as notified

³⁹ Kainga Ora [V1 80.21]

⁴² Kainga Ora [80.44 and 80.61]

⁴³ Kainga Ora [V1 80.21]

<p>The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.⁴⁰⁴¹</p>	<p><u>precluded from being publicly or limited notified.</u></p> <p><u>An application for the construction and use of 4 or more residential units that <i>does not</i> comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is precluded from being publicly notified.</u></p>
MRZ-BFS2 Building coverage	
<p>1. Building coverage shall be a maximum of 505% of the net site area, except that this rule shall not apply to:</p> <ol style="list-style-type: none"> any infrastructure building; any caravan; or deck under 1m in height above ground level. <p>Legal Effect The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.⁴⁴⁴⁵</p>	<p>Activity status when compliance not achieved: <u>R</u>DIS <u>Matters of discretion are restricted to:</u> <u>RES-MD17 - Building coverage</u> <u>Notification</u> <u>Refer to notification status in MRZ-BFS1.</u>⁴⁶</p>
MRZ-BFS3 Landscaped permeable surface	
<p>1. The minimum landscaped permeable surface of any site shall be 20% of the net site area.</p> <p>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:</p> <ol style="list-style-type: none"> any paths 1.1m wide or less; or open slat decks under 1m in height above ground level with a permeable surface underneath. 	<p>Activity status when compliance not achieved: DIS⁴⁷</p>
MRZ-BFS3 Height	
<p>1. The maximum height of any building shall be 12m above ground level.</p> <p>1. <u>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1.</u></p> <p>Legal Effect</p>	<p>Activity status when compliance not achieved: <u>R</u>DIS</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u>⁵⁰.</p> <p><u>Notification</u> <u>Refer to notification status in MRZ-BFS1.</u>⁵¹</p>

⁴⁰ V1 as notified

⁴¹ Removal of s80H identifying markup

⁴⁴ V1 as notified

⁴⁵ Removal of s80H identifying markup

⁴⁶ V1 as notified

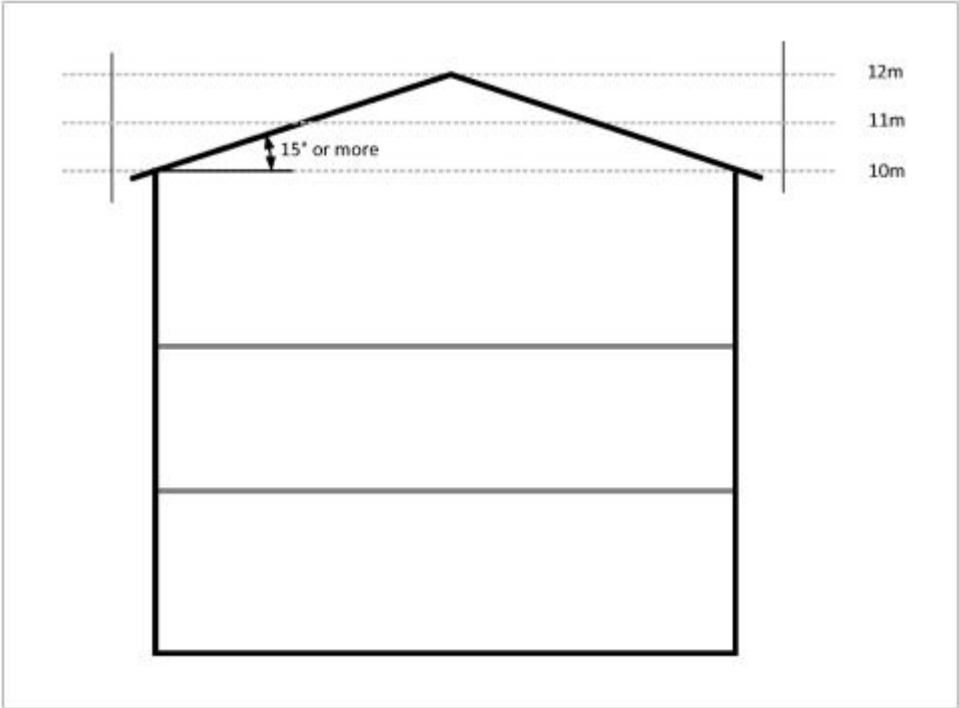
⁴⁷ Kainga Ora [V1 80.49]

⁵⁰ Kainga Ora [V1 80.5]

⁵¹ V1 as notified

The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.^{48,49}

Figure MRZ-1 Building Height⁵²



MRZ-BFS⁴ Building and structure Setbacks

1. Any building or structure ~~other than a garage~~ shall be set back a minimum of ~~21.5m~~ from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:
- a. any fence permitted by MRZ-BFS8;
 - b. poles and masts up to 6.5m in height above ground level;
 - c. structures other than a fence, less than 10m² and less than 3m in height above ground level;
 - d. any caravan;
 - e. the replacement, maintenance and minor upgrading of any infrastructure; and

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:
~~RES-MD2 – Residential design principles⁵⁵~~
~~RES-MD5 - Impact on neighbouring property~~
~~RES-MD6 – Road boundary setback~~
RES-MD18 Effects from qualifying matters – road and rail setbacks⁵⁶

Notification
~~An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.~~
Refer to notification status in MRZ-BFS1.⁵⁷

⁴⁸ V1 as notified
⁴⁹ Removal of s80H identifying markup
⁵² V1 as notified
⁵⁵ Kainga Ora [V1 80.15]
⁵⁶ Kainga Ora [V1 80.15] and KiwiRail [V1 51.1,51.2,51.3,51.4,51.5]
⁵⁷ V1 as notified

~~f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.~~

~~2. Any garage shall be set back a minimum of 6m from the road boundary.~~

~~3. 2. Any building or structure shall be set back a minimum of 1m from any internal boundary (except on corner sites) except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.~~

~~4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:~~

- ~~a. a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or~~
- ~~b. b. having sill heights of 1.5m above floor level; or~~
- ~~c. c. having fixed obscure glazing below 1.5m above floor level.~~

~~5.3. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-21.~~

~~6.4. All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.~~

~~5. Any building or structure shall be set back a minimum of 12m from any National Grid support structure as per rule must comply with EI-R51.~~

1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below except as listed in (2).

<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>1.5 metres</u>
<u>Side</u>	<u>1 metre</u>
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>

(2) Qualifying Matters:

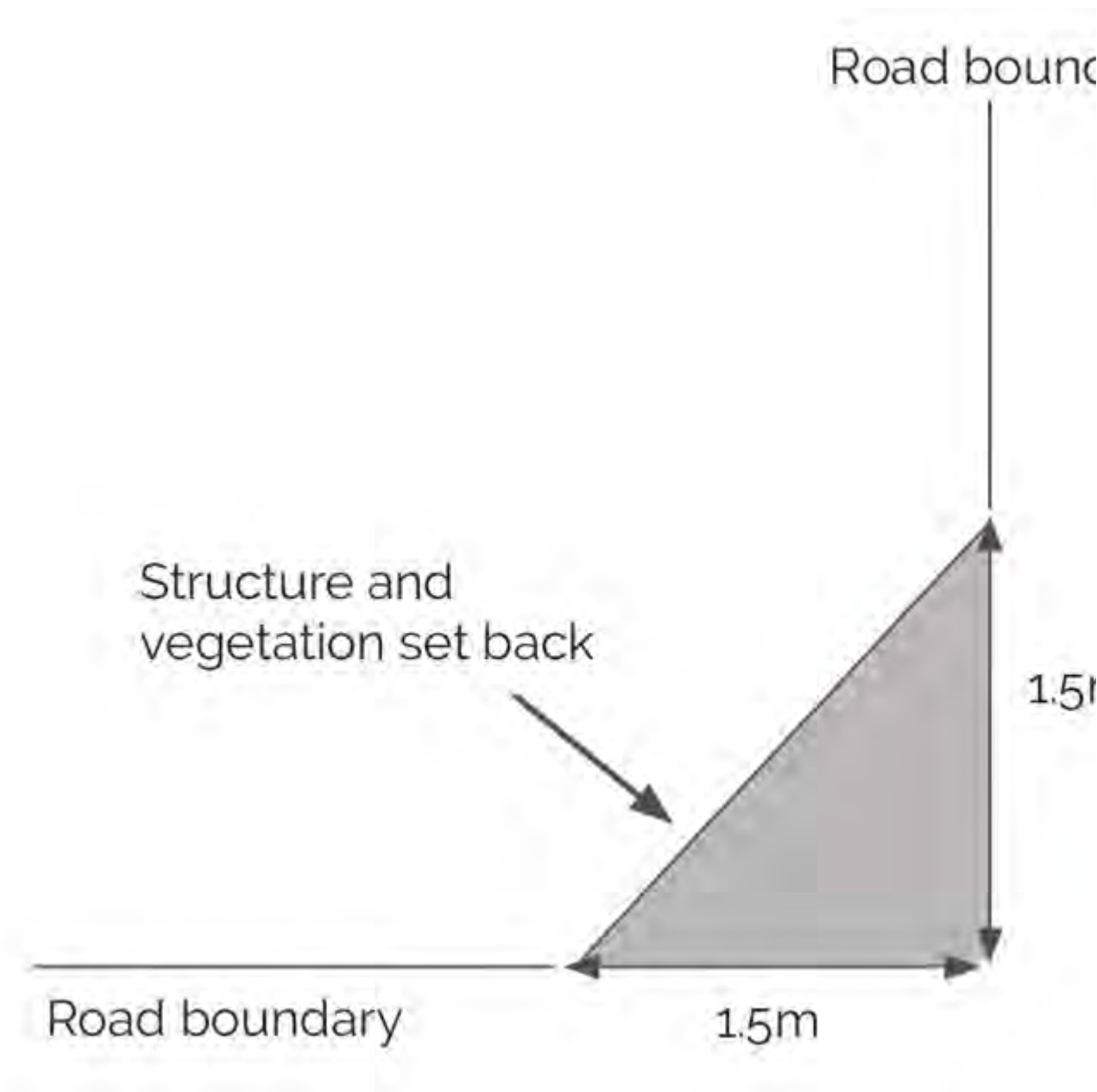
(a) All buildings shall be set back a minimum of 4m from any site

<p><u>boundary with the rail corridor.</u></p> <p><u>(b) All buildings must be setback 6m from any strategic road or arterial road.</u></p> <p><u>(3) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p> <p>Legal Effect The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.⁵³⁵⁴</p>	
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Figure MRZ-12: Structure and Vegetation Setback

⁵³ V1 as notified

⁵⁴ Removal of s80H identifying markup



MRZ-BFS6 Street interface	
<div>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:<div>a. have at least one habitable room or kitchen located facing the street at ground level; and</div><div>b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and⁵⁸</div></div>	<div>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 – Residential design principles Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.⁵⁹⁶⁰</div>

⁵⁸ V1 as notified

⁵⁹ V1 as notified

⁶⁰ Kainga Ora [V1 80.18]

<p>c. shall have a door that is directly visible and accessible from the street.</p> <p>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</p>	
MRZ-BFS⁵ Height in relation to boundary	
<p>1. <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown Figure MRZ-3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to:</u></p> <ul style="list-style-type: none"> a. <u>a boundary with a road</u> b. <u>existing or proposed internal boundaries within a site</u> c. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> <p>3.2. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay⁶¹, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p> <p>Legal Effect The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.⁶²⁶³</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 – Residential design principles⁶⁴ RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.⁶⁵</p>

Figure MRZ-3: Height in relation to boundary⁶⁶

⁶¹ Environment Canterbury [316.76]

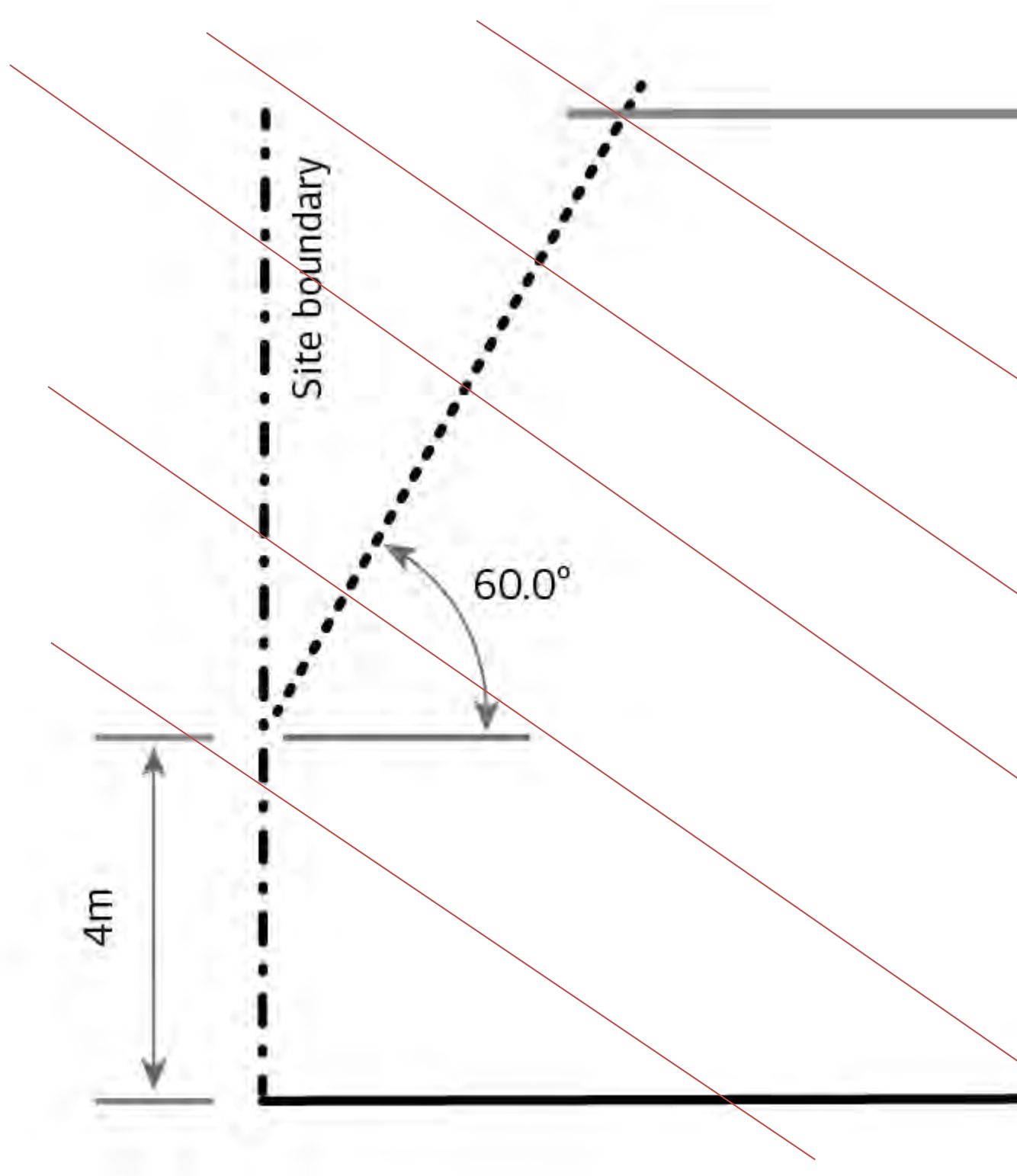
⁶² V1 as notified

⁶³ Removal of s80H identifying markup

⁶⁴ Kainga Ora [V1 80.2]

⁶⁵ V1 as notified

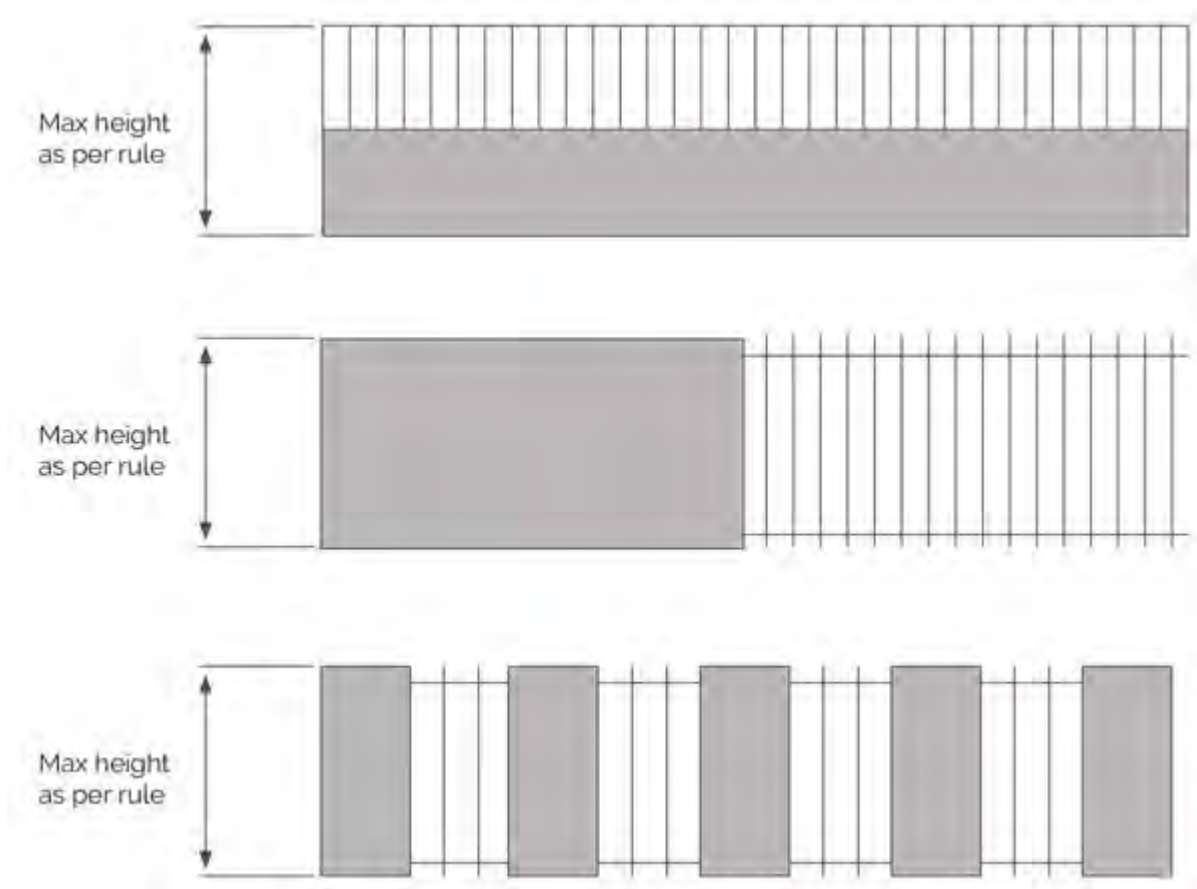
⁶⁶ V1 as notified



MRZ-BFS6 Fencing	
<div>4. All fencing or walls fronting the road boundary; a. no higher than 1.2m above ground level; or</div>	<div>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</div>

<p>b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-4, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-2.</p>	<p>RES-MD2 – Residential design principles⁶⁷</p> <p>RES-MD6 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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Figure MRZ-42: Examples of Visually Permeable Fencing



MRZ-BFS7 Outdoor living space (per unit)		
<p>1. 1. Outdoor living space shall be provided as follows:</p> <p>a. a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD8 - Outdoor living space</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	

⁶⁷ Kainga Ora [V1 80.22]

<p>residential unit (except a residential unit within a retirement village) or</p> <p>b. b. a balcony of at least 10m² with a minimum depth of 1.5m.</p> <p>2. 2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>3. 3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.</p> <p>1. <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that, -</u></p> <p>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p>c. <u>is accessible from the residential unit; and</u></p> <p>d. <u>may be-</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location; or</u></p> <p>ii. <u>located directly adjacent to the unit; and</u></p> <p>e. <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>2. <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that-</u></p> <p>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p>	<p><u>Refer to notification status in MRZ-BFS1.⁷⁰</u></p>
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⁷⁰ V1 as notified

- b. is accessible from the residential unit; and
- c. may be-
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

Legal Effect

~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~⁶⁸⁶⁹

MRZ-BFS8 Outlook space (per unit)

1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in Figure MRZ-5.
3. The minimum dimensions for a required outlook space are as follows:
 - a. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
7. Outlook spaces may be under or over a balcony.
8. Outlook spaces required from different rooms within the same building may overlap.
9. Outlook spaces must -
 - a. be clear and unobstructed by buildings; and

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to: RES-MD12- Outlook space

Notification

Refer to notification status in MRZ-BFS1.⁷³

⁶⁸ V1 as notified

⁶⁹ Removal of s80H identifying markup

⁷³ V1 as notified

- b. not extend over an outlook space or outdoor living space required by another dwelling.

Legal Effect

~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~⁷⁴⁷²

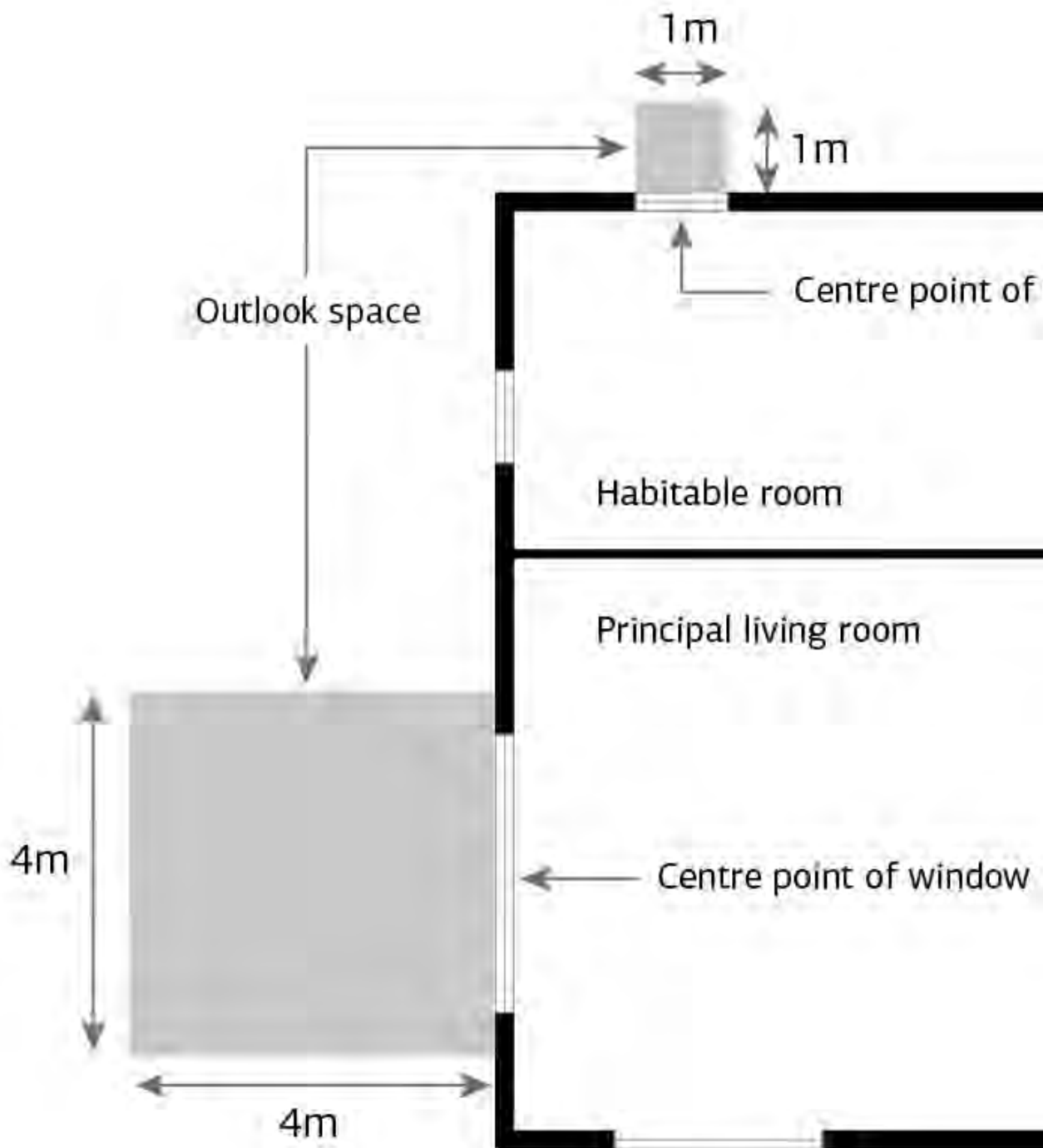
Figure MRZ-5: ~~Outdoor Outlook~~⁷⁴ Space⁷⁵

⁷¹ V1 as notified

⁷² Removal of s80H identifying markup

⁷⁴ Kainga Ora [V1 80.26]

⁷⁵ V1 as notified



MRZ-BFS9 Windows to street

1. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to: RES-MD13 - Windows to street</u>
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<p>Legal Effect This standard has immediate legal effect if there is no qualifying matter affecting an individual property.⁷⁶</p>	<p>Notification Refer to notification status in MRZ-BFS1.⁷⁷</p>
<p>MRZ-BFS10 Landscaped area</p>	
<p>1. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p>2. <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p> <p>Legal Effect This standard has immediate legal effect if there is no qualifying matter affecting an individual property.⁷⁸⁷⁹</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>RES-MD14 - Landscaped area</u> Notification Refer to notification status in MRZ-BFS1.⁸⁰</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
<p>All Zones</p>	<p>Activity status: PER Where: <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and</u></p>	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

⁷⁶ V1 as notified

⁷⁷ V1 as notified

⁷⁸ V1 as notified

⁷⁹ Removal of s80H identifying markup

⁸⁰ V1 as notified

⁸¹ Transpower [195.43].

⁸² Horticulture NZ [295.80].

	<p><u>foundation of a National Grid support structure.</u>⁸³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height</p>	
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⁸³ Transpower [195.43].

	<p>above-ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct</p>	
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	<p>vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁸⁴</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with</p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁸⁵</p>

⁸⁴ Transpower [195.43].

⁸⁵ Transpower [195.43].

	<p>explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major ⁸⁶ electricity distribution line		
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing.</u>⁸⁷ activities and development adjacent to a 66kV or 33kV major⁸⁸ electricity distribution line involve the following: <ol style="list-style-type: none"> new a sensitive activity and or a new buildings or structure⁸⁹ (excluding accessory buildings)⁹⁰ within <u>6m</u>⁹¹ of the centreline of a 66kV or 33kV major⁹² electricity distribution line or within 40m <u>6m</u>⁹³ of the visible outer edge of a⁹⁴ foundation of an 	<p>Activity status when compliance not achieved: N/A</p>

⁸⁶ Mainpower [249.94].⁸⁷ Mainpower [249.95].⁸⁸ Mainpower [249.94].⁸⁹ Mainpower [249.94].⁹⁰ Mainpower [249.94].⁹¹ Mainpower [249.94].⁹² Mainpower [249.94].⁹³ Mainpower [249.94].⁹⁴ Mainpower [249.94].

	<p>associated a pole, pi-pole⁹⁵ or tower; and/or a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁹⁶ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.⁹⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major⁹⁸ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

⁹⁵ Mainpower [249.94].

⁹⁶ Mainpower [249.94].

⁹⁷ Mainpower [249.94].

⁹⁸ Mainpower [249.94].

Matters of Discretion for all Residential Zones

RES-MD1	<p>Minor residential units</p> <ol style="list-style-type: none"> The extent to which the minor residential unit fits within its context taking into account: <ol style="list-style-type: none"> location, size and visual appearance of the minor residential unit so that it appears from the street or any other public place as an integrated ancillary part of the principal residential unit; the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; the convenience of the location of outdoor living space in relation the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
RES-MD2	<p>Residential design principles</p> <ol style="list-style-type: none"> Context and character: <ol style="list-style-type: none"> The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. Relationship to the street and public open spaces: <ol style="list-style-type: none"> Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive <u>(including impacts of setback requirements for road or rail).^{1,2}</u> The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; designs buildings on corner sites to emphasise the corner; needs to minimise south-facing glazing to minimise heat loss; and avoids street façades that are blank or dominated by garages. Built form and appearance: <ol style="list-style-type: none"> The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines; utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;

¹ V1 as notified

² KiwiRail [373 and V1 51]

	<ul style="list-style-type: none"> iii. avoids blank elevations and façades dominated by garage doors; and iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials. <p>4. Residential amenity:</p> <ul style="list-style-type: none"> a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units; ii. directly connects private outdoor spaces to the living spaces within the residential units; iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas. <p>5. Access, parking and servicing:</p> <ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces; ii. provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces. <p>6. Safety:</p> <ul style="list-style-type: none"> a. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; ii. clearly demarcates boundaries of public and private space; iii. makes pedestrian entrances and routes readily recognisable; and iv. provides for good visibility with clear sightlines and effective lighting.
RES-MD3	<p>Use of residential unit as a show home</p> <p>1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters:</p> <ul style="list-style-type: none"> a. hours of operation and movement to and from the site by members of the public; b. duration of the activity and its impact on residential amenity values; c. traffic generation including consideration of on-site and off-site parking; and d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.
RES-MD4	<p>Traffic generation</p> <p>1. The extent to which the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account:</p> <ul style="list-style-type: none"> a. in the case of effects on residential character and amenity values:

	<ul style="list-style-type: none"> i. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments; ii. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance; and iii. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and b. in the case of the safe and efficient functioning of the road network: <ul style="list-style-type: none"> i. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity; ii. adverse effects of the proposed traffic generation on activities in the surrounding living environment; iii. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road; iv. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and v. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.
RES-MD5	<p>Impact on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent to which the increased height, reduced setback, or recession plane intrusion would result in buildings that do not compromise the amenity values of adjacent properties taking into account: <ul style="list-style-type: none"> a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces, or open space beyond that anticipated by the recession plane; b. any loss of privacy through being overlooked from neighbouring buildings; c. dominance and character effects arising from scale; d. whether development on the adjoining site, such as a large building setback, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; e. whether there are alternative practical options for meeting the functional requirements of the building in a compliant manner; and f. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods.
RES-MD6	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.

	<ol style="list-style-type: none"> 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
RES-MD7	Outdoor storage <ol style="list-style-type: none"> 1. The extent of visual impacts of outdoor storage on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on the amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates effects on amenity values of the outdoor storage.
RES-MD8	Outdoor living space <ol style="list-style-type: none"> 1. The extent to which outdoor living spaces provide useable space and contribute to overall onsite spaciousness. 2. The extent to which the size and quality of communal outdoor space or other open space in the immediate vicinity of the residential unit compensates for the reduction in outdoor living space requirements. 3. The extent to which the retention of mature vegetation compensates for a reduction in outdoor living space provision by providing an alternative form of amenity for the site.
RES-MD9	Impact of trees on neighbouring property <ol style="list-style-type: none"> 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RES-MD10	Rural sales <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone. 2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites. 3. Hours and days of operation and whether they are compatible with the residential zone. 4. Access and vehicle movements on the site and the safety and efficiency of the roading network. 5. For rural produce retail (excluding farmers' markets) whether the scale and intensity of the activity is appropriate on the site. 6. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RES-MD11	Housing of animals <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is appropriate for the proposed site and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 3. The extent to which the activity, including any buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential units to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain residential character and amenity values.

	5. The potential for the activity to produce adverse effects, including dust, noise, odour and any measures to internalise adverse effects within the site and any mitigation measures to address effects that cannot be internalised.
RES-MD12	<u>Outlook space</u> <ol style="list-style-type: none"> <u>The ability of the affected habitable room to receive natural light sunlight and daylight especially on the shortest day of the year.</u> <u>The extent to which habitable rooms have an outlook and the visual and landscape quality of that spacesense of space.</u> <u>The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions.³</u> <u>The extent to which visual privacy is provided between habitable rooms of different residential units, on the same site or adjacent sites.</u> <u>The extent to which the development provides additional outlook spaces from habitable rooms.</u>⁴
RES-MD13	<u>Windows to street</u> <ol style="list-style-type: none"> <u>The extent to which the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe and attractive.</u> <u>The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.</u> <u>The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.</u>⁵
RES-MD14	<u>Landscaped areas</u> <ol style="list-style-type: none"> <u>The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to:</u> <ol style="list-style-type: none"> <u>define and enhance on-site outdoor living spaces;</u> <u>reduce the visual impact of large buildings through screening and planting;</u> <u>screen service areas, loading areas, and outdoor storage areas from public vantage points; and</u> <u>mitigate the heat effects from intensification and impervious surfaces.</u> <u>The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.⁶</u> <u>The effects on the permeability of the site for stormwater run-off and subsequent effects on adjoining sites.</u>⁷
RES-MD15	<u>Effects from qualifying matters – airport noise</u> <ol style="list-style-type: none"> <u>The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.⁸</u>
RES-MD16	<u>Effects from qualifying matters - natural hazards</u> <ol style="list-style-type: none"> <u>The setting of minimum floor levels, minimum land levels and the predicted sea water and other inundation that will occur on the site.</u>

³ Kainga Ora [V1 80.53]⁴ Kainga Ora [V1 80.53]⁵ V1 as notified⁶ Kainga Ora [V1 80.55]⁷ V1 as notified⁸ Kainga Ora [V1 80.21]

	<ol style="list-style-type: none"> 2. <u>The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, including taking into account the building material and design proposed; the anticipated life of the building, whether the building is relocatable, and for redevelopments, the extent to which overall risk will change as a result of the proposal.</u> 3. <u>The extent to which site access will be compromised in a natural hazard event and any alternative access provided.</u> 4. <u>The extent to which the proposal causes flood water displacement or flow path disruption onto other sites.</u> 5. <u>The extent to which any flood mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with flood management.</u> 6. <u>The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community.</u> 7. <u>The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.⁹</u>
<u>RES-MD17</u>	<u>Building Coverage</u> <ol style="list-style-type: none"> 1. <u>Effects on visual amenity values, including dominance, and the compatibility with the anticipated built form of the surrounding receiving environment.</u> 2. <u>Provision of adequate outdoor living space on site.¹⁰¹¹</u>
<u>RES-MD18</u>	<u>Effects from qualifying matters – road and rail setbacks</u> <ol style="list-style-type: none"> 1. <u>Effects of noise</u> 2. <u>Effects on visual amenity values</u> 3. <u>Effects on safety¹²</u>

⁹ V1 as notified

¹⁰ V1 as notified

¹¹ Kainga Ora 80.58

¹² Kiwirail [V1 51.1,51.2,51.3,51.4,51.5]

NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	Neighbourhood Centre Zone activities Neighbourhood Centres: <ol style="list-style-type: none"> 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not <u>provide for development that results in significant adverse effects on adversely affect</u>¹ the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	Design and integration Within Neighbourhood Centres: <ol style="list-style-type: none"> 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on adversely affect</u>² the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m² total floor space <u>and up to five shops with a maximum retail tenancy of 350m² GFA;</u>³ 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with <u>neighbouring</u>⁴ more sensitive zones; and 5. <u>enable above ground floor residential activity.</u>⁵

Activity Rules

How to interpret and apply the rules

¹ Woolworths [282.11]

² Woolworths [282.12]

³ Woolworths [282.146 and 282.12] and Kāinga Ora [325.284].

⁴ Kāinga Ora [325.284]

⁵ Kāinga Ora [325.284]

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include furthermore specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
NCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity, <u>including supermarkets</u> ⁷	
<i>This rule does not apply to large format retail provided for under NCZ-R19.</i>	
Activity status: PER Where: 1. the maximum activity size shall be 200m ² GFA; <u>or</u> 2. <u>for supermarkets, the maximum activity size shall be less than 450m² GFA.</u> ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
NCZ-R5 Commercial services	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R6 Office	

⁶ Woolworths [282.132]

⁷ Woolworths [282.146]

⁸ Woolworths [282.146 and 282.72]

Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R7 Gymnasium	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
NCZ-R8 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R9 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R10 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
NCZ-R11 Education activities⁹	
<u>Activity status: PER</u> <u>Where:</u> 1. <u>the floor area of the activity shall be a maximum of 200m² GFA.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD12 - Commercial activity distribution</u>
NCZ-R124 Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R132 Entertainment activity	

⁹ Ministry of Education [277.52] for all of NCZ-R11.

Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R143 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R154 Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R165 Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R176 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R187 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R198 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R2019 Large format retail <i><u>This rule does not apply to supermarkets, which are covered under NCZ-R4.¹⁰</u></i>	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 8 <u>12</u> ¹¹ m above ground level.	Activity status when compliance not achieved: DIS <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height¹²</u>
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

¹⁰ Woolworths [282.146]

¹¹ V1 – RMA Schedule 1 Clause 99

¹² Kāinga Ora [325.288] for all NCZ-BFS1 changes.

<p>1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified s Structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary¹³ in accordance with the diagrams in Appendix APP3.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS3 Internal boundary building setback	
<p>1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS4 Internal boundary landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS5 Road boundary landscaping	
<p>1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

¹³ Kainga Ora [325.289]

a minimum of 1.5m in height at time of planting.	
NCZ-BFS6 Road boundary setback, glazing and verandah	
<p>1. All buildings shall:</p> <ul style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (5) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
NCZ-BFS8 Outdoor storage areas	
<p>1. Any outdoor storage or parking¹⁴ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones, Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS9 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal</p>	<p>Activity status when compliance not achieved: RDIS</p>

¹⁴ Bellgrove Rangiora Ltd [408.65]

<p>lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> studio 35m²; one bedroom 45m²; two bedrooms 60m²; three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>CMUZ-MD11 - Residential development</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS10 Waste management requirement for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁶ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS11 Building coverage	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD16 - Coverage</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.</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard
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¹⁵ RMA Schedule 1 Clause 16(2)

¹⁶ RMA Schedule 1 Clause 16(2)

All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹⁷</u> ¹⁸ <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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¹⁷ Transpower [195.43].

¹⁸ Horticulture NZ [295.80].

	<p>than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁹</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support</p>	
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¹⁹ Transpower [195.43].

	<p>structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area; e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a 	
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	<p>wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁰</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²¹</p>

²⁰ Transpower [195.43].

²¹ Transpower [195.43].

	<p>access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²² electricity distribution line	
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing,</u>²³ activities and development adjacent to a 66kV or 33kV<u>major</u>²⁴ electricity distribution line involve the following: 	<p>Activity status when compliance not achieved: N/A</p>

²² Mainpower [249.94].

²³ Mainpower [249.95].

²⁴ Mainpower [249.94].

	<p>a. new a sensitive activity and or a new buildings or structure²⁵ (excluding accessory buildings)²⁶ within 6m²⁷ of the centreline of a 66kV or 33kV major²⁸ electricity distribution line or within 10m 6m²⁹ of the visible outer edge of a³⁰ foundation of an associated a pole, pi-pole³¹ or tower; and/or</p> <p>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³³</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is</p>	
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²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³⁴ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³⁴ Mainpower [249.94].

LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	Local Centre Zone activities Local Centres: <ol style="list-style-type: none"> 1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; 2. activities do not provide for development that results in <u>significant</u> adversely affect <u>effects on</u>¹ the role and function of Town Centres; and 3. amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	Design and integration Within Local Centres: <ol style="list-style-type: none"> 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect <u>result in significant adverse effects on</u>² the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA;³ 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; <u>and</u>⁴ 5. <u>enable above ground floor residential activity.</u>⁵

¹ Woolworths [282.13]

² Woolworths [282.14]

³ Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56].

⁴ Kāinga Ora [325.300]

⁵ Kāinga Ora [325.300]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

LCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); and b. the building or addition is less than 450m² GFA. 	Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R4 Retail activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the floor area of the activity shall be within the following maximum GFA limits: <ol style="list-style-type: none"> a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m²; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

⁶ Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]

c. for all other sites the activity shall be a maximum of 300m ² GFA, <u>or 1000m² for supermarkets⁷.</u>	
LCZ-R5 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R6 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R7 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R8 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R9 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R10 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R11 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R12 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A

⁷ Woolworths [282.71, 282.13 and 282.145].

LCZ-R13 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R14 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R15 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300 <u>500</u> m ² GFA. ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC

⁸ Bellgrove Rangiora Ltd [408.60]

LCZ-R21 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R22 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD18 - Parking lots and Parking buildings	Activity status when compliance not achieved: N/A
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LCZ-R25 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LCZ-R26 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 40 ¹² ⁹ m above ground level.	Activity status when compliance not achieved: DIS RDIS Matters of discretion are restricted to: <u>CMUZ-MD19 - Height ¹⁰</u>
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary

⁹ V1 – RMA Schedule 1 Clause 99

¹⁰ Bellgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes to LCZ-BFS1.

shall apply. and where specified s Structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary ¹¹ in accordance with the diagrams in Appendix APP3.	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS5 Road boundary landscaping	
1. Where a site does not have a building is not built along the entire to a road boundary, landscaping shall be provided along the full length of the road boundary not occupied by building , ¹² except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS6 Road boundary setback, glazing and verandah	

¹¹ Kainga Ora [325.305]

¹² RMA Schedule 1 Clause 16(2) and Bellgrove Rangiora Ltd [408.64].

<p>1. All buildings shall:</p> <ul style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LCZ-BFS8 Outdoor storage areas	
<p>1. Any outdoor storage or parking¹³ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS9 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ul style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification</p>

¹³ Bellgrove Rangiora Ltd [408.65].

<p>d. three or more bedrooms 90m².</p> <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁴ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LCZ-BFS10 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LCZ-BFS11 Building coverage	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD16 - Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS12 Mandeville North	
<p>1. Development in the zone shall meet the following requirements:</p> <ol style="list-style-type: none"> any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD17 - Mandeville North Business Area</p> <p>Notification</p>

¹⁴ RMA Schedule 1 Clause 16(2)

¹⁵ RMA Schedule 1 Clause 16(2)

<p>landscaping areas;</p> <p>b. landscaping, footpath, and Mandeville Road access design shall occur:</p> <ol style="list-style-type: none"> i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including: <ol style="list-style-type: none"> a. trees to be capable of reaching a minimum height of 8m; b. a minimum of one tree per 10m of road boundary frontage; and c. a maximum tree spacing of 15m. ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm. iii. by an accessway with a minimum width of 6m. iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m. v. as a 3m wide footpath adjacent to the north-western boundary; c. the site shall be fenced to prevent pedestrian access from and onto Tram Road; d. any building shall be finished to achieve a light reflectance value of less than 45%; e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided; f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision. 	

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER	Activity status when compliance not achieved: NC

	<p>Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹⁶</u> ¹⁷ <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> 	<p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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¹⁶ Transpower [195.43].

¹⁷ Horticulture NZ [295.80].

	<p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹⁸</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single</p>	
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¹⁸ Transpower [195.43].

	<p>pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;ii. is a maximum of 2.5m in height above ground level;iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive</p>	
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	<p> farming activities, or a commercial greenhouse; f. mobile irrigation equipment used for agricultural and horticultural activities; g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure; h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁹ </p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p> 1. activities and development within a National Grid Yard involve the following: a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; </p>	<p>Activity status when compliance not achieved:</p> <p>N/A²⁰</p>

¹⁹ Transpower [195.43].

²⁰ Transpower [195.43].

	<p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ²¹ electricity distribution line		
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,²² activities and development adjacent to a 66kV or 33kV <u>major</u>²³ electricity distribution line involve the following: <p><u>a.</u> new <u>a</u> sensitive activity and or a new buildings <u>or</u></p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

²¹ Mainpower [249.94].

²² Mainpower [249.95].

²³ Mainpower [249.94].

	<p>structure²⁴ (excluding accessory buildings)²⁵ within 6m²⁶ of the centreline of a 66kV or 33kVmajor²⁷ electricity distribution line or within 10m 6m²⁸ of the visible outer edge of a²⁹ foundation of an associated a pole, pi- pole³⁰ or tower; and/or a.b. does not comply with the requirements of NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³¹ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³²</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	Advisory Notes	

²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].²⁶ Mainpower [249.94].²⁷ Mainpower [249.94].²⁸ Mainpower [249.94].²⁹ Mainpower [249.94].³⁰ Mainpower [249.94].³¹ Mainpower [249.94].³² Mainpower [249.94].

	<ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³³ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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³³ Mainpower [249.94].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 23

Hearing Stream 7A – Variation 2 Part 2: District-wide matters – FC Financial Contributions

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 7A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 23 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions on Variation 2 to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and standards relating to Variation 2 to the FC – FINANCIAL CONTRIBUTIONS Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives FC-O1 and FC-O2
 - Policies FC-P1 and FC-P2
 - Rules FC-R1 and FC-R2
 - Financial Contribution Standards FC-S1 to FC-S4
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 7** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 8** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that we have taken into account all submissions on the provisions relating to the FC – Financial Contributions chapter in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A

Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

Submissions

11. Seventy-eight original submissions and five further submissions were received on the FC – Financial Contributions Chapter. The 78 submissions raised 137 submission points.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- (a) Relationship with development contributions and proportionality
 - (b) FC-P1 Provision of Infrastructure
 - (c) FC-R1 New Residential Units and FC-R2 Subdivision
 - (d) Financial contributions in the SPZ(KN) – Special Purpose Zone Kainga Nohoanga.

3. Relationship with development contributions and proportionality

Overview

13. The Panel's recommended amendments to the Introduction of the FC – Financial Contributions Chapter, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
Introduction	Include the following words at the end of paragraph 1 "where such costs are not otherwise addressed by the Council's Development Contribution Policy under the Local Government Act 2002 or through separate agreements with the Council".

Amendments and reasons

14. The submissions we consider here are those that sought consistency with the LGA development contributions policy, the removal of duplication with development contributions, and changes to wording. The Kainga Ora submission¹ considered that the plan provisions need to provide greater transparency about costs and how these are calculated and implemented. In respect of the introduction, Kainga Ora sought that it clearly state that financial contributions are required where the costs of development are not otherwise covered by development contributions or other funding sources available to the District Council.
15. Mr Wilson did not recommend any amendments in respect to this particular submission point, considering that the wording in the third paragraph under bullet point 4 was

¹ 77.1, 77.12 to 77.19

sufficient. In his evidence and at the hearing Mr Neville, for Kainga Ora, retained the position that the introduction should be clear.

16. We do note the reference in the third paragraph does cover the relationship with development contributions. However, we consider that this is a key potential overlap matter between the District Plan and the Council's Development Contributions Policy, and we accept Kainga Ora's position that this should also be made clear in the first paragraph. We noted that Mr Neville sought "any other funding source"; however, we were unclear as to what these other sources may be, noting financial contributions can only be attributed to anything new or upgraded. However, in his evidence for FC-P1, Mr Neville did explain the reference was to developer agreements or developed funded infrastructure. We find this clarity useful as well.
17. We therefore recommend that the Kainga Ora submission be accepted in part and reference be included to Development Contributions and separate agreements with the Council.

4. FC-P1 – Provision of Infrastructure

Overview

18. The Panel's recommended amendment to FC-P1, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-P1	Include the following words at the end of the policy "where funding of the works is not otherwise addressed by the Council's Development Contribution Policy or through separate agreements with the Council".

Amendments and reasons

19. The submissions we consider here are those that sought the FC-P1 be amended to ensure it is clear that financial contributions are only required:
 - (a) where there is an adverse environmental effect on existing infrastructure requiring capacity increases, modifications, or upgrades that are outside of the scheduled maintenance/replacement programme that is also not covered by a development contribution².
 - (b) Where funding is not available from other sources³
20. Mr Wilson did not consider that the policy need be amended, as this was a matter better addressed at a standards level.

² Bellgrove Rangiora Ltd [66.4] and Kainga Ora [77.4]

³ Kainga Ora [77.4]

21. Mr Neville for Kainga Ora maintained the view that the amendment was necessary for clarity to ensure other sources of funding were considered when imposing a financial contribution.
22. We agree with the submitters that having the added clarity will assist in plan administration. We therefore recommend that submissions be accepted in part and reference be included to Development Contributions and separate agreements with the Council.

5. FC-R1 New Residential Units and FC-R2 Subdivision

Overview

23. The Panel's recommended amendments to FC-R1 and FC-R2, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-R1	That clause 1 of the rule be amended to refer to "there are three or more new residential units" to make it consistent with FC-R2 and to provide clarity where it applies.
FC-R2	That clause 1 of the rule be amended to refer to "there are three or more new allotments" to make it consistent with FC-R1 and to provide clarity where it applies.

Amendments and reasons

24. There were several submissions that sought amendment to FC-R1, including:
 - (a) Greater clarity on when a financial contribution must be paid and the process for a fair and reasonable assessment to occur⁴.
 - (b) That financial contributions should only apply to more than three residential units and a contribution should be paid prior to the issue of a code of compliance certificate under the Building Act⁵
 - (c) That the Variation be withdrawn and a new variation notified⁶
 - (d) That the rule be retained as notified.⁷
25. Mr Wilson recommended amendments to FC-R1 in response to the submissions, and then also in response to our preliminary questions, evidence presented at the hearing and in his final reply report. We were generally comfortable with Mr Wilson's final position as articulated in his reply report, which included changing the activity status to controlled and introducing two new matters of control. We agree with Mr Wilson that

⁴ Bellgrove Rangiora Ltd [66.5]

⁵ Kainga Ora [77.6]

⁶ Martin Pinkham [70.5]

⁷ Ashley Industrial Services [29.4]

the change in activity status comes within the scope of what was sought by the submitters for increased clarity and certainty on how the Rules are applied. In addition to Mr Wilson’s recommended amendments, we have also recommended the addition of the word “new” in front of residential units in clause 1, to make it clear that financial contributions can only be taken when there are three or more new residential units proposed. We amended the wording to “three or more” in line with the request from Kainga Ora and Mr Wilson’s evidence in his reply report.

26. Accordingly, we recommend that the submissions from Bellgrove Rangiora Ltd and Kainga Ora be accepted in part.
27. There were also a number of submissions in respect to FC-R2 Subdivision, including:
 - (a) amendments to make the financial contributions assessment timing clearer and that it should apply to more than three new allotments⁸.
 - (b) that the rule only applies to where the medium density residential standards apply.
 - (c) that Variation 2 be withdrawn and a new variation notified⁹.
 - (d) that FC-R2 be retained as notified¹⁰.
28. As with FC-R1, we accept Mr Wilson’s recommended amendments, for the same reasons. We also recommend that the wording of clause 1 be amended so that it is clear that the rule applies to three or more new allotments, for the same reasons articulated for FC-R1.

6. Financial Contributions in the SPZ(KN) – Special Purpose Zone – Kainga Nohoanga

Overview

29. The Panel’s recommended amendments to FC-R2, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
FC-R2 SPZ(KN) and new matter of control FC-SPZ(KN)-MCD1	That the new matters of control be made more specific to provide better direction to those administering the Plan on what needs to be considered as to whether to impose a financial contribution or not. A minor edit to the start of the rule to be consistent with the other rules.

⁸ Bellgrove Rangiora Lrd [66.6] and Kainga Ora [77.7]

⁹ Martin Pinkham [70.6]

¹⁰ Ashley Industrial Services [29.6]

Amendments and reasons

30. There were 67 submissions¹¹ that expressed concern about how financial contribution rules could disadvantage Māori landowners by increasing barriers for development of their land. They identified that development of their land may be hampered through the lack of available infrastructure and priority being given to other developing areas. Unfortunately, none of the submitters provided evidence at the hearing.
31. Mr Wilson addressed these submissions in his s42A report, his answers to our preliminary questions and in his final reply report. He proposed amendments to FC-R2 to separate out the SPZ(KN) and add in a specific matter of control for consideration as to whether a financial contribution would be applied or not. Mr Wilson outlined the engagement that has been and is still going with Te Ngāi Tūāhuriri Rūnanga on this matter.
32. We found ourselves in a difficult place with this matter and in addressing these submissions. We agree that Mr Wilson's amendments improve the notified version of the rule and go in some way to address the submitters' concerns. However, we have recommended that the content of the matter of control be replaced with more specific matters for consideration as to whether a financial contribution should be imposed or not, which includes land tenure, the purpose of the subdivision and allotments and reference to the SPZ(KN) objective and policies. We have also made a minor edit to the recommended new rule to make it consistent in format with the other two rules. In our view, these amendments will go some way in addressing the submitters' concerns, and therefore we recommend these submissions are accepted in part. However, we recommend that the Council needs to give this matter wider consideration as part of a future plan change, and in its wider infrastructure funding policy.

7. Other matters and consequential changes

33. We made a minor edit to FC-P1 for grammatical purposes.

8. Conclusion

34. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – FC – Financial Contributions. Our recommended amendments are shown in Appendix 2.
35. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹¹ We have collectively referred to these as the Ngai Tūāhuriri V2 submitters

Appendix 1: Submitter attendance and tabled evidence for PDP Residential, Large Lot Residential and Variation 2 – Financial Contributions, Hearing Stream 7A

Attendee	Speaker	Submitter No.
Council reporting officer	• Mr Peter Wilson	
Ken Fletcher	• Mr Ken Fletcher	99, V2 29
Carolina Homes Limited, Allan Downs Limited, Townsend Fields Limited (199 Johns Road Limited)	• Ms Claire McKeever	266, V2 68
Tabled Evidence		
Summerset Retirement Villages (Rangiora) Limited	• Ms Stephanie Styles	207
Kiwirail Holdings Limited	• Evidence of Kiwirail Holdings Limited	373
Fire and Emergency NZ	• Ms Kate Oranje	303, V2 67
Kainga Ora	• Ms Clare Dale • Mr Joshua Neville	55

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

FC - Koha pūtea - Financial Contributions

~~Section 108 of the Resource Management Act 1991 empowers a Council to impose financial contributions on resource consents in accordance with the purposes specified in a plan and at a level determined in a manner described by the plan.~~

~~Council is proposing to work through a review process to determine whether financial contributions will be required going forward. As part of this process Council will consult with key stakeholders and community, review funding options and look at amending this chapter at a later date as part of a variation to the District Plan.~~

Financial contributions are collected by councils to address adverse effects of development that cannot be otherwise avoided, remedied or mitigated. Financial contributions can be used to cover the proportioned cost of the provision of infrastructure, such as upgrading or replacement of infrastructure to service higher capacity; and/or to offset adverse effects on the environment, [where such costs are not otherwise addressed by the Council's Development Contribution Policy under the Local Government Act 2002¹ or through separate agreements with the Council.](#)

Financial contributions may be imposed for the purpose of promoting the sustainable management of natural and physical resources. Section 77E of the RMA enables a council to require a financial contribution for any class of activity other than prohibited.

The general circumstances where financial contributions may be required include:

- to address the statutory exemption of the Crown from the provisions of the Local Government Act 2002 by taking financial contributions for subdivision and/or development by the Crown;
- To enable the ongoing collection of, and potential review, of existing consent conditions that require a financial contribution;
- To take financial contributions for reserves, other than esplanade reserves;
- To offset the adverse effects of subdivision and development on infrastructure not otherwise addressed by Council's Development Contribution Policy under the Local Government Act 2002; and
- To offset any adverse effects on the environment from intensive development and new subdivisions.

In section 108(9) of the RMA, financial contributions mean a contribution of:

- money; or
- land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- a combination of money and land.

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.

Objectives	
FC-O1	Infrastructure Impacts
	<u>Residential intensification, new subdivision, and development equitably contribute towards remedying or mitigating effects on Council infrastructure.</u>

¹ Kainga Ora [77.1, 77.12, 77.13]

FC-O2	Environmental Effects
	<u>Residential intensification, new subdivision, and development contribute towards mitigating their impact on the environment.</u>
Policies	
FC-P1	Provision of Infrastructure
	<u>Financial contributions are required where housing intensification, subdivision, and development or both² have an adverse environmental effect on existing infrastructure, which requires capacity increases, upgrades or other modification to the infrastructure ahead of the scheduled maintenance/replacement program, or outside the scope of scheduled maintenance/replacement programme, and where funding of the works is not otherwise addressed by the Council's Development Contributions Policy or through separate agreements with the Council³.</u>
FC-P2	Acquisition and Vesting of Land
	<u>Consider the need for land to be acquired and vested for the purpose of road reserve, stormwater reserve, the location of council infrastructure, and to mitigate the effects on the environment.</u>

Activity Rules

FC-R1	New Residential Units	
Medium Density Residential Zone	<p>Activity status: <u>PER CON</u>⁴</p> <p>Where:</p> <ol style="list-style-type: none"> there are more than two⁵ <u>three or more new</u>⁶ residential units per site; a financial contributions assessment has been completed in accordance with FC-S1; and all monies calculated under FC-S2 to FC-S4 are paid. <p>Matters of control</p> <ul style="list-style-type: none"> <u>SUB-MCD2 – Subdivision design</u> <u>SUB-MCD6 – Infrastructure</u>⁷ 	Activity status when compliance is not achieved: <u>DIS</u>
FC-R2	Subdivision	
All Zones except SPZ(KN)⁸	<p>Activity status: <u>PER CON</u>⁹</p> <p>Where:</p> <ol style="list-style-type: none"> more than two there are <u>three</u>¹⁰ or more new allotments are created; 	Activity status when compliance is not achieved: <u>DIS</u>

² RMA Schedule 1 Clause 16(2)

³ Kainga Ora [77.4], Bellgrove Rangiora Ltd [66.4]

⁴ Bellgrove Rangiora Ltd [V2 66.5], Kainga Ora [V2 77.6].

⁵ Kainga Ora [V2 77.6].

⁶ Kainga Ora [V2 77.6]. Consequential amendment

⁷ Ngai Tūāhuriri V2 submitters.

⁸ Ngai Tūāhuriri V2 submitters.

⁹ Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

¹⁰ Kainga Ora [V2 77.6].

	<p>2. <u>a financial contributions assessment has been completed in accordance with FC-S1; and</u></p> <p>3. <u>all monies calculated under FC-S2 to FC-S4 are paid.</u></p> <p><u>Matters of control</u></p> <ul style="list-style-type: none"> • <u>SUB-MCD2 – Subdivision design</u> • <u>SUB-MCD6 – Infrastructure¹¹</u> 	
<u>SPZ(KN)</u>	<p><u>Activity status: CON¹²</u> <u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>There are three or more¹³ new allotments created;</u> 2. <u>a financial contributions assessment has been completed in accordance with FC-S1; and</u> 3. <u>all monies calculated under FC-S2 to FC-S4 are paid prior to the issue of a completion certificate under s224c of the Resource Management Act 1991.¹⁴</u> <p><u>Matters of control</u></p> <ul style="list-style-type: none"> • <u>SUB-MCD2 – Subdivision design</u> • <u>SUB-MCD6 – Infrastructure¹⁵</u> • <u>FC-SPZ(KN)-MCD1¹⁶</u> 	<u>Activity status when compliance is not achieved: DIS¹⁷</u>

Matters of Control

<u>FC-SPZ(KN)-MCD1¹⁸</u>	<ol style="list-style-type: none"> 1. <u>Whether it is appropriate to impose a financial contribution, taking into account:</u> <ol style="list-style-type: none"> a. <u>The tenure of the land being subdivided</u> b. <u>The purpose of the subdivision and the intended ownership of the resultant allotments</u> c. <u>The Waimakariri District Council's Development Contributions Policy</u> 2. <u>Consistency with SPZ(KN)-O1, SPZ(KN)-P2 and SPZ(KN)-P3.¹⁹</u>
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Financial Contribution Standards

¹¹ Ngai Tūāhuriri V2 submitters.

¹² Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

¹³ Kainga Ora [V2 77.6].

¹⁴ Ngai Tūāhuriri V2 submitters

¹⁵ Bellgrove Rangiora Ltd [V2 66.6], Kainga Ora [V2 77.7].

¹⁶ Ngai Tūāhuriri V2 submitters.

¹⁷ Ngai Tūāhuriri V2 submitters

¹⁸ Ngai Tūāhuriri V2 submitters.

¹⁹ Ngai Tūāhuriri V2 submitters.

FC-S1: Assessment Methodology	
<p>1. <u>The District Council will issue a Financial Contribution Calculation Assessment (which will be valid for three years from the date of issue) that specifies:</u></p> <ul style="list-style-type: none"> a. <u>all reasonable costs incurred or to be incurred in providing the service, utility or facility (including but not limited to; any legal, survey, design, planning, engineering costs and disbursements);</u> b. <u>any reasonable costs to avoid²⁰ remedy or mitigate any effects on the environment from intensification, and subdivision;</u> c. <u>the value of and/or the costs of acquiring any or interest in any land required for the service, utility, facility or reserve;</u> d. <u>an allowance or adjustment for inflation; and</u> e. <u>an allowance for the overhead costs of the Council and/or any costs associated with servicing Council expenditure in providing or upgrading a service or facility.</u> 	<p><u>Activity status when compliance is not achieved: N/A</u></p>
FC-S2: Financial Contribution Calculation for Water, Wastewater and Stormwater	
<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for drinking water, wastewater and stormwater firstly an assessment will be undertaken to the following calculation methodology will be used²¹ assess whether the upgrade, extension or new infrastructure required already accounted for in growth component allowed for in the Development Contributions policy and then²²;</u></p> <ul style="list-style-type: none"> a. <u>assess the increase in capacity of the upgrade, extension or new infrastructure required and only charge the proportion needed to service the proposed development;</u> b. <u>where required to be installed on Council land and agreed to by the Council, the 100% estimated cost of all</u> 	<p><u>Activity status when compliance is not achieved: N/A</u></p>

²⁰ 199 Johns Rd et al [V2 68.5], Eliot Sinclair and Partners [V2 69.4].

²¹ Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

²² Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

<p>materials, installation and commissioning of a water supply booster pump and associated infrastructure to maintain water pressure in any building three or more stories in height; and</p> <p>c. <u>assess provision of on-site stormwater management, and if sufficient to manage a 10 year storm, either no or a reduced financial contribution will be required.</u></p>	
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FC-S3: Financial Contribution Calculation for Acquisition and Vesting of Land

<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for acquisition and vesting of land the following calculation methodology will be used:</u></p> <ol style="list-style-type: none"> <u>the extent of any land to be acquired or vested for use by Council shall be assessed and only the area necessary to provide the infrastructure, service or amenity will be acquired or vested;</u> <u>the location and area of the land shall be identified;</u> <u>the purpose for which the land is to be acquired or vested and it's classification under the Reserves Act 1977 will be specified;</u> <u>how the land is to be acquired or vested will be agreed, and the valuation of the land will be determined by a certified third party valuer:</u> <ol style="list-style-type: none"> <u>where the land value is more than the equivalent financial contribution value, the difference in value shall be a credit.</u> 	<p><u>Activity status when compliance is not achieved: N/A</u></p>
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FC-S4: Financial Contribution Calculation for Rooding

<p>1. <u>As part of the District Council Financial Contribution Calculation Assessment for rooding firstly an assessment will be undertaken to the following calculation methodology will be used²³ assess whether the upgrade of extension to or new rooding infrastructure required is already accounted for in the growth component allowed for in the Development Contributions policy; and then:²⁴</u></p>	<p><u>Activity status when compliance is not achieved: N/A</u></p>
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²³ Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

²⁴ Bellgrove Rangiora Ltd [V2 66.11], Kainga Ora [V2 77.9].

<p>a. <u>if not provided for in the Development Contributions policy, the cost of the upgrade extension or new roading infrastructure will be calculated by Council;</u></p> <p>b. <u>the percentage contribution required to be paid by the development will be calculated as follows: vehicle movements per day generated by the development divided by vehicle movements likely to be generated²⁵ per day of the development plus vehicle movements per day of any potential additional lots that could develop²⁶ plus average daily traffic: % contribution = vmpd development/ (vmpd development + vmpd potential new lots + current average daily traffic);</u></p> <p>c. <u>where new roads are required, the financial contribution will be based on a unit rate per kilometre of new road multiplied by the number of new lots divided by the existing lots plus proposed new lots; and</u></p> <p>d. <u>where land is required to be vested for roading purposes, the area of land, the value of the land, and it's ^{its}²⁷ proposed classification, shall be specified by Council.</u></p>	
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²⁵ Eliot Sinclair and Partners [V2 69.5]

²⁶ Eliot Sinclair and Partners [V2 69.5]

²⁷ RMA Schedule 1 Clause 16(2).

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 24

Hearing Stream 7A

Part 2: District-wide matters – ECO – Ecosystems and Indigenous Biodiversity

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3 and 17**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation report 17 contains the PDP Panel's recommendations on the PDP's EI - Energy and Infrastructure Chapter.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 7A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 24 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the provisions relating to the ECO – Ecosystems and Indigenous Biodiversity chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives ECO-O1
 - Policies ECO-P1 to ECO-P8
 - Rules ECO-R1 to ECO-R7
 - Advice Note
 - Matters of Discretion ECO-MD1 to ECO-MD3.
 - Schedules
 - Appendices
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions.
 - (b) **Sections 3 - 7** contains our evaluation of key issues and recommended amendments to provisions.
 - (c) **Section 8** contains recommended minor changes; and
 - (d) **Section 8** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions

are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the ECO – Ecosystems and Indigenous Biodiversity chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions, written Reply Reports, and Joint Witness Statements (Energy and Infrastructure Integration), which are available on the Council’s website.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report author’s recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. This chapter attracted 32 original submitters, who made a 266 submission points. There were also 170 further submission points.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- The Introduction
 - ECO-P4
 - ECO-P5 and ECO-P7
 - SNA 048: 670 Island Road
 - Integration between Natural Hazards chapter and ECO chapter (ECO-R1)

3. Introduction

13. The following is a summary of the Panel's recommended amendments to the Introduction, beyond those recommended by the s42A report author:

Provision	Panel recommendations
Introduction	Reword the recommended addition regarding the NES-CF regulations for clarity and make minor wording changes to a number of the other recommended amendments.

14. The submissions we consider here are those seeking amendments to the Introduction section of the chapter. In summary, these were:
- (a) Rayonier Matariki Forests who highlights a lack of clarity on alignment with NES-PF and requests amendments to address this.¹
 - (b) Judith Roper-Lindsay who requests amendments to clarify that not all 'remnants' are SNAs; outline the degradation that water can cause; and recognise the asset value of indigenous biodiversity to landowners through the bonus lot consideration.²

¹ 171.2

² 120.3

- (c) The Department of Conservation who requests amendments to better align with SD-O1(1) which seeks to ensure an 'overall net gain' for biodiversity.³
 - (d) Forest and Bird who request amendments to provide for section 6(c) of the RMA; explain the relationship with the NZCPS and NPS-FM; recognise the New Zealand Biodiversity Strategy; and address indigenous biodiversity in terms of climate change to have regard to emissions reduction plans and national adaptation plans. They also request the requirement to give effect to the UFD provisions is deleted.⁴
15. The s42A report author recommended accepting a number of these submission point as follows:
- (a) Rayonier Matariki Forests - accept in part by acknowledging the NES-CF.
 - (b) Judith Roper-Lindsay – accept in part by amending reference to 'remnants' and recognising the bonus lot process but not in relation to the water degradation issue.
 - (c) Department of Conservation – reject request regarding "overall net gain" amendment.
 - (d) Forest and Bird - accept in part in relation to relationship with the NZCPS and NPS-FM; climate change resilience, and deletion of requirement to give effect to the UFD.
16. The Panel are comfortable with the final position of the s42A report author as set out in the right of reply report; however, we have made several minor amendments to the recommended wording. A more substantial change has been made to the recommended reference to the NES-CF as the two sentences conflict. We acknowledge here that the alignment of the District Plan with this document has been somewhat difficult given it was updated, and renamed, during the hearings process.

4. ECO-P4 - Maintenance and enhancement of other indigenous vegetation and habitats

17. The following is a summary of the Panel's recommended amendments to ECO-P4, beyond those recommended by the s42A report author:

Provision	Panel recommendations
ECO-P4	Retain 'enhance' in the chapeau of the policy as opposed to 'restore' as recommended by s42A report author.

18. The submissions we consider here are those seeking a range of amendments to ECO-P4 as follows:
- (a) Fulton Hogan considers ECO-P4 sets a relatively high bar for vegetation clearance in non-SNAs and requests amendments to address this.⁵

³ 419.71; Forest and Bird [FS78]

⁴ 192.40; Federated Farmers [FS83]

⁵ 41.23

- (b) Judith Roper-Lindsay [120.8] sought a range of amendments addressing water use, protection at the local level, clarification of descriptive references etc.⁶
 - (c) Canterbury Botanical Society supports the acknowledgement of indigenous vegetation loss on the Canterbury Plains and other flat land but considers the continued risk to flat land within the Oxford Ecological District, particularly Lees Valley, should also be acknowledged.⁷
 - (d) Forest and Bird support the approach of the policy but is uncertain whether it applies to areas that meet ECO-APP1 (SNA criteria) that are not mapped SNAs as ECO-P4(3) and ECO-P5(5) could both be applicable. They seek a range of amendments to address this concern.⁸
 - (e) QEII Trust supports continued assessment of indigenous vegetation that may later be determined to be a SNA but opposes ECO-P4(2)(b).⁹
 - (f) Environment Canterbury question the relevance of the policy and seek amendments accordingly.¹⁰
 - (g) North Canterbury Fish and Game Council submit that ECO-P4(2)(b) is ambiguous and requests that it be deleted or amended.¹¹
 - (h) Federated Farmers notes the RMA does not provide a direction on 'enhance' and seek removal of this component within ECO-P4. They also sought the deletion of the broad ecological district restrictions on indigenous vegetation clearance applied without mapped SNAs.¹²
 - (i) Department of Conservation seek that ECO-P4 be strengthened to include 'avoid policies'.¹³
 - (j) Waimakariri Irrigation Ltd and Dairy Holdings Ltd request the addition of "or where that is not reasonably practicable, managed," to clause 2(a).¹⁴
19. The s42A report author recommended a range of changes to ECO-P4 to address the issues raised by submitters. The Panel is largely comfortable with the changes proposed with one exception. That exception relates to the response to the Federated Farmers submission where the s42A report author recommended 'enhance' be replaced with 'restore' in both the titles and chapeau of the policy. That change was promoted on the basis that 'restore' better aligns with the NPSIB, in particular Policy 13 that requires the *"restoration of indigenous biodiversity is promoted and provided for"*.
20. While the Panel agrees with the s42A report author that the NPSIB tends to focus on 'restoration' rather than 'enhancement' (see Policies 13 and 16, and clauses 3.5, 3.6 and 3.21), we note that the definition of 'restoration' within the NPSIB includes the phrase *'may include enhancement activities'* while clause 1.7 states that *"Maintaining indigenous biodiversity requires: ...(b) where necessary, the restoration and enhancement of ecosystems and habitats."* In this context, the Panel does not think the

⁶ 120.8

⁷ 122.8; Forest and Bird [FS78]

⁸ 192.45

⁹ 279.4

¹⁰ 316.97; Christchurch International Airport Ltd [FS80]

¹¹ 362.4; Forest and Bird [FS78]

¹² 414.109; Forest and Bird [FS78]

¹³ 419.76; Forest and Bird [FS78]

¹⁴ 210.20; 420.7

use of ‘enhance’ is inconsistent with the NPSIB as it is an element of ‘restoration’. Given ECO-P5 addresses indigenous biodiversity outside of SNAs, we consider the lesser standard of ‘enhance’ is appropriate at this level and is consistent with ECO-O1.

21. Furthermore, we question whether there is scope to make the change recommended by the s42A report author. The Federated Farmers submission sought that ‘enhance’ be deleted but did not request it be replaced with an alternative. However, our recommendation not to accept this part of their submission does not change the s42A report author’s recommendation of ‘accept in part’ as other aspects of their submission have been recommended to be accepted.

5. ECO-P5 Offsetting Residual Effects and EI Chapter Integration (ECO-P7)

22. The following is a summary of the Panel’s recommended amendments to the proposed ECO-P5, beyond those recommended by the s42A report authors.

Provision	Panel recommendations
ECO-P5	Restructure recommended policy to create separate clauses for the following: <ul style="list-style-type: none"> • Significant adverse effects in SNAs • Other adverse effects in SNAs • Significant adverse effects outside of SNAs • The effects of renewable electricity generation assets and activities and electricity transmission network assets and activities
Consequential amendments to EI-P5	Amend so that regionally significant infrastructure, other than renewable electricity generation activities and National Grid activities, are subject to ECO-P5.
ECO-P7	Change the cross reference from EI-P5 to CE-P7
Rule’s introduction section	Amend rules introductory section to note that the ECO rules do not apply to EI activities

23. The submission points we consider here are those that relate to ECO-P5 which set out the circumstances when a biodiversity offset would be considered. We also address an EI integration issue in response to the submissions of Transpower and MainPower¹⁵.
24. In relation to ECO-P5, a number of submissions requested changes as follows:

¹⁵ 195.72; 249.40

- (a) Fulton Hogan submitted that ECO-P5(3) most likely conflicts with ECO-APP2 (Principles for biodiversity offsetting) and seeks its deletion.¹⁶
 - (b) Forest and Bird¹⁷ submitted that policy direction is needed on how adverse effects will be managed both within and outside SNAs and requested that the policy not apply to the coastal environment or wetlands to give effect to the NZCPS and the NPS-FM respectively. They sought a new policy that includes an effects management hierarchy.¹⁸
 - (c) Waimakariri Irrigation Ltd and Dairy Holdings Ltd request the deletion of the word 'only' within the policy.¹⁹
 - (d) Federated Farmers request amendments which introduce quantity and quality tests, noting ECO-P5(4) only implies quantity improvements.²⁰
 - (e) Canterbury Botanical Society urges protection over biodiversity offsets.²¹
25. The s42A report author recommended the submissions of Fulton Hogan, the Canterbury Botanical Society, and Forest and Bird be accepted in part. She recommended the submissions of Federated Farmers and Waimakariri Irrigation Ltd and Dairy Holdings Ltd be rejected. Her recommendation in relation to the Forest and Bird submission was to adopt a policy similar to that recommended by the submitter, but more closely aligned to the NPSIB, to replace the notified ECO-P5, which only focused on offsetting. The recommended policy reads as follows:
- Managing adverse effects on indigenous biodiversity outside the coastal environment***
- Outside the coastal environment:*
- 1. *Avoid significant adverse effects on indigenous biodiversity within SNAs; and*
 - 2. *Apply the following effects management hierarchy for non-significant adverse effects on indigenous biodiversity of SNAs, and significant adverse effects on indigenous biodiversity outside of SNAs:*
 - (a) *adverse effects are avoided where practicable; then*
 - (b) *where adverse effects cannot be avoided, they are minimised where practicable; then*
 - (c) *where adverse effects cannot be minimised, they are remedied where practicable; then*
 - (d) *where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, as set out in ECO-APP2; then*
 - (e) *where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, as set out in ECO-APP3; then*
 - (f) *if biodiversity compensation is not appropriate, the activity itself is avoided.*

¹⁶ 41.24

¹⁷ 192.46

¹⁸ 192.46; Federated Farmers [FS83]

¹⁹ 210.21 and 420.8

²⁰ 414.110; Forest and Bird [FS78]

²¹ 122.9

26. The s42A report author considered the use of the word ‘avoid’ in the first clause “*would appropriately link to the provision for specific adverse effects in Clause 3.10(2) of the NPSIB and also the exceptions to these in Clause 3.11 of the NPSIB, without having to detail these lengthy provisions.*” Clause 3.10(2) of the NPSIB is as follows:
- Each of the following adverse effects on an SNA of any new subdivision, use, or development must be avoided, except as provided in clause 3.11:*
- (a) loss of ecosystem representation and extent:*
- (b) disruption to sequences, mosaics, or ecosystem function:*
- (c) fragmentation of SNAs or the loss of buffers or connections within an SNA:*
- (d) a reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems:*
- (e) a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.*
27. We assume that the s42A report author considers the ‘link’ is that the effects listed in clause 3.10(2) should be seen as ‘significant’ by the NPSIB as they attract an ‘avoid’ directive, and therefore any other adverse effects are therefore ‘non-significant’ and are to be managed under the effects management hierarchy. Neither Forest and Bird nor Department of Conservation, who also requested a replacement policy that sought to avoid adverse effects on various indigenous species and habitats, commented on the proposed policy at the hearing.
28. Hence, there was little evidence on the appropriateness of this approach, but the Panel is comfortable with where the s42A report author has landed on the issue at this point in time, bearing in mind that a later plan change process will be required to give full effect to the NPSIB. Any assessment of effects under this policy will need to have regard to the NPSIB, given it has not been fully implemented by the PDP at this time, so it is reasonable to assume that the NPSIB will provide the context for assessing what is ‘significant’ or otherwise, until such time as that plan change has been undertaken. We recommend that the Council reconsider all the ECO chapter provisions for consistency with the NPSIB through that process.
29. The s42A report author also considers the word ‘avoid’ links to the exceptions provided for in Clause 3.11 of the NPSIB. This clause sets out several activities (such as specified infrastructure; mineral and aggregate extraction) where Clause 3.10(2) does not apply in certain circumstances. Again, we assume that the s42A report author considers the effects of the ‘exception’ activities are not to be considered ‘significant’ as they are to be managed in accordance with the effects management hierarchy set out in clause 3.10(3), along with the significant adverse effects of activities on indigenous biodiversity outside an SNA as provided for by clause 3.16 of the NPSIB. In the PDP, these effects are to be managed under ECO-P5(2) which essentially incorporates the effects management hierarchy of the NPSIB.
30. With respect to how ‘specified infrastructure’ is managed by the PDP, the Panel notes that the consent pathway in SNAs under EI-P5 for regionally significant infrastructure (most of which will be specified infrastructure under the NPSIB), does not accurately reflect the ‘effects management hierarchy’ set out in this policy. This is further

complicated by the fact that the NPSIB does not apply to “*the development, operation, maintenance or upgrade of renewable electricity generation assets and activities and electricity transmission network assets and activities*”, so are not ‘regionally significant infrastructure’ in relation to the management of this issue in the PDP. However, s6(c) of the Act is still relevant to this infrastructure.

31. As a consequence, we recommend an amendment to both the proposed ECO-P5 and EI-P5 to address this issue. The amendment to EI-P5 retains the consent pathway for renewable electricity generation activities and National Grid activities under the recommended EI-P5(3) and (4) but requires other regionally significant infrastructure to be subject to ECO-P5. The consent pathway for ‘other regionally significant infrastructure’ through ECO-P5 has been provided for in a new EI-P5(5). We have also recommended that the notified EI-P5(5) be deleted on the basis that it is inconsistent with the ‘effects management hierarchy’ as highlighted by the Fulton Hogan submission.
32. To accommodate the proposed changes, and to provide better clarity in the recommended ECO-P5, the Panel has recommended a restructure of this policy into five different clauses, which deal with the various levels of effects on biodiversity as identified by the NPSIB and the ‘effects management hierarchy’.
33. While we have made a number of changes to the policy recommended by the s42A report author, the recommendation of the report author is not affected.
34. In relation to Transpower and MainPower submissions on ECO-P7, the Panel has noted an error in the integration between the CE chapter and EI chapter in relation to how indigenous vegetation is managed. In response to these submissions, the s42A report author recommended ECO-P7 be amended to be ‘subject to EI-P5’. However, subsequent reports and JWS’s have recommended that EI-P5 only apply outside the coastal environment, with CE-P7 applying to infrastructure in the coastal environment. That change in approach, which we support, has not been recorded in the Wrap Up reply report for ECO-P7 as recommended by the officers. We have recommended that be rectified, although it does not have any impact on the recommendations of s42A report author in relation to the submissions. We still recommend that the Transpower and MainPower submissions be accepted in part.

6. SNA048 – 670 Island Road

35. The following is a summary of the Panel’s recommended amendments to SNA 048, beyond those recommended by the s42A report author.

Provision	Panel recommendations
SNA 048	Amend to boundary of SNA 048 to reflect the recommendation of Dr Dollery but join the two northern circles to the continuous SNA area on

	the boundary and delete the two small circles in the southern part of the site.
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36. The submission point we consider here is that of Wayne and Emma Taylor²² who oppose the extension of the SNA 048 boundary beyond the existing boundary of 'Vegetation and Habitat Site V059' in the Operative District Plan. The submitter states that the additional area included in the PDP extends beyond the existing beech vegetation community and there is no significant indigenous vegetation present. They contest the statement in the Wildlands Consultants Ltd report '*Significant Natural Area Assessment Report OX023 Island Road Beech*' that the dominant gorse and scotch broom in this additional area is acting as a nurse crop for indigenous forest species. The Taylor's request that the boundary of SNA 048 be amended to align with boundary of V059 in the Operative District Plan.
37. While not specifically related to SNA 048, the submission of Waimakariri Irrigation Ltd²³ also raises concern that some mapped SNAs are larger than necessary, and do not meet the criteria for significance. It seeks the deletion of SNAs where significance criteria are not met. Department of Conservation²⁴ did not submit specifically on SNA 048, but they submitted in support of ECO-SCHED1 and requested that it be retained as notified.
38. The s42A report author notes that SNA048 is 10.8ha in area whereas the protected site within the ODP is only 1.75ha (although we note that Dr Dollery's report suggests the ODP area is only 0.5ha). The s42A report author initially recommended accepting the submission in part based on Ms Steel's advice that the 'Significant Natural Area Assessment Report' for SNA 048, prepared by Dr Dollery, "*concluded that the gorse invasion did not merit inclusion in the SNA and also that some areas of remnant beech meet the SNA criteria.*" The area recommended for protection was similar to the PDP area but with the addition of a number of unconnected circular areas located within the gorse area that denoted individual trees or small groups of trees.
39. At the hearing, Department of Conservation's ecological expert, Mr Clayton, gave evidence that related to both SNA 048 and SNA 051 rather than SNA 048 specifically. He agreed that the proposed SNA includes areas dominated by woody and herbaceous exotic weeds that should not by themselves be considered as an SNA. He noted that the exotic woody vegetation acts as a buffer to the small remnants of beech (and podocarp) trees still present in the core of the habitat and that "*if this buffer is removed (presumably by a spray operation), the remaining habitat will become severely fragmented and subject to intense edge effects, eventually leading to the virtual destruction of any remaining biodiversity.*" He was of the view that notified boundary was preferable to the '*smaller, isolated, fragmented*' boundary recommended in the s42A report.

²² 338.1 & 338.2

²³ 210.18; Federated Farmers [FS83]

²⁴ Department of Conservation [419.91]

40. In response to Mr Clayton's evidence for SNA048, Ms Steel agreed *"that mapping these SNAs as contiguous areas constitutes best practice reserve design and provides a better buffering function and protection."* Based on that position, she changed her original position to recommending a boundary that *"comprises a continuous polygon that incorporates the area between the patches of beech."* For the new boundary, she relied on a 2006 site survey by David Rossiter (Council file: TRIM: 150416061084) which noted that *"The two sites of beech and shrubs are connected by shrubs and gorse"* and that where gorse has previously been cleared, some native regeneration is evident. Her recommendation would incorporate *"the regeneration and providing some buffering but excluding the extensive areas of pure gorse."*
41. The Panel has concerns over how this particular SNA boundary has been assessed. It is not clear to us whether Ms Steel, or Mr Clayton for that matter, has visited this site. It appears to us that they have both relied on the reports of others. Ms Steel's reply report recommendation relies on a site survey carried out in 2006. No details, maps or photos have been provided from that report, so it is difficult for us to relate the 'two sites of beech and shrub' referred to above to the photos provided in latest ecological assessment report for the site, carried out by Dr Dollery on 3 April 2023.
42. In her report of that site visit, Dr Dollery noted that the majority of the extended SNA area contained thick cover of gorse, bramble and elder. No mention is made of native vegetation within the gorse with the exception of the solitary beech trees that are visible within the gorse area. She recommended a reduced area that would be approximately 8 hectares smaller than the area notified in the PDP, which included those solitary beech trees. She made the following observations about the recommended area:
- This contains the significant area dominated by beech and other indigenous plants and **precludes the areas containing exotic, invasive weed species.** This new boundary is an expansion from the operative district plan boundary and **includes a buffer zone of at least 5m around the SNA to mitigate edge effects** and allow for the growth of any regenerating indigenous plants found within the gorse. In addition, the beech trees which are disconnected from the beech copse to the north will be retained and assessed as part of the SNA. This would increase the SNA area on the property as mapped in the Operative District Plan from 0.5 ha to approximately 1.35 ha (Figure 5). However, this is a decrease from the area recommended in the Wildlands report by approximately 8 ha. This is due to the **Wildlands report having been assessed through desktop survey and not physical site assessment. The 8 ha which is proposed to be removed from the Proposed District Plan comprises an area which is smothered by exotic plants is not significant and planned to be cleared.** [our emphasis]*
43. Dr Dollery went on to say that *"clearing invasive plants will have a beneficial impact on the SNA within the property and those on neighbouring properties due to the removal of seed sources, many of which are bird dispersed"*. She also notes that *"the landowners are also passionate about retaining any native species found, including the beech trees..."*.

44. We accept that a buffer is appropriate when identifying the extent of SNA boundaries. However, it is reasonably clear to us that the buffer proposed by Ms Steel and Mr Clayton is excessive and is not aligned with the view of the only ecologist that we know has visited the site recently, Dr Dollery. Her report states that the final area in her recommendation *'includes a buffer zone of at least 5m around the SNA to mitigate edge effects'*. We cannot rely on the 2006 report referenced by Ms Steel as we have not been provided a copy of that report so cannot compare it with Dr Dollery's assessment. However, it seems reasonably likely to us that the 8ha she has proposed for removal does not contain any significant native regeneration as her evidence is that it was *'smothered by exotic plants'*. This is consistent with the comments made in the Taylor submission.
45. We also note that SNA 048 is attached to, and part of, SNA 049 to the north which is significantly larger than SNA 048. Extending such a large area of SNA by incorporating an 8ha buffer of gorse is not considered appropriate given its potential to impact on the SNA itself through weed infestation as noted by Dr Dollery. It would seem reasonable that a property owner would wish to clear large areas of noxious weeds to protect other areas of their properties from similar invasion. In some regions, property owners are in fact required to do this. While the Taylors did not appear in front of us, Dr Dollery's report noted that the *"landowners are also passionate about retaining any native species found, including the beech trees"*.
46. We therefore conclude that there is no justification for the extent of SNA 048 under the notified plan or the Reply Report recommendation. However, we are concerned that Dr Dollery's final recommendation includes the isolated trees or pockets of trees, which are not connected to the main body of the SNA. That is unlikely to achieve any real benefit. In our view, the larger two pockets closer to the continuous extent of the SNA on the northern boundary could be easily incorporated into that continuous area thereby maintaining the continuity of the SNA and enhancing the buffer zone. This would avoid the concern Mr Clayton had with singling out of individual trees within patches as outposts of the SNA islands.
47. The Panel therefore recommends that the submission of Wayne and Emma Taylor be accepted in part, as the recommended area is slightly larger than that identified in the ODP. We recommend that the extent of SNA 048 is modified in accordance with Dr Dollery's recommendation, subject to our qualification in paragraph 46 above.

7. Integration between Natural Hazards chapter and ECO chapter (ECO-R1)

48. The following is a summary of the Panel's recommended amendments to changes that have been recommended by the s42A report author to ECO-R1:

Provision	Panel recommendations
ECO-R1	Amend recommended activity status for 'new community scale natural hazard mitigation works' by adding the following matters of discretion: Matters of discretion are restricted to: NH-MD2 - Natural hazard mitigation works ECO-MD1 - Indigenous vegetation clearance

52. The issue we address here are the consequential amendments proposed to ECO-R1 by the Natural Hazards chapter s42A report author, in conjunction with the ECO chapter s42A report author, to address the Environment Canterbury submission²⁵ that sought changes to the PDP provisions to maintain the effective operation of community scale natural hazard mitigation works. A number of changes were recommended by the report authors, and accepted by the Panel, to efficiently facilitate the maintenance of Environment Canterbury's flood protection schemes.
53. One of those recommended changes was to amend ECO-R1 to make the construction of new schemes restricted discretionary (as opposed to non-complying which would otherwise apply). This was accepted by the Panel. However, the amended drafting proposed to ECO-R1 did not include matters of discretion, which essentially invalidated the proposed activity status.
54. To rectify this, the Panel recommends adding two matters of discretion to the rule, the first dealing with the natural hazard mitigation works themselves (NH-MD2) and the second dealing with the effect on indigenous biodiversity (ECO-MD1), which also addresses matters of functional and operational need.
55. The proposed changes do not affect our recommendation in relation to the Environment Canterbury submission, which remains an 'accept in part'.

8. MINOR CHANGES TO RECOMMENDATIONS

56. The following is a summary of the Panel's recommended amendments to changes that have been recommended by the s42A report author to a range of provisions.

Provision	Panel recommendations
Introduction to Rules	Amend to note that the rules do not apply to EI activities
ECO-R3	Amend rule to create two separate rules addressing different spatial contexts as follows:

²⁵ 316.81

	: (a) <u>Planting of indigenous vegetation within any SNA for 'all zones' and</u> (b) <u>planting of indigenous vegetation within the ONC, VHNC and HNC.</u>
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57. The Panel essentially agrees with the conclusions and recommendations of the s42A report author on these provisions but have recommended some minor changes to the wording proposed for reasons of clarity and simplification. The amendments to the introduction to the rules addresses the integration of the chapter with the EI chapter.
58. With respect to ECO-P3, the recommendation was to delete the reference to 'Significant Natural Areas (SNA) Overlay' and replace it with 'All Zones'. However, the Panel notes that this would require all indigenous plantings outside of a SNA (for example, in a private garden) to be 'naturally occurring within the relevant ecological district'. We do not think this is what is intended, and the original rule did not require this. The Panel therefore recommends that this rule be split into two new rules, one applying to the 'Planting of indigenous vegetation in an SNA' for all 'zones', with the other applying to the ONC, VHNC and HNC areas.

9. Conclusion

59. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – ECO – Ecosystems and Indigenous Biodiversity chapter. Our recommended amendments are shown in Appendix 2.
60. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Ecosystems and Indigenous Biodiversity - Hearing Stream 7A

Attendee	Speaker	Submitter No.
Council Reporting Officers	<ul style="list-style-type: none"> • Shelley Milosavljevic • Kate Steel 	N/A
Department of Conservation	<ul style="list-style-type: none"> • Pene Williams • Elizabeth Williams • Richard Clayton 	419 FS 77
Canterbury Regional Council	<ul style="list-style-type: none"> • Victoria Watt • Phillip Grove • Kate Dickson 	316 FS 105
Tabled evidence		
MainPower New Zealand Limited	<ul style="list-style-type: none"> • Melanie Foote 	249
Horticulture New Zealand	<ul style="list-style-type: none"> • Sarah Cameron 	295 FS 47

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2:

- Ecosystems and Indigenous Biodiversity Chapter
- Standards for creation of any bonus allotment and establishment of any bonus residential unit

ECO - Pūnaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity

Introduction

Indigenous biodiversity includes all plants and animals that occur naturally in New Zealand and have evolved or arrived without human assistance. It provides important ecosystem services, including resilience to climate change and natural hazards,¹ shaping our local and cultural identity and has considerable intrinsic value to mana whenua and people of the District.

The diverse ecosystems of the District contain remnants of indigenous vegetation and habitats of indigenous fauna which were once widespread, but over time have been destroyed, fragmented and degraded by land use and pests. These remnants (SNAs)² have significant³ biodiversity value, and areas that meet SNA criteria are determined to be ecologically significant⁴ and are critical for preventing the extinction of rare species and loss of ecosystems.

The purpose of this chapter is to protect SNAs, and maintain indigenous biodiversity, as required under the RMA.

~~SNAs are areas of significant indigenous vegetation and/or significant habitat of indigenous fauna. They comprise two types:~~

~~Mapped SNAs Significant Natural Areas⁵ – are areas of ~~significant~~⁶ indigenous vegetation and/or ~~significant~~⁷ habitat of indigenous fauna shown on the planning map and listed in ECO-SCHED1, or any other area of indigenous vegetation and or habitat of indigenous fauna⁸ that meet one or more of the ecological significance criteria listed in ECO-APP1.~~

- ~~• Unmapped SNAs – are areas containing significant indigenous vegetation and/or significant habitat of indigenous fauna types listed in ECO-SCHED2 that occupy at least the specified minimum contiguous area, and are not mapped SNAs.~~⁹

This approach provides a resource consent pathway for both identified and unidentified areas of significant indigenous vegetation and/or significant habitat of indigenous fauna.

The provisions of this chapter also provide landowners the opportunity to gain bonus allotment or bonus residential unit development rights for the legal protection, physical protection and restoration of SNAs.¹⁰

¹ Forest and Bird [192.40]

² Judith Roper-Lindsay [120.3]

³ Judith Roper-Lindsay [120.3]

⁴ Judith Roper-Lindsay [120.3]

⁵ Federated Farmers [414.19] and Department of Conservation [419.92]

⁶ RMA Schedule 1 Clause 16(2)

⁷ RMA Schedule 1 Clause 16(2)

⁸ Federated Farmers [414.19] and Department of Conservation [419.92]

⁹ Federated Farmers [414.20], MainPower [249.41] Federated Farmers [414.123], Department of Conservation [419.92], Christchurch City Council [360.18], Judith Roper-Lindsay [120.2 & 120.14], and Environment Canterbury [316.108]

¹⁰ Judith Roper-Lindsay [120.3]

The NES-CF regulates commercial forestry and allows District Plans to be more stringent than the NES-CF for afforestation within SNAs. ECO-R7 is more stringent for afforestation within SNA but indigenous vegetation clearance is managed under the NES-CF as the provisions in the District Plan are not less stringent.¹¹

This chapter gives effect to requirements of the NZCPS and NPS-FM that relate to terrestrial biodiversity.¹²

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~~¹³.

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 ecosystems and indigenous biodiversity include:

- Appendix APP2: contains standards for creation of a bonus allotment and establishment of a bonus residential unit.
- General Rural Zone and Rural Lifestyle Zone: the underlying zones for SNAs, contains correlating provisions relating to bonus allotments and bonus residential units, along with setback requirements for certain activities from SNAs.
- Subdivision: contains provisions for creation of a bonus allotment, and subdivision of an area containing a ~~mapped~~¹⁴ SNA;
- Earthworks: contains provisions for earthworks within a SNA.
- Natural Character of Freshwater Bodies: contains provisions regarding activities within natural character of scheduled freshwater bodies setbacks.
- Coastal Environment: contains provisions for activities within the coastal environment including natural character areas (ONC, VHNC, HNC), many of which overlay SNAs.
- Natural Features and Landscapes: contains provisions for natural features and landscapes, many of which overlay SNAs.
- Hazardous Substances HS-R2: contains a rule precluding the establishment of a major hazard facility within a SNA.
- Energy and Infrastructure: ~~contains provisions managing activities within a SNA. includes provisions to manage energy and infrastructure activities in relation to ecosystems and indigenous biodiversity; as such the rules within the ECO Chapter do not apply to energy and infrastructure. The objectives, policies, matters of discretion, appendices, and planning map overlays relating to the ECO chapter do apply to energy and infrastructure activities in relation to ecosystems and indigenous biodiversity.~~¹⁵
- Temporary Activities TEMP-R5: contains provisions managing temporary military training activities within a SNA.
- Special Purpose Zone (Kāinga Nohoanga): how the Ecosystems and Indigenous Biodiversity provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.

¹¹ Rayonier Matariki Forests [171.2 & 171.8]

¹² Forest and Bird [192.40]

¹³ Forest and Bird [192.40]

¹⁴ Federated Farmers [414.19] and Department of Conservation [419.92]

¹⁵ Transpower [195.69]

- Sites and Areas of Significance to Māori: this chapter recognises the cultural values of certain including wetlands/repō. It also aims to protect the ecological values of wāhi tapu and wāhi taonga sites.
- Natural Open Space Zone and Open Space Zone: the underlying zone for many SNAs.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
ECO-O1	Ecosystems and indigenous biodiversity Overall¹⁶, there is an increase in¹⁷ i indigenous biodiversity <u>is maintained so there is at least no overall loss¹⁸</u> throughout the District, comprising: <ol style="list-style-type: none"> 1 protected and restored <u>Significant Natural Areas SNAs¹⁹</u>; and 2 other areas of indigenous vegetation and habitat of indigenous fauna that are maintained, <u>and where practicable or²⁰</u> enhanced.
Policies	
ECO-P1	Identification of mapped <u>Significant Natural AreaSNA²¹s</u> Recognise the additional clarity and certainty provided by <u>identifying and mapping mapped SNA-Significant Natural Areas and by²²</u> listing them in ECO-SCHED1, and continuing to identify new <u>mapped SNAs Significant Natural Areas²³</u> through applying the significance criteria in ECO-APP1.
ECO-P2	Protection and restoration of <u>Significant Natural AreaSNAs</u> Protect and restore SNAs by: <ol style="list-style-type: none"> 1. limiting indigenous vegetation clearance within <u>Significant Natural AreaSNAs s</u>; 2. limiting planting within <u>mapped²⁴ Significant Natural AreaSNAs²⁵</u>; 3. limiting irrigation near <u>mapped²⁶ Significant Natural AreaSNAs²⁷</u> in order to provide a buffer from edge effects; 4. providing for an on-site bonus allotment or bonus residential unit <u>incentive²⁸</u> within sites containing a <u>mapped²⁹ Significant Natural AreaSNA³⁰which has been protected in perpetuity³¹</u>; 5. supporting and promoting the use of covenants, reserves, management plans and community initiatives;

¹⁶ Federated Farmers [414.51]

¹⁷ Federated Farmers [414.51]

¹⁸ Federated Farmers [414.51]

¹⁹ Department of Conservation [419.19]

²⁰ Forest and Bird [192.41]

²¹ Department of Conservation [419.19]

²² Federated Farmers [414.19] and Department of Conservation [419.92]

²³ Federated Farmers [414.19] and Department of Conservation [419.92]

²⁴ Federated Farmers [414.19], Department of Conservation [419.92, 419.74], Judith Roper-Lindsay [120.6]

²⁵ Department of Conservation [419.19]

²⁶ Federated Farmers [414.19], Department of Conservation [419.92, 419.74], Environment Canterbury [316.95], Forest and Bird [192.43]

²⁷ Department of Conservation [419.19]

²⁸ Department of Conservation [419.74]

²⁹ Federated Farmers [414.19] and Department of Conservation [419.92, 419.74]

³⁰ Department of Conservation [419.19]

³¹ Department of Conservation [419.74]

	<p>6. encouraging actively supporting and advising on³² pest and weed management, and stock management control;³³ and</p> <p>7. working with and supporting landowners, the Regional Council, the Crown, Queen Elizabeth the Second National Trust, NZ Landcare Trust, and advocacy groups, including by providing information, advice and advocacy.</p>
ECO-P3	<p>Bonus allotments and bonus residential units</p> <p>1. Enable an on-site bonus allotment or bonus residential unit within a site containing a mapped³⁴ <u>Significant Natural Area</u>SNA³⁵, where:</p> <ol style="list-style-type: none"> a. an eligible <u>Significant Natural Area</u>SNA is legally protected in perpetuity; and b. the <u>Significant Natural Area</u>SNA is physically protected and restored, as set out in Appendix APP2; and c. substantial and significant³⁶ long-term net benefits to indigenous biodiversity are likely to be achieved. <p>2. One additional on-site bonus allotment or bonus residential unit may be considered where:</p> <ol style="list-style-type: none"> a. the mapped³⁷ <u>Significant Natural Area</u>SNA³⁸ area to be protected and restored is at least twice the minimum area required by Appendix APP2; and b. the protection and restoration would: <ol style="list-style-type: none"> i. provide significant additional long-term <u>net</u>³⁹ benefits to the mapped⁴⁰ <u>Significant Natural Area</u>SNA⁴¹; or ii. support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site.
ECO-P4	<p>Maintenance and enhancement of other⁴² indigenous vegetation and habitats <u>outside a Significant Natural Area</u>⁴³</p> <p>Maintain and enhance indigenous vegetation and habitats of indigenous fauna <u>outside Significant Natural Area</u>that do not meet the significance criteria in ECO-APP1⁴⁴ by:</p> <ol style="list-style-type: none"> 1. continuing to assess the current state <u>and extent</u>⁴⁵ of indigenous biodiversity across the District; 2. restricting <u>minimising</u>⁴⁶ indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within:

³² Forest and Bird [192.43]³³ Forest and Bird [192.43]³⁴ Federated Farmers [414.19] and Department of Conservation [419.92]³⁵ Department of Conservation [419.19]³⁶ Forest and Bird [192.44]³⁷ Federated Farmers [414.19] and Department of Conservation [419.92]³⁸ Department of Conservation [419.19]³⁹ Forest and Bird [192.44]⁴⁰ Federated Farmers [414.19] and Department of Conservation [419.92]⁴¹ Department of Conservation [419.19]⁴² Environment Canterbury [316.97]⁴³ Environment Canterbury [316.97]⁴⁴ Environment Canterbury [316.97]⁴⁵ Forest and Bird [192.45]⁴⁶ Fulton Hogan [41.23]

	<p>a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted in order to protect what remains; and</p> <p>b. the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable;⁴⁷</p> <p>3. recognising that the District contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance;</p> <p>4. providing information, advice and advocacy to the landowner and occupier;</p> <p>5. supporting and promoting the use of covenants, reserves, management plans and community initiatives <u>that maintain indigenous biodiversity and support connectivity with a Significant Natural Area⁴⁸</u>; and</p> <p>6. working with and supporting landowners the Regional Council, the Crown, the QEII National Trust, NZ Landcare Trust and advocacy groups.</p>
ECO-P5	<p><u>Offsetting residual effects</u></p> <p>A biodiversity offset will only be considered where there are residual adverse effects which cannot practicably be avoided, remedied or mitigated (in that order of hierarchy); and:</p> <p>1. the biodiversity offset is consistent with ECO-APP2;</p> <p>2. the biodiversity offset will recognise the limits to offsets due to irreplaceable and vulnerable biodiversity (including effects that must be avoided in accordance with ECO-P7 (1));</p> <p>3. there is a strong likelihood that the offsets will be achieved in perpetuity; and⁴⁹</p> <p>4. the biodiversity offset will achieve a net gain of indigenous biodiversity if the area contains any of the following:</p> <p>a. indigenous vegetation in land environments where less than 20% of the original indigenous vegetation cover remains;</p> <p>b. areas of indigenous vegetation associated with sand dunes and wetlands;</p> <p>c. areas of indigenous vegetation located in 'originally rare' terrestrial ecosystem types not covered under (a) and (b) above; or</p> <p>d. habitats of threatened, and at risk, indigenous species.⁵⁰</p> <p><u>Managing adverse effects on indigenous biodiversity outside the coastal environment</u></p> <p><u>Manage adverse effects on indigenous biodiversity outside the coastal environment through:</u></p>

⁴⁷ QEII Trust [279.4], North Canterbury Fish and Game Council [362.4], Canterbury Botanical Society [122.8]

⁴⁸ Forest and Bird [192.45]

⁴⁹ Fulton Hogan [41.24]

⁵⁰ Forest and Bird [192.46]; Canterbury Botanical Society [122.9]

	<ol style="list-style-type: none"> 1. <u>Avoiding significant adverse effects on indigenous biodiversity within a Significant Natural Area.</u>⁵¹ 2. <u>Applying the effects management hierarchy in clause 5 to adverse effects on indigenous biodiversity of within a Significant Natural Area, other than significant adverse effects addressed in (1) above;</u> 3. <u>Applying the effects management hierarchy in clause 5 to significant adverse effects on indigenous biodiversity outside of within a Significant Natural Area;</u> 4. <u>Managing the effects of the development or major upgrade of renewable electricity generation activities and National Grid activities in accordance with EI-P5 (3) and (4).</u>⁵² 5. <u>When applying the effects management hierarchy under clauses 2 and 3 above:</u> <ol style="list-style-type: none"> <u>(a) adverse effects are avoided where practicable; then</u> <u>(b) where adverse effects cannot be avoided, they are minimised where practicable; then</u> <u>(c) where adverse effects cannot be minimised, they are remedied where practicable; then</u> <u>(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible, as set out in ECO-APP2; then</u> <u>(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided, as set out in ECO-APP3; then</u> <u>(f) if biodiversity compensation is not appropriate, the activity itself is avoided.</u>⁵³
ECO-P6	<p>Cultural heritage and customary rights</p> <p>Ngāi Tūāhuriri cultural heritage values associated with indigenous biodiversity will be maintained and enhanced through:</p> <ol style="list-style-type: none"> 1. providing for the customary harvesting of taonga species by Ngāi Tūāhuriri, while ensuring such harvesting will maintain the indigenous biodiversity of the site; 2. providing for the planting of indigenous vegetation for the purpose of customary harvesting; and 3. encouraging the protection of the values of indigenous species that are taonga to Ngāi Tūāhuriri.
ECO-P7	<p>Indigenous biodiversity in the coastal environment</p> <ol style="list-style-type: none"> 1. <u>Except where managed by CE-P7,</u>⁵⁴ avoid adverse effects of activities on: <ol style="list-style-type: none"> a. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; b. taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened; c. indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;

⁵¹ Forest and Bird [192.46]⁵² Transpower [195.23]⁵³ Forest and Bird [192.46]; Canterbury Botanical Society [122.9]⁵⁴ MainPower [249.40] and Transpower [195.72]

	<ul style="list-style-type: none"> d. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; e. areas containing nationally significant examples of indigenous community types; and f. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and <p>2. <u>Except where managed by CE-P7,⁵⁵</u> avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</p> <ul style="list-style-type: none"> a. areas of predominantly indigenous vegetation in the coastal environment; b. habitats in the coastal environment that are important during the vulnerable life stages of indigenous species; c. indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, eelgrass and saltmarsh; d. habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes; e. habitats, including areas and routes, important to migratory species; and f. ecological corridors, and areas important for linking or maintaining biological values identified under this policy.
ECO-P8	<p>Waterbodies</p> <p>Recognising Te Mana o te Wai, maintain the ecological integrity of waterbodies by avoiding indigenous vegetation clearance near them.⁵⁶</p>
ECO-P8	<p>Climate change resilience</p> <p><u>Encourage nature-based indigenous biodiversity solutions to promote resilience to the effects of climate change.⁵⁷</u></p>

Activity Rules

How to interpret and apply the rules

1. The rules within this chapter shall not apply to the activities provided for in NH-R7 (the maintenance of existing community scale natural hazard mitigation works), NH-R8 (upgrading existing community scale natural hazard mitigation works) and NH-R9 (construction of new community scale natural hazard mitigation works), except for ECO-R1 and ECO-R2 which shall apply to NH-R9.⁵⁸

⁵⁵ MainPower [249.40] and Transpower [195.72]

⁵⁶ Federated Farmers [414.112]

⁵⁷ Forest and Bird [192.40]

⁵⁸ Environment Canterbury [316.81]

2. The rules within this chapter do not apply to energy and infrastructure activities.⁵⁹

ECO-R1	Indigenous vegetation clearance within any mapped ⁶⁰ <u>Significant Natural Area</u> ⁶¹ or unmapped ⁶² <u>SNA</u> ⁶³
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. within any mapped<u>Significant Natural Area</u>⁶³ or unmapped<u>SNA</u>⁶⁴, the indigenous vegetation clearance is: <ol style="list-style-type: none"> a. required for maintenance, repair or replacement purposes and is: <ol style="list-style-type: none"> i. within an existing access track; or ii. within 3m of an existing building; or iii. within 2m of an existing fence⁶⁵, existing gate, existing fire pond, existing stock yard, existing trough, existing buried pipeline⁶⁶ or existing water tank; iv. within 2m of existing critical infrastructure, regionally significant infrastructure, strategic infrastructure or lifeline utility;⁶⁷ b. for the purpose of protecting, maintaining, restoring or accessing the <u>Significant Natural Areas</u> ecological values where it involves: <ol style="list-style-type: none"> i. carrying out activities in accordance with a registered protective covenant under the <p>Activity status when compliance not achieved, and activity is for the purpose of constructing new community scale natural hazard mitigation works under NH-R9: <u>RDIS</u></p> <p>Matters of discretion are restricted to: NH-MD2 - Natural hazard mitigation works ECO-MD1 - Indigenous vegetation clearance⁷¹</p> <p>Activity status when compliance not achieved <u>for all other activities</u>⁷²: NC</p>

⁵⁹ Transpower [195.23]⁶⁰ Federated Farmers [414.19] and Department of Conservation [419.92]⁶¹ Department of Conservation [419.19]⁶² Federated Farmers [414.20] and MainPower [249.41]⁶³ Department of Conservation [419.19]⁶⁴ Federated Farmers [414.20] and MainPower [249.41]⁶⁵ Canterbury Botanical Society [122.13]⁶⁶ Federated Farmers [414.113]⁶⁷ Transpower [195.73]⁷¹ Environment Canterbury [316.81]⁷² Environment Canterbury [316.81]

	<p>Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977;</p> <p>ii. carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977;</p> <p>iii. carrying out activities by or on behalf of the Crown in accordance with a Conservation Management Plan prepared under the Conservation Act 1987; or</p> <p>iv. erecting a fence <u>provided there is no more than 1.0m width of clearance along each side of the fence and the fence is required to either delineate a property boundary or must be located within, not adjacent to, the Significant Natural Area due to difficult terrain</u>.⁶⁸</p> <p>c. for biosecurity purposes and is undertaken by, or on behalf of, the District Council, the Regional Council or Crown, or their nominated agent;</p> <p>d. for the purpose of harvesting indigenous vegetation that was planted for the purpose of plantation <u>commercial</u>⁶⁹ forestry;</p> <p>e. for the purpose of customary harvesting;</p> <p>f. expressly authorised under the NES<u>it involves wetland maintenance or restoration of a natural inland wetland that is a permitted activity under the Freshwater NES</u>⁷⁰; or</p>	
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⁶⁸ Forest and Bird [192.49]⁶⁹ Rayonier Matariki Forests [171.2 & 171.8]⁷⁰ Forest and Bird. [192.49]; and Clause 16(2) of Schedule 1 of RMA

	<p>g. for the purpose of forming a walking or cycling access track where:</p> <ul style="list-style-type: none"> i. the track has a maximum width of 2m; and ii. the area of indigenous vegetation clearance is a maximum of 1% of the total area of the SNA on that site, or a maximum of 50m² from the SNA on that site, whichever is lesser; and iii. does not involve the clearance of any tree with a trunk greater than 15cm in diameter when measured 1.4m above ground. 	
	<p>Advisory Note Upon request, the Council Ecologist may be able to formally confirm whether an area comprises, or does not comprise, an unmapped⁷³ Significant Natural Area SNA⁷⁴ as described in ECO-SCHED2 within the area of proposed indigenous vegetation clearance. An applicant person looking to carry out indigenous vegetation clearance⁷⁵ can also seek alternative professional advice. If the area does not comprise an unmapped Significant Natural Area SNA⁷⁶ as described in ECO-SCHED2, then this rule will not apply⁷⁷.</p>	
ECO-R2	<p>Indigenous vegetation clearance outside any mapped⁷⁸ Significant Natural Area SNA⁷⁹ or unmapped SNA⁸⁰</p>	
Low Plains Ecological District High Plains	<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. the indigenous vegetation is not within any mapped SNA or unmapped SNA; and⁸² 2. the indigenous vegetation clearance is not within 75m of a lake, 20m of the bank of a river, 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:</p>

⁷³ Federated Farmers [414.20], MainPower [249.41] Federated Farmers [414.123], Department of Conservation [419.92], CHRISTCHURCH CITY COUNCIL [360.18], Judith Roper-Lindsay [120.2 & 120.14], and Environment Canterbury [316.108]

⁷⁴ Department of Conservation [419.28]

⁷⁵ Forest and Bird [192.49]

⁷⁶ Department of Conservation [419.28]

⁷⁷ Federated Farmers [414.20], MainPower [249.41], Federated Farmers [414.123], Department of Conservation [419.92], Christchurch City Council [360.18], Judith Roper-Lindsay [120.2 & 120.14], and Environment Canterbury [316.108]

⁷⁸ Federated Farmers [414.19] and Department of Conservation [419.92]

⁷⁹ Department of Conservation [419.19]

⁸⁰ Federated Farmers [414.20, 414.115, 414.116] and MainPower [249.41 and 249.42]

⁸² MainPower [249.42]

<p>Ecological District All Zones⁸¹</p>	<p>or 50m of any wetland, unless the clearance is expressly authorised under the NESF; and⁸³</p> <p>3. the indigenous vegetation clearance is:</p> <ul style="list-style-type: none"> a. required for maintenance, repair or replacement purposes and is: <ul style="list-style-type: none"> i. within an existing access track; or ii. within 3m of an existing building; or iii. within 2m of an existing fence,⁸⁴ existing gate, existing fire pond, existing stock yard, existing trough, <u>existing buried pipeline⁸⁵</u> or existing water tank; b. for the purpose of protecting, maintaining, restoring, and accessing ecological values and involves: <ul style="list-style-type: none"> i. carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; ii. carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; iii. carrying out activities by or on behalf of the Crown in accordance with a Conservation Management Plan prepared under the Conservation Act 1987; or iv. erecting a fence provided there is no more than 1m width of clearance along each side of the fence⁸⁶; c. is for the purpose of customary harvesting; d. for biosecurity purposes and is undertaken by, or on behalf of, the District Council, Regional Council or Crown, or their nominated agent; e. of indigenous vegetation which has been planted and/or is managed as part of a domestic garden or has been planted for amenity purposes or as a shelterbelt; <u>or</u> f. for the maintenance, repair, or replacement of existing flood protection 	<p>ECO-MD1 - Indigenous vegetation clearance</p>
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⁸¹ Consequential to QEII Trust [279.6]

⁸³ Federated Farmers [414.112]

⁸⁴ Canterbury Botanical Society [122.14]

⁸⁵ Federated Farmers [414.115]

⁸⁶ Judith Roper-Lindsay [120.10], Forest and Bird [192.50]

	<p>works administered by the Regional Council or District Council;⁸⁷</p> <p>g. for the purpose of harvesting indigenous vegetation that was planted for the purpose of plantation forestry;⁸⁸</p> <p>h. of the indigenous understorey to plantation forest, and is incidental to permitted or otherwise authorised plantation forest clearance; or⁸⁹</p> <p>i. required for the purpose of maintaining improved pasture.</p>	
Oxford Ecological District Torlesse Ecological District Ashley Ecological District	<p>Activity status: PER</p> <p>Where:</p> <p>4. the indigenous vegetation is not within any mapped SNA or unmapped SNA; and⁹⁰</p> <p>5. the indigenous vegetation clearance is not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the clearance is expressly authorised under the NESF; and⁹¹</p> <p>6. the indigenous vegetation clearance is not on land above 900m in altitude; and</p> <p>7. the indigenous vegetation clearance of indigenous vegetation shall be a maximum of 100m² or 10% of the total area of the site, whichever is lesser, on any site in any continuous five year period and the indigenous vegetation does not comprise any species or habitats listed in ECO-SCHED3 that are naturally occurring;⁹²</p> <p>8. the indigenous vegetation clearance is:</p> <p style="padding-left: 40px;">a. required for maintenance, repair or replacement purposes which is:</p> <p style="padding-left: 80px;">i. within an existing access track; or</p> <p style="padding-left: 80px;">ii. within 3m of an existing building; or</p> <p style="padding-left: 80px;">iii. within 2m of an existing fence,⁹³ existing gate, existing fire pond, existing stock yard, existing trough,⁹⁴ or existing water tank;⁹⁵</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>ECO-MD1-</p> <p style="padding-left: 40px;">Indigenous vegetation clearance</p>

⁸⁷ Environment Canterbury [316.81]⁸⁸ Rayonier Matariki Forests [171.2]⁸⁹ Rayonier Matariki Forests [171.2]⁹⁰ MainPower [249.42]⁹¹ Federated Farmers [414.112]⁹² QEII Trust [279.6]⁹³ Canterbury Botanical Society [122.14]⁹⁴ Consequential to QEII Trust [279.6]⁹⁵ Consequential to QEII Trust [279.6]

	<p>b. required for the purpose of maintaining improved pasture; or⁹⁶</p> <p>c. for the maintenance, repair, or replacement of existing flood protection works administered by the Regional Council or District Council;⁹⁷</p> <p>d. for the purpose of protecting, maintaining, restoring, or accessing ecological values and involves:</p> <p style="padding-left: 40px;">i. carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977;</p> <p style="padding-left: 40px;">ii. carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977;</p> <p style="padding-left: 40px;">iii. carrying out activities by or on behalf of the Crown in accordance with a Conservation Management Plan prepared under the Conservation Act 1987; or</p> <p style="padding-left: 40px;">iv. erecting a fence⁹⁸;</p> <p>e. for the purpose of customary harvesting;</p> <p>f. for biosecurity purposes and is undertaken by, or on behalf of, the District Council, the Regional Council or Crown, or their nominated agent;</p> <p>g. of indigenous vegetation which has been planted and/or is managed as part of a domestic garden or has been planted for amenity purposes or as a shelterbelt;⁹⁹</p> <p>h. for the purpose of harvesting indigenous vegetation that was planted for the purpose of plantation forestry; or</p> <p>i. of the indigenous understorey to plantation forest, and is incidental to permitted or otherwise authorised plantation forest</p>	
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⁹⁶ Consequential to QEII Trust [279.6]⁹⁷ Environment Canterbury [316.81]⁹⁸ Consequential to QEII Trust [279.6]⁹⁹ Consequential to QEII Trust [279.6]

	clearance. ¹⁰⁰	
ECO-R3	Planting of indigenous vegetation within any SNA	
All Zones	Activity status: PER Where: 1. <u>planting shall be of an indigenous species naturally occurring (either now or historically) within the relevant ecological district in which the planting is to take place.</u>	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: ECO-MD2 - Species selected for planting
ECO-R4	Planting of indigenous vegetation within any Outstanding Natural Character Area, High Natural Character Area, Very High Natural Character Area in the Coastal Environment	
Significant Natural Areas (SNA) Overlay <u>Ashley River/ Rakahuri Saltwater Creek Estuary - ONC</u> <u>Jockey Baker Creek - VHNC</u> <u>Te Kōhanga Wetlands - HNC</u> <u>Tūtaepatu Lagoon - HNC</u> ¹⁰¹	Activity status: PER Where: 1. planting shall be of an indigenous species naturally occurring (either now or historically) within the relevant ecological district in which the planting is to take place.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: ECO-MD2 - Species selected for planting
<u>Ashley River/ Rakahuri Saltwater Creek Estuary - ONC</u> <u>Jockey Baker Creek - VHNC</u> <u>Te Kōhanga Wetlands - HNC</u> <u>Tūtaepatu Lagoon - HNC</u>	Activity status: PER ¹⁰² Where: 2. planting shall be of an indigenous species naturally occurring (either now or historically) within the relevant ecological district in which the planting is to take place.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: ECO-MD2 - Species selected for planting
	Advisory note: Species planted should be from a seed that is sourced from within the relevant ecological district. Please contact the District	

¹⁰⁰ Rayonier Matariki Forests [171.2]¹⁰¹ RMA Schedule 1 Clause 16(2)¹⁰² RMA Schedule 1 Clause 16(2)

	Council Ecologist for <u>free</u> ¹⁰³ advice on selecting species, and a list of local nurseries that stock such species, <u>or a restoration plan and/or planting plan</u> ¹⁰⁴ .	
ECO-R45	<u>On-farm mobile or fixed</u>¹⁰⁵ <u>irrigation equipment-infrastructure</u>¹⁰⁶ near any mapped¹⁰⁷ <u>Significant Natural Area</u>¹⁰⁸	
All Zones	Activity status: PER Where: 1. any new ¹⁰⁹ <u>on-farm mobile or fixed</u> ¹¹⁰ <u>irrigation equipment</u> ¹¹¹ infrastructure shall be set back a minimum of 20m ¹¹² <u>50m</u> ¹¹² from any mapped ¹¹³ <u>Significant Natural Area</u> ¹¹⁴ that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977 . ¹¹⁵	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: ECO-MD1 - Indigenous vegetation clearance
ECO-R56	Bonus allotment	
Rural Zones	Activity status: RDIS As set out in SUB-R8.	As set out in SUB-R8
ECO-R67	Bonus residential unit	
Rural Zones	Activity status: RDIS Where: 1. all applicable standards in Appendix APP2 are met. Matters of discretion are restricted to: ECO-MD3 - Bonus allotment or bonus residential unit	Activity status when compliance not achieved: NC
	Advisory Note	

¹⁰³ Canterbury Botanical Society [122.15]¹⁰⁴ Canterbury Botanical Society [122.15]¹⁰⁵ Dairy Holdings Limited [420.10], Transpower [195.23], MainPower [249.1, 249.47, 249.48], and Chorus, Spark and Vodafone [62.6]¹⁰⁶ Dairy Holdings Limited [420.10], Transpower [195.23], MainPower [249.1, 249.47, 249.48], and Chorus, Spark and Vodafone [62.6]¹⁰⁷ Federated Farmers [414.19], Department of Conservation [419.89 & 419.92], Forest and Bird [192.52], Judith Roper-Lindsay [120.12] Environment Canterbury [316.103]¹⁰⁸ Department of Conservation [419.19]¹⁰⁹ Dairy Holdings Limited [420.10]¹¹⁰ Dairy Holdings Limited [420.10], Transpower [195.23], MainPower [249.1, 249.47, 249.48], and Chorus, Spark and Vodafone [62.6]¹¹¹ Dairy Holdings Limited [420.10], Transpower [195.23], MainPower [249.1, 249.47, 249.48], and Chorus, Spark and Vodafone [62.6]¹¹² Department of Conservation [419.89]¹¹³ Federated Farmers [414.19], Department of Conservation [419.89 & 419.92], Forest and Bird [192.52], Judith Roper-Lindsay [120.12] Environment Canterbury [316.103]¹¹⁴ Department of Conservation [419.19]¹¹⁵ QEII Trust [279.8] and Department of Conservation [419.89]

	<ul style="list-style-type: none"> Applicants are strongly advised to undertake a pre-application meeting with the District Council before lodging any application for a bonus residential unit. 	
ECO-R78	Woodlot, shelterbelt or planting of any non-indigenous vegetation within any mapped¹¹⁶ <u>Significant Natural Area</u>¹¹⁷	
Significant Natural Areas (SNA) Overlay All Zones¹¹⁸	Activity status: NC	Activity status when compliance not achieved: N/A

Advice Note

ECO-AN1	<p>There may be additional requirements under:</p> <ol style="list-style-type: none"> the Regional Council's regional plans regarding vegetation clearance including within or near wetlands, <u>the coastal marine area, within</u>¹¹⁹ erosion-prone areas, <u>beds of rivers and lakes,</u>¹²⁰ and riparian areas, and the planting of pest species; the NESCPF which regulates <u>plantation commercial</u>¹²¹ forest and includes restrictions on afforestation within and 10m of any <u>a Significant Natural Area</u>; and the NESF <u>Freshwater NES</u>¹²² which regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
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Matters of Discretion

ECO-MD1	<p>Indigenous vegetation clearance</p> <ol style="list-style-type: none"> The extent to which the proposal adequately identifies indigenous biodiversity values including: <ol style="list-style-type: none"> <u>any values that meet the criteria for significance under ECO-APP1; and</u>¹²³ whether any naturally occurring species that are threatened, at risk, or reach their national or regional distribution limits in the District, or any naturally uncommon ecosystems listed in ECO-SCHED32¹²⁴ are present and if so, how they will be protected or managed.
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¹¹⁶ Federated Farmers [414.19] and Department of Conservation [419.92]

¹¹⁷ Department of Conservation [419.19]

¹¹⁸ Forest and Bird [192.55] and Department of Conservation [419.90]

¹¹⁹ Environment Canterbury [316.104]

¹²⁰ Environment Canterbury [316.104]

¹²¹ s44A RMA

¹²² Clause 16(2) of Schedule 1 of RMA

¹²³ Forest and Bird [192.56]

¹²⁴ Consequential renumbering

	<ol style="list-style-type: none"> 2. The extent to which the proposal will <u>protect</u> achieve no net loss of¹²⁵ indigenous biodiversity values identified as significant. 3. The actual or potential effects on indigenous biodiversity or ecological values, including intrinsic values, expected to occur as a result of the proposal, including those on ecosystem connectivity, function, and integrity and species diversity. 4. Any potential for avoiding, <u>minimising</u>¹²⁶, remedying, <u>mitigating</u>¹²⁷ or otherwise offsetting or compensating for adverse effects on indigenous vegetation and habitats of indigenous fauna <u>in accordance with ECO-P5</u>¹²⁸. 5. Any conditions to ensure <u>obligations-measures for protection, maintenance, restoration or enhancement</u>¹²⁹ in respect of indigenous biodiversity endure, including beyond any changes of ownership (wholly or partially) of the landholding and review of conditions. 6. Where the clearance is within an ONL, ONF, SAL, ONC, VHNC, HNC, or any natural character of scheduled freshwater body setback (<u>NATC Figure 1</u>)¹³⁰, whether the indigenous vegetation proposed to be cleared contributes to the values of these areas and <u>the extent that</u>¹³¹ the degree to which the proposed clearance would adversely affect these values.¹³² 7. The relevance and quality of a Biodiversity Management Plan, (<u>as set out in ECO-APP3</u>)¹³³, if provided. 8. The extent of adverse effects on indigenous biodiversity in the coastal environment. 9. The extent to which, if any, the health of any indigenous vegetation and/or habitat of indigenous fauna is improved. 10. The extent to which, if any, the spatial extent of any indigenous vegetation and/or habitat of indigenous fauna is increased. 11. Adverse effects on Ngāi Tahu cultural values including mahinga kai and other customary uses, and access for these purposes. 12. <u>The extent of the functional need or operational need for the activity, and consideration of any alternatives.</u>¹³⁴ 13. <u>Within a within a Significant Natural Area, the extent, and likely benefits, of any pest control proposed.</u>¹³⁵
ECO-MD2	<p>Species selected for planting</p> <ol style="list-style-type: none"> 1. The extent to which the species proposed to be planted <u>will benefit or otherwise</u>¹³⁶ adversely affect the: <ol style="list-style-type: none"> a. ecosystem function and indigenous biodiversity values of the <u>Significant Natural Area</u>; and

¹²⁵ Forest and Bird [192.56]¹²⁶ Forest and Bird [192.46]¹²⁷ Forest and Bird [192.46]¹²⁸ Forest and Bird [192.56]¹²⁹ Forest and Bird [192.56]¹³⁰ Forest and Bird [192.56]¹³¹ Forest and Bird [192.56]¹³² Forest and Bird [192.56]¹³³ Environment Canterbury [316.105]¹³⁴ Chorus, Spark and Vodafone [62.46], MainPower [249.45], Transpower [195.76], and Environment Canterbury [316.81]¹³⁵ Forest and Bird [192.43]¹³⁶ Forest and Bird [192.57]

	b. natural character of the coastal environment.
ECO-MD3	<p>Bonus allotment or bonus residential unit</p> <ol style="list-style-type: none"> 1. The extent to which the <u>Significant Natural Area</u> will be protected and restored. 2. The adequacy and quality of the information provided with the application as required by Appendix APP2. 3. The extent to which the bonus allotment or bonus residential unit may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites. 4. <u>Where an additional bonus allotment or bonus residential unit is sought where the Significant Natural Area to be protected is at least twice the minimum areas required by APP2, the extent to which the protection and restoration would provide significant additional long-term benefits to the Significant Natural Area, or support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site.</u>¹³⁷

Schedules

ECO-SCHED1 - Schedule of **mapped**¹³⁸ Significant Natural Area**SNA**¹³⁹s

Site ID	Site name	Site description	Ecological District
SNA001	Main Race Road Kānuka Dryland	<p>Main Race Road Kānuka Dryland is a block of dryland kānuka forest, scrub and shrubland growing on drought-prone Lismore soils on the north side of the Waimakariri River.</p> <p>In total, 36 indigenous plant species were recorded at this site. Main plant species include kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), pātōtara (<i>Leucopogon fraseri</i>), Mercury Bay weed (<i>Dichondra repens</i>), button daisy (<i>Leptinella squalida</i> subsp. <i>mediana</i>) and prickly mikimiki (<i>Leptecophylla juniperina</i> subsp. <i>juniperina</i>) which are both naturally uncommon in the Low Plains Ecological District.</p> <p>This site contains a number of species which have a conservation status of at risk-declining such as <i>Coprosma intertexta</i>, grassland hypericum (<i>Hypericum involutum</i>), dryland button daisy (<i>Leptinella serrulata</i>), mānuka</p>	Low Plains

¹³⁷ Forest and Bird [192.58]

¹³⁸ Federated Farmers [414.19] and Department of Conservation [419.92]

¹³⁹ Department of Conservation [419.19]

		<p>(<i>Leptospermum scoparium</i>), and matagouri/tūmatakuru (<i>Discaria toumatou</i>), which is uncommon in the Low Plains Ecological District.</p> <p>Other uncommon species include native broom (<i>Carmichaelia australis</i>), porcupine shrub (<i>Melicytus alpinus</i>) and native bedstraw (<i>Galium propinquum</i>).</p> <p>Notable fauna on site include chirping cicada (<i>Amphipsalta strepitans</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>) and welcome swallow/warou (<i>Hirundo neoxena</i>).</p>	
SNA002	Canterbury Regional Council Lease Kānuka Dryland	<p>Canterbury Regional Council Lease Kānuka Dryland is a kānuka forest and treeland with occasional dryland shrub, herb, grass and sedge species.</p> <p>Notable flora on site includes kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), and four indigenous plant species that are uncommon in the Low Plains Ecological District including grassland sedge (<i>Carex breviculmis</i>), native weeping grass (<i>Microlaena stipoides</i>), tauhinu (<i>Ozothamnus leptophyllus</i>) and kōpata (<i>Pelargonium inodorum</i>).</p>	Low Plains
SNA003	Native Broom Trig Site	<p>Native Broom Trig Site consists of native broom clumps scattered through exotic grasses, shrubs and planted radiata pines.</p> <p>In total two indigenous plant species were recorded at this site. Notable flora includes native broom (<i>Carmichaelia australis</i>) which is considered to be uncommon in the Low Plains Ecological District.</p>	Low Plains
SNA004	Western Kānuka Dryland	<p>Western Kānuka Dryland is an area of kānuka forest and scrubland.</p> <p>Notable flora includes kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable).</p>	Low Plains
SNA005	Monopoli's Pond	<p>Monopoli's Pond is an artificial pond with open water adjacent to the Waimakariri River.</p> <p>Notable flora species include raupō (<i>Typha orientalis</i>) and small amounts of lowland flax/harakeke (<i>Phormium tenax</i>).</p>	Low Plains

SNA006	Coffey Road Kānuka Dryland	<p>Coffey Road Kānuka Dryland is an area of kānuka forest and scrubland along a fenceline.</p> <p>Notable flora include kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), and Mercury Bay weed (<i>Dichondra repens</i>) which is considered to be uncommon in the Low Plains Ecological District.</p>	Low Plains
SNA007	Wrights Road Kānuka Dryland	<p>Wrights Road Kānuka Dryland is a strip of kānuka scrub remnant.</p> <p>Notable flora include kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining). Also recorded at the site is prickly mikimiki (<i>Leptecophylla juniperina subsp. juniperina</i>), and a range of indigenous plant species are present in the understorey.</p>	Low Plains
SNA008	Kānuka Pond Dryland	<p>Kānuka Pond Dryland is a kānuka scrub remnant.</p> <p>Notable flora include kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), mikimiki (<i>Leptecophylla juniperina subsp. juniperina</i>) and a variety of indigenous plant species in the understorey.</p>	Low Plains
SNA009	Dagnum Dryland	<p>Dagnum Dryland is a remnant of indigenous dry shrubland and herb-mossfield vegetation on outwash plains.</p> <p>Notable flora on site includes at risk-declining species such as bidibidi/piripiri (<i>Acaena buechananii</i>), <i>Coprosma brunnea</i>, <i>Coprosma intertexta</i>, matagouri/tūmatakuru (<i>Discaria toumatou</i>), dryland button daisy (<i>Leptinella serrulata</i>), common mat daisy (<i>Raoulia australis</i>), danthonia (<i>Rytidosperma exiguum</i>) and prickly couch (<i>Zoysia minima</i>). This site also contains threatened-nationally vulnerable species such as dwarf broom (<i>Carmichaelia corrugata</i>), kānuka (<i>Kunzea serotina</i>), leafless pōhuehue (<i>Muehlenbeckia ephedroides</i>), and fan-leaved mat daisy (<i>Raoulia monroi</i>).</p> <p>Other species located on site include</p>	Low Plains

		<p>grassland sedge (<i>Carex breviculmis</i>), native broom (<i>Carmichaelia australis</i>), mat coprosma (<i>Coprosma atropurpurea</i>), turf coprosma (<i>Coprosma petriei</i>), plume grass (<i>Dichelachne crinita</i>), dichondra (<i>Dichondra brevifolia</i>), willow herb (<i>Epilobium alsinoides</i>), silver tussock (<i>Poa cita</i>), small-leaved kōwhai (<i>Sophora microphylla</i>), prostrate kōwhai (<i>S. prostrata</i>), and New Zealand harebell (<i>Wahlenbergia albomarginata</i>) which are uncommon in the Low Plains Ecological District.</p> <p>A total of 76 invertebrate species have been identified in field visits between 2015 and 2018. This includes a wide range of indigenous moths as well as indigenous butterflies and grass hoppers.</p>	
SNA010	Saltwater Creek Wetland	<p>Saltwater Creek Wetland contains indigenous saline and freshwater wetland vegetation adjacent to Saltwater Creek.</p> <p>In total 22 indigenous plant species were recorded at this site. This includes saltmarsh ribbonwood (<i>Plagianthus divaricatus</i>), lowland flax/harakeke (<i>Phormium tenax</i>), raupō/bull rush (<i>Typha orientalis</i>), toetoe (<i>Austroderia richardii</i>), cutty grass/rautahi (<i>Carex coriacea</i>), oioi (<i>Apodasmia similis</i>), bachelors button (<i>Cotula coronopifolia</i>), native musk (<i>Thyridia repens</i>) (at risk-naturally uncommon), NZ celery (<i>Apium prostratum</i> var. <i>filiforme</i>), slender club rush (<i>Isolepis cernua</i>) and sea rush (<i>Juncus kraussii</i>).</p> <p>Other species considered uncommon in the Low Plains Ecological District include toetoe (<i>Austroderia richardii</i>), marsh club rush/kukuraho (<i>Bolboschoenus caldwellii</i>), giant rush/wī (<i>Juncus pallidus</i>), leafless rush/wī (<i>Juncus sarophorus</i>), three-ribbed arrowgrass (<i>Triglochin striata</i>) and raupō/bull rush (<i>Typha orientalis</i>).</p> <p>Fauna identified on site include common bag moth (<i>Liothula omnivora</i>), nursery web spider (<i>Dolomedes minor</i>), paradise shelduck (<i>Tadorna variegata</i>), and pūkeko (<i>Porphyrio melanotus melanotus</i>). Australasian</p>	Low Plains

		<p>bittern/matuku-hūrepo (<i>Botaurus poiciloptilus</i>) (threatened-nationally critical) have also been identified in the Saltwater Creek area.</p> <p>The Saltwater Creek estuary also provides important habitat for at risk-declining indigenous fish species including common galaxis/inanga (<i>Galaxias maculatus</i>), torrentfish/piripiripohatu (<i>Cheimarrichthys fosteri</i>), climbing galaxias/kōaro (<i>Galaxias brevipinnis</i>), shortfin and longfin eel/tuna (<i>Anguilla australis</i>, <i>A. dieffenbachii</i>). Other species include common smelt/paraki (<i>Retropinna retropinna</i>), flounder/pātiki (<i>Rhombosolea</i> sp.), and bullies/kōkopu (<i>Gobiomorphus</i> spp.).</p>	
SNA011	Douds Road Wetland	<p>Douds Road Wetland is a riparian wetland dominated by rushland.</p> <p>In total six indigenous plant species were recorded at this site. This includes cabbage tree/tī kōuka (<i>Cordyline australis</i>), wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), <i>Carex sinclairii</i>, and sharp spike sedge (<i>Eleocharis acuta</i>).</p> <p>Fauna identified on site include nursery web spider (<i>Dolomedes minor</i>).</p>	Low Plains
SNA012	Barkers Road Wetland	<p>Barkers Road Wetland is a wetland basin within Okuku Downloads.</p> <p>Notable flora on site include mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and raupō (<i>Typha orientalis</i>) which is considered to be uncommon in the Low Plains Ecological District.</p>	Low Plains
SNA013	Yaxleys Road Wetland	<p>Yaxleys Road Wetland is one of the largest areas of indigenous wetland vegetation remaining in the Low Plains Ecological District.</p> <p>In total, 25 indigenous plant species were recorded at this site. Main plant species include lowland flax/harakeke (<i>Phormium tenax</i>), cabbage tree/tī kōuka (<i>Cordyline australis</i>), leafless rush/wī (<i>Juncus edgariae</i>) and cutty grass/rautahi (<i>Carex geminata</i>).</p> <p>This site contains a number of indigenous</p>	Low Plains

		<p>plant species that are considered uncommon in the Low Plains Ecological District including little hard fern (<i>Blechnum penna-marina</i>), mikimiki (<i>Coprosma dumosa</i>) (<i>Coprosma propinqua</i>), karamū (<i>Coprosma robusta</i>), native cudweed (<i>Euchiton involucratus</i>), giant rush/wī (<i>Juncus pallidus</i>), <i>Machaerina tenax</i> and native buttercup (<i>Ranunculus amphitrichus</i>/<i>glabrifolius</i>).</p> <p>Fauna identified on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa</i>), spur-winged plover (<i>Vanellus miles</i>), flax widow maker moth (<i>Orthoclydon praefectata</i>) and nursery web spider (<i>Dolomedes minor</i>).</p>	
SNA014	Yaxleys Flax Swamp Wetland	<p>Yaxleys Flax Swamp is a wetland in the Low Plains Ecological District in Loburn.</p> <p>Notable flora on site include kānuka (<i>Kunzea robusta</i> or <i>K. serotina</i>) (threatened-nationally vulnerable), mānuka (<i>Leptospermum scoparium</i>) (at-risk declining), lowland flax/harakeke (<i>Phormium tenax</i>) and cabbage tree/tī kōuka (<i>Cordyline australis</i>).</p>	Low Plains
SNA015	Okuku Downlands Flax Wetland	<p>Flax remnant within Okuku downlands.</p> <p>Notable flora on site include flax (<i>Phormium tenax</i>), pūkio (<i>Carex secta</i>), coprosma species and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).</p>	Low Plains
SNA016	Eyredale Road Northern Kānuka Dryland	<p>Eyredale Road Northern Kānuka Dryland is a small remnant of kānuka shrubland.</p> <p>Notable plants include kānuka, makahikatoa (<i>Kunzea serotina</i>) (threatened-nationally vulnerable).</p> <p>This site was subject to a desktop review and other plant species may be present. Kānuka remnants are known to support a variety of indigenous plant species such as vascular plants, mosses, lichens, grasses, sedges and shrubs.</p> <p>Kānuka remnants are also known to support a variety of indigenous birds and invertebrates.</p>	Low Plains

SNA017	Eyredale Road Southern Kānuka Dryland	<p>Eyredale Road Southern Kānuka Dryland is a small remnant of kānuka shrubland.</p> <p>Notable plants include kānuka, makahikatoa (<i>Kunzea serotina</i>) (threatened-nationally vulnerable). This site was subject to a desktop review and other plant species may be present. Kānuka remnants are known to support a variety of indigenous species such as vascular plants, mosses, lichens, grasses, sedges and shrubs.</p> <p>Kānuka remnants are also known to support a variety of indigenous birds and invertebrates.</p>	Low Plains
SNA018	Poyntzs Road Southern Kānuka Dryland	<p>Poyntzs Road Southern Kānuka Dryland contains numerous remnant patches and threads of kānuka shrubland. The patches are separated by open grassland and a shelter belt but are treated as a contiguous area for management purposes.</p> <p>Notable plants include kānuka, makahikatoa (<i>Kunzea serotina</i>) (threatened-nationally vulnerable). This site was subject to a desktop review and other plant species may be present. Kānuka remnants are known to support a variety of indigenous species such as vascular plants, mosses, lichens, grasses, sedges and shrubs.</p> <p>Kānuka remnants are also known to support a variety of indigenous birds and invertebrates.</p>	Low Plains
SNA019	Pesters Road Eastern Kānuka Dryland	<p>Pesters Road Eastern Kānuka Dryland is a remnant of kānuka shrubland on the edge of a centre pivot.</p> <p>Notable plants include kānuka, makahikatoa (<i>Kunzea serotina</i>) (threatened-nationally vulnerable). The stems of kānuka in this site are covered in native grey and orange lichens (<i>Ramalina</i>, <i>Usnea</i>, <i>Physcia</i>, <i>Lecanora</i>, <i>Teloschistes</i>, <i>Xanthoria</i>). Indigenous ground cover plants are present on site including Mercury Bay weed (<i>Dichondra repens</i>) and moss (<i>Racomitrium</i>, <i>Triquetrella</i>, <i>Hypnum</i>). There is a small patch of stonecrop (<i>Crassula</i> sp.)</p>	Low Plains

		This site was subject to a desktop review, with information included from a previous site visit in 2017. Kānuka remnants are also known to support a variety of indigenous birds and invertebrates.	
SNA020	Burnt Hill Shrubland	<p>Burnt Hill is a volcanic rocky scarp with shrubland.</p> <p>38 indigenous plant species were recorded at this site. This site contains flora with a conservation status of at risk-declining such as speargrass (<i>Aciphylla subflabellata</i>), <i>Coprosma intertexta</i>, matagouri/tūmatakuru (<i>Discaria toumatou</i>), and common mat daisy (<i>Raoulia australis</i>). This site also contains grassy mat sedge (<i>Carex inopinata</i>) (threatened-nationally vulnerable), and <i>Chenopodium allanii</i> (at risk-naturally uncommon).</p> <p>Notable fauna on site include New Zealand praying mantis (<i>Orthodera novaezealandiae</i>), Canterbury copper butterfly (<i>Lycaena new species</i>), Green-veined cicada (<i>Rhodopsalta cruentata</i>), magpie moth (<i>Nyctemera annulata</i>) and yellow admiral butterfly (<i>Vanessa itea</i>).</p>	High Plains
SNA021	Raineys Road Treeland	<p>Raineys Road Treeland is an area of treeland in the High Plains Ecological District.</p> <p>In total, six indigenous plant species were recorded at this site. Notable flora on site include kōhūhū (<i>Pittosporum tenuifolium</i>), cabbage tree/tī kōuka (<i>Cordyline australis</i>) and mikimiki (<i>Coprosma propinqua</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>) and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	High Plains
SNA022	Springvale Flaxland	<p>Springvale Flaxland comprises one of the largest areas of indigenous wetland vegetation in the High Plains Ecological District.</p> <p>In total, 36 indigenous plant species were recorded at this site. Main plant species include lowland flax/harakeke (<i>Phormium</i></p>	High Plains

		<p><i>tenax</i>), cabbage tree/tī kōuka (<i>Cordyline australis</i>), matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), wī (<i>Juncus edgariae</i>), pūkio (<i>Carex secta</i>), cutty grass/rautahi (<i>Carex coriacea</i>), raupō/bull rush (<i>Typha orientalis</i>), wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), and creeping pōhuehue (<i>Muehlenbeckia axillaris</i>). Other indigenous plant species recorded at the site that are uncommon in the High Plains Ecological District include <i>Carex sinclairii</i>, leafless rush/wī (<i>J. sarophorus</i>), native willowherbs (<i>Epilobium chionanthum</i>) (<i>E. pallidiflorum</i>), native blinks (<i>Montia fontana</i> subs. <i>fontana</i>), and common water milfoil (<i>Myriophyllum propinquum</i>).</p> <p>Notable fauna on site include Australasian harrier/kahu (<i>Circus approximans</i>), bellbird/korimako (<i>Anthornis melanura melanura</i>), flax window maker moth (<i>Orthoclydon praefectata</i>), grey warbler (<i>Gerygone igata</i>), nurseryweb spider (<i>Dolomedes minor</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa</i> subsp. <i>fuliginosa</i>) and spur-winged plover (<i>Vanellus miles</i>).</p>	
SNA023	Mountain Road Treeland	<p>Mountain Road Treeland is roadside vegetation.</p> <p>Notable flora includes cabbage tree/tī kōuka (<i>Cordyline australis</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), broadleaf/kāpuka (<i>Griselinia littoralis</i>), Puāwananga (<i>Clematis paniculata</i>) and karamū (<i>Coprosma robusta</i>). Broadleaf/kāpuka (<i>Griselinia littoralis</i>), Five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>) and Puāwananga (<i>Clematis paniculata</i>) are considered to be uncommon in the High Plains Ecological District.</p>	Oxford
SNA024	Hayland Road Wetland	<p>Hayland Road Wetland consists of mostly swamp vegetation dominated by flax.</p> <p>Notable flora on site includes lowland flax/harakeke (<i>Phormium tenax</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), mikimiki (<i>Coprosma propinqua</i>), <i>C. dumosa</i>, cabbage tree/tī kōuka (<i>Cordyline australis</i>), swamp kiokio (<i>Blechnum minus</i>), rautahi (<i>Carex sp.</i>), wīwī (<i>Juncus edgariae</i>),</p>	High Plains

		<p>mānatu (<i>Plagianthus regius</i>), kōhūhū (<i>Pittosporum tenuifolium</i>) and beech (<i>Fuscospora solandri</i>).</p> <p>Mānuka (<i>Leptospermum scoparium</i>) and mikimiki (<i>Coprosma dumosa</i> and <i>C. dumosa</i>) are considered to be uncommon in the High Plains Ecological District.</p> <p>The site also contains two species of notable fauna on site includes Australiasian harrier/kahu (<i>Circus approximans</i>), pūkeko (<i>Porphyrio melanotus melanotus</i>) and grey warbler (<i>Gerygone igata</i>).</p>	
SNA025	Maori Reserve Road Wetland	<p>Maori Reserve Road Wetland is a wetland with a small stream.</p> <p>In total, 20 indigenous plant species were recorded at this site. Main plant species include cabbage tree/tī kōuka (<i>Cordyline australis</i>), lowland flax/harakeke (<i>Phormium tenax</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), and kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable). Twelve species of indigenous mosses and lichens have also been identified on this site.</p> <p>This site contains a number of indigenous plant species considered to be uncommon in the High Plains Ecological District such as little hard fern (<i>Blechnum penna-marina</i>), mikimiki (<i>Coprosma rhamnoides</i>), leafless rush/wī (<i>Juncus sarophorus</i>), native blinks (<i>Montia fontana fontana</i>), native jasmine/akakaikiore (<i>Parsonsia heterophylla</i>), silver tussock (<i>Poa cita</i>) and prickly shield fern (<i>Polystichum vestitum</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), spur-winged plover (<i>Vanellus miles</i>) and flax window maker moth (<i>Orthoclydon praelectata</i>).</p>	High Plains
SNA026	Bald Hills Road Wetland	<p>Bald Hills Road Wetland is a toeslope wetland in the lower part of a small gully.</p> <p>20 indigenous plant species have been recorded at this site. The site contains a</p>	High Plains

		<p>number of plant species that are considered to be uncommon in the High Plains Ecological District such as necklace fern (<i>Asplenium flabellifolium</i>), creek fern/kiwikiwi (<i>Blechnum fluviatile</i>), swamp kiokio (<i>B. minus</i>) and little hard fern (<i>B. penna-marina</i>), swamp sedge (<i>Carex virgata</i>), marbleleaf/putaputawētā (<i>Carpodetus serratus</i>), mikimiki (<i>Coprosma propinqua</i>), sharp spike sedge (<i>Eleocharis acuta</i>) and prickly shield fern/pūniu (<i>Polystichum vestitum</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>), flax widow maker moth (<i>Orthoclydon praefectata</i>), Yellow admiral butterfly (<i>Vanessa itea</i>) and nursery web spider (<i>Dolomedes minor</i>).</p>	
SNA027	Waimakariri Gorge Bridge River Terraces Mixed Forest	<p>Low canopy mixed forest.</p> <p>Notable flora include black beech (<i>Fuscospora solandri</i>), tutu (<i>Coriaria sp.</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), kōwhai (<i>Sophora sp.</i>) wineberry/makomako (<i>Aristotelia serrata</i>), akiraho (<i>Olearia paniculata</i>), <i>Hebe salicifolia</i>, karamū (<i>Coprosma robusta</i>) and native iris/mīkoikoi (<i>Libertia ixioides</i>). A rich array of shrubs and ground-based ferns are also present.</p>	High Plains
SNA028	Burnt Hill Southern Outcrop Shrubland	<p>Burnt Hill Southern Outcrop Shrubland is a volcanic hill with small rock outcrops.</p> <p>Notable flora on site include prostrate kōwhai (<i>Sophora prostrata</i>).</p>	High Plains
SNA029	Reserve Road Wetland	<p>Reserve Road Wetland is a spring-fed wetland along the bottom of a riparian scarp, and a small area of palustrine wetland with areas of flaxland and sedgeland and a steep terrace scarp containing secondary growth hardwood forest.</p> <p>Notable flora include lowland flax/harakeke (<i>Phormium tenax</i>), mikimiki (<i>Coprosma propinqua</i>), pūkio (<i>Carex secta</i>), swamp kiokio (<i>Blechnum minus</i>), large-leaved pōhuehue (<i>Muehlenbeckia australis</i>), giant</p>	High Plains

		<p>rush (<i>Juncus pallidus</i>), baumea (<i>Machaerina rubiginosa</i>), <i>Carex</i> species, including <i>Carex tenuiculmis</i> (at risk-declining), whiteywood/māhoe (<i>Melicytus ramiflorus</i>), tree fuchsia/kōtukutuku (<i>Fuchsia excorticata</i>), bracken/rārahu (<i>Pteridium esculentum</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), broadleaf/kāpuka (<i>Griselinia littoralis</i>), karamū (<i>Coprosma robusta</i>), wineberry/makomako (<i>Aristotelia serrata</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), and cabbage tree/tī kōuka (<i>Cordyline australis</i>), and New Zealand myrtle/rōhutu (<i>Lophomyrtus obcordata</i>) (threatened-nationally critical) which was planted at the site.</p> <p>Fauna identified on this site include Australasian harrier/kahu (<i>Circus approximans</i>), bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>), paradise shelduck (<i>Tadorna variegata</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), and the New Zealand praying mantis (<i>Orthodera novaezealandiae</i>) (at risk-declining).</p>	
SNA030	Garry River Shrubland	<p>Garry River Shrubland is a large silver tussock shrubland situated on two alluvial terraces.</p> <p>Notable flora on site include seven indigenous plant species. Notable flora include matagouri (<i>Discaria toumatou</i>) (at risk-declining), mikimiki (<i>Coprosma propinqua</i>), and species considered to be uncommon in the High Plains Ecological District silver tussock (<i>Poa cita</i>), porcupine shrub (<i>Melicytus alpinus</i>), and creeping pōhuehue (<i>Muehlenbeckia axillaris</i>).</p> <p>Fauna identified on site include the South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), paradise shelduck (<i>Tadorna variegata</i>), and spur-winged plover (<i>Vanellus miles</i>). Porcupine shrub is also known to provide habitat for a number of specialist indigenous moth species such as leaf-roller (<i>Harmologa</i> sp.), crambid moth (<i>Heliothela</i> sp.), and several noctuids (<i>Graphania</i>, <i>Andesia</i> and <i>Homohadena</i> spp.).</p>	High Plains

SNA031	Rockford Bottom Flax Swamp	<p>Rockford Bottom Flax Swamp is a wetland dominated by lowland flax.</p> <p>Notable flora on site include lowland flax/harakeke (<i>Phormium tenax</i>) and cabbage tree/tī kōuka (<i>Cordyline australis</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>).</p>	High Plains
SNA032	Waimakariri Gorge Kōwhai and Kānuka Treeland	<p>Waimakariri Gorge Kōwhai and Kānuka Treeland is a shrubland representative of what was once common along the margins of the Waimakariri River.</p> <p>Notable flora include matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), and kānuka (<i>Kunzea robusta</i> or <i>K. serotina</i>) (threatened-nationally vulnerable).</p>	High Plains
SNA033	Waimakariri Gorge Terrace Shrubland	<p>Waimakariri Gorge Terrace Shrubland is a shrubland at the toe of a large terrace.</p> <p>Notable flora include matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), and several indigenous plant species that are considered to be uncommon in the High Plains Ecological District including silver tussock (<i>Poa cita</i>), porcupine shrub (<i>Melicytus alpinus</i>), <i>Clematis</i> spp and native bindweed (<i>Calystegia tuguriorum</i>).</p> <p>Notable fauna on site include pied stilt (<i>Himantopus himantopus leucocephalus</i>) and pūkeko (<i>Porphyrio melanotus melanotus</i>).</p>	High Plains
SNA034	Manor Park Bush	<p>Manor Park Bush is an area of remnant forest with some regenerating forest on the upper edge of the high plains.</p> <p>In total, 48 indigenous plant species were recorded at this site. Main plant species include black beech (<i>Fuscospora solandri</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), wineberry/makomako (<i>Aristotelia serrata</i>), cabbage tree/tī kōuka (<i>Cordyline australis</i>), shining karamū (<i>Coprosma lucida</i>), pūkio (<i>Carex secta</i>), harakeke (<i>Phormium tenax</i>), broadleaf/kāpuka (<i>Griselinia littoralis</i>), matai (<i>Prumnopitys taxifolia</i>), kahikatea</p>	High Plains

		<p>(<i>Dacrycarpus dacrydioides</i>), and pōkākā (<i>Elaeocarpus hookerianus</i>).</p> <p>This site contains New Zealand myrtle/rōhutu (<i>Lophomyrtus obcordata</i>) (threatened-nationally critical), and various indigenous plant species that are uncommon in the High Plains Ecological District including swamp kiokio (<i>Blechnum discolor</i>), yellow-wood (<i>Coprosma linariifolia</i>), rimu (<i>Dacrydium cupressinum</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), rough tree fern/whekī (<i>Dicksonia squarrosa</i>), pōkākā (<i>Elaeocarpus hookerianus</i>), tree fuschia/kōtukutuku (<i>Fuchsia excorticata</i>), akiraho (<i>Olearia paniculata</i>), lowland tōtara (<i>Podocarpus tōtara</i>), mataī (<i>Prumnopitys taxifolia</i>), pepper tree/horopito (<i>Pseudowintera colorata</i>) and seven-finger/patē (<i>Schefflera digitata</i>).</p> <p>Fauna identified on this site include South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>), morepork/ruru (<i>Ninox novaeseelandiae</i>), paradise shelduck (<i>Tadorna variegata</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>) and tūī (<i>Prothemadera novaeseelandiae</i>).</p>	
SNA035	Hayland Wooded Gully Treeland	<p>Hayland Wooded Gully Treeland is a black beech forest/treeland with mixed indigenous-exotic scrub.</p> <p>Notable flora include black beech (<i>Fuscospora solandri</i>), whiteywood/māhoe (<i>Melicytus ramiflorus</i>), broadleaf/kāpuka (<i>Griselinia littoralis</i>), wineberry/makomako (<i>Aristotelia serrata</i>) and mountain five-finger/whauwhaupaku (<i>Pseudopanax colensoi</i>).</p> <p>Notable fauna includes bellbird/korimako (<i>Anthornis melanura melanura</i>) and New Zealand wood pigeon/kererū (<i>Hemiphaga novaeseelandiae</i>).</p>	Partly located within High Plains and partly located within Oxford. Refer to planning map.
SNA036	House Terraces Beech and Podocarp Forest	<p>Beech and podocarp forest.</p> <p>Notable flora include lowland tōtara (<i>Podocarpus tōtara</i>), matai (<i>Prumnopitys taxifolia</i>), kahikatea (<i>Dacrycarpus</i></p>	High Plains

		<i>dacridioides</i>), black beech (<i>Fuscospora solandri</i>), native broom (<i>Carmichaelia australis</i>), pōkākā (<i>Elaeocarpus hookerianus</i>) and prostrate kōwhai (<i>Sophora prostrata</i>). A rich diversity of indigenous shrubs and grasses are also present.	
SNA037	Rockford Road Dry Shrubland	<p>Rockford Road Dry Shrubland is a coprosma dominated shrubland remnant on a small volcanic rock outcrop.</p> <p>Notable flora include necklace fern (<i>Asplenium flabellifolium</i>), native broom (<i>Carmichaelia australis</i>), matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), porcupine shrub (<i>Melicytus alpinus</i>), creeping pōhuehue (<i>Muehlenbeckia axillaris</i>), silver tussock (<i>Poa cita</i>) and NZ harebell (<i>Wahlenbergia albomarginata</i>).</p>	High Plains
SNA038	Hills Bush Beech Forest	<p>Hills Bush Beech Forest is a mosaic of remnant black beech forest and secondary growth indigenous hardwood and kānuka forest.</p> <p>In total, 106 indigenous plant species have been recorded on site. Main plant species include black beech (<i>Fuscospora solandri</i>), kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), whiteywood/māhoe (<i>Melicytus ramiflorus</i>), broadleaf/kāpuka (<i>Griselinia littoralis</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), wineberry/makomako (<i>Aristotelia serrata</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), prickly mikimiki (<i>Leptecophylla juniperina subsp. juniperina</i>) and large-leaved pōhuehue (<i>Muehlenbeckia australis</i>).</p> <p>Other rare flora include dwarf mistletoe (<i>Korthalsella salicornioides</i>) (threatened-nationally critical), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and filmy fern (<i>Hymenophyllum cupressiforme</i>) (at risk-naturally uncommon).</p>	Oxford
SNA039	Whiterock Limestone Vegetation	<p>Whiterock Limestone Vegetation contains indigenous grassland, shrubland, and indigenous limestone rock outcrop vegetation.</p> <p>Notable flora on site includes at risk-declining</p>	Oxford

		species such as speargrass (<i>Aciphylla subflabellata</i>), matagouri/tūmatakuru (<i>Discaria toumatou</i>) and New Zealand linen flax (<i>Linum monogynum</i>). It also contains threatened-nationally endangered species such as <i>Gingidia enysii</i> var. <i>enysii</i> and Weka Pass sun hebe (<i>Heliohebe maccaskillii</i>), kānuka (<i>Kunzea serotina</i>) (threatened-nationally vulnerable), and Waipara gentian (<i>Gentianella calcis</i> subsp. <i>waipara</i>) (threatened-nationally critical).	
SNA040	Okuku River Kānuka Forest	<p>Okuku River Kānuka Forest is an area of secondary growth kānuka scrub, forest and woodland on badland and incised gullies over several hectares.</p> <p>In total, 23 indigenous species have been recorded at this site. Notable flora on site includes kōhūhū (<i>Pittosporum tenuifolium</i>), cabbage tree/tī kōuka (<i>Cordyline australis</i>), kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), mikimiki (<i>Coprosma propinqua</i>), lowland flax/harakeke (<i>Phormium tenax</i>) and large-leaved pōhuehue (<i>Muehlenbeckia australis</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>) and grey warbler (<i>Gerygone igata igata</i>).</p>	Oxford
SNA041	Okuku River Beech-Kānuka Forest	<p>Okuku River Beech-Kānuka Forest is an incised valley in downland-steepland interface.</p> <p>In total, 55 indigenous plant species were recorded at the site. Notable flora include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and black beech (<i>Fuscopora solandri</i>).</p>	Oxford
SNA042	Blowhard Track Beech Forest	<p>Blowhard Track Beech Forest is a mature black beech forest.</p> <p>In total, 36 indigenous plant species have been identified on site. None of the species are classified as threatened or at risk, or are known to be uncommon in the Oxford Ecological District.</p>	Oxford

		Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>) and tūī (<i>Prothemadera novaeseelandiae</i>). The site also contains the New Zealand Falcon/kārearea (<i>Falco novaeseelandiae novaeseelandiae</i>) (at risk-recovering).	
SNA043	Bald Hills Eastern Beech Forest	Bald Hills Eastern Beech Forest is a black beech forest with secondary growth indigenous hardwood forest/scrub. Notable flora on this site includes black beech (<i>Fuscospora solandri</i>).	Oxford
SNA044	Bald Hills Middle Beech Forest	Bald Hills Middle Beech Forest is a black beech forest with secondary growth indigenous hardwood forest/scrub. Notable flora on this site includes black beech (<i>Fuscospora solandri</i>).	Oxford
SNA045	Bald Hills Western Beech Forest	Bald Hills Western Beech Forest is a black beech forest with secondary growth indigenous hardwood forest/scrub. Notable flora on this site includes black beech (<i>Fuscospora solandri</i>). Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>).	Oxford
SNA046	Westering Downs Beech Forest	Westering Downs Beech Forest is a black beech forest with small areas of broadleaf-five-finger. In total, 66 indigenous plant species have been recorded at this site. Notable flora includes mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and threatened-nationally critical species New Zealand Myrtle/rōhutu (<i>Lophomyrtus obcordata</i>), and myrtle/rōhutu (<i>Neomyrtus pedunculata</i>). Fauna identified on this site include bellbird/korimako, (<i>Anthornis melanura melanura</i>), brown creeper (<i>Mohoua novaeseelandiae</i>), grey warbler (<i>Gerygone igata</i>), New Zealand wood pigeon/kererū (<i>Hemiphaga novaeseelandiae</i>), paradise shelduck (<i>Tadorna variegata</i>), shining cuckoo	Oxford

		(<i>Chrysococcyx lucidus lucidus</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>), and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).	
SNA047	Tawhai Bush	<p>Tawhai Bush is a mosaic of hill-slope black beech forest with occasional podocarps, hill-top mānuka with succession towards beech forest and a valley-floor sedge wetland plus a stream.</p> <p>In total, 175 indigenous plant species have been recorded at this site between 1977 and 2005. The most recent survey in 2005 recorded 90 indigenous plant species.</p> <p>Notable flora on site includes species with a conservation status of at risk-declining such as speargrass (<i>Aciphylla subflabellata</i>), yellow mistletoe (<i>Alepis flavida</i>), <i>Coprosma pedicellata</i>, dwarf mistletoe (<i>Korthalsella clavata</i>, mānuka (<i>Leptospermum scoparium</i>), and New Zealand mint (<i>Mentha cunninghamii</i>).</p> <p>This site contains threatened-nationally vulnerable species such as <i>Carmichaelia kirkii</i>, <i>Coprosma obconica</i>, and threatened-nationally critical species such as New Zealand myrtle/rōhutu (<i>Lophomyrtus obcordata</i>) and myrtle (<i>Neomyrtus pedunculata</i>).</p>	Oxford
SNA048	Island Road Beech Remnant	<p>Island Road Beech Remnant is a remnant of black beech forest, with regenerating indigenous trees, shrubs and vines.</p> <p>Notable flora on site includes black beech (<i>Fuscospora solandri</i>) and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).</p> <p>Fauna identified on site includes New Zealand wood pigeon/kererū (<i>Hemiphaga novaeseelandiae</i>).</p>	Oxford
SNA049	Miro Downs Trig Shrubland	<p>Miro Downs Trig Shrubland is a mosaic of secondary growth indigenous shrubland.</p> <p>In total 56 indigenous plant species were recorded at the site. This includes at risk-</p>	Oxford

		<p>declining species such as matagouri/tūmatakuru (<i>Discaria toumatou</i>) and mānuka (<i>Leptospermum scoparium</i>). This site also contains kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), and wīwī (<i>Juncus distegus</i>) (at-risk naturally uncommon).</p> <p>Notable fauna on site includes bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>), paradise shelduck (<i>Tadorna variegata</i>) and shining cuckoo (<i>Chrysococcyx lucidus</i>).</p>	
SNA050	Middle Bridge Flax Wetland	<p>Middle Bridge Flax Wetland is a palustrine wetland situated on a high river terrace.</p> <p>In total, 28 indigenous plant species were recorded on site. Notable flora include wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>) and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	Oxford
SNA051	Taylors Bush	<p>Taylors Bush is a rare remnant of toeslope and fertile floodplain beech-podocarp forest, scrub and wetland shrubland.</p> <p>Notable flora on site include black beech (<i>Fuscospora solandri</i>), myrtle (<i>Neomyrtus pedunculata</i>) (threatened-nationally critical), kahikatea (<i>Dacrycarpus dacrydioides</i>) and pōkākā (<i>Elaeocarpus hookerianus</i>).</p> <p>Notable fauna include bellbird/korimako (<i>Anthornis melanura melanura</i>), New Zealand pigeon/kererū (<i>Hemiphaga novaeseelandiae</i>), Australasian harrier/kahu (<i>Circus approximans</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), shining cuckoo (<i>Chrysococcyx lucidus</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>) and grey warbler (<i>Gerygone igata igata</i>).</p>	Partly located within Oxford and partly located within High Plains. Refer to planning map.

SNA052	Ashley Gorge Road Beech and Hardwood Remnants	<p>A collection of hardwood remnants in the Oxford Ecological District.</p> <p>These sites contain a diverse range of indigenous flora, with 60 indigenous plant species recorded across all sites. This includes a variety of trees, shrubs, sedges, ferns, vines, grasses, rushes and herbs.</p> <p>Rare and threatened flora identified include kānuka (<i>Kunzea robusta</i>) and white climbing rātā (<i>Metrosideros diffusa</i>) which have a conservation status of threatened-nationally vulnerable. Mānuka (<i>Leptospermum scoparium</i>) (at risk-declining) was also identified on site.</p> <p>Fauna identified on site included five indigenous bird species bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>), South Island Fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), and spur-winged plover (<i>Vanellus miles</i>).</p>	Oxford
SNA053	Okuku Shrub and Flax Wetland	<p>Okuku Shrub and Flax Wetland is an area of shrubland surrounding a wetland.</p> <p>This site contains 27 indigenous plant species. Notable indigenous flora include mikimiki (<i>Coprosma propinqua</i>), lowland flax/harakeke (<i>Phormium tenax</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).</p> <p>Indigenous fauna identified on site include the Australasian harrier/kahu (<i>Circus approximans</i>), grey warbler (<i>Gerygone igata</i>), and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	Oxford
SNA054	Okuku Hardwood Scrub	<p>Okuku Hardwood Scrub is an area of hardwood scrub adjacent to a wetland in a narrow gully.</p> <p>This site contains 27 indigenous plant species. Notable indigenous flora include marbleleaf/putaputawētā (<i>Carpodetus serratus</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), mānuka</p>	Oxford

		<p>(<i>Leptospermum scoparium</i>) (at risk-declining), large-leaved pōhuehue (<i>Muehlenbeckia australis</i>) and wineberry/makomako (<i>Aristotelia serrata</i>).</p> <p>Indigenous fauna identified on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>) and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	
SNA055	Okuku Mānuka Gully Shrubland	<p>Okuku Mānuka Gully Shrubland is an area of shrubland on the edge of a small, shallow gully.</p> <p>This site contains 20 indigenous plant species. Notable indigenous flora include marbleleaf/putaputawētā (<i>Carpodetus serratus</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), large-leaved pōhuehue (<i>Muehlenbeckia australis</i>) and wineberry/makomako (<i>Aristotelia serrata</i>).</p> <p>Indigenous fauna identified on site include bellbird/korimako (<i>Anthornis melanura melanura</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>) and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	Oxford
SNA056	Okuku Flaxland	<p>Okuku Flaxland is a lowland flax wetland on a shallow gully floor.</p> <p>This site contains four indigenous plant species. Notable indigenous flora include lowland flax/harakeke (<i>Phormium tenax</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), mikimiki (<i>Coprosma propinqua</i>) and pūkio (<i>Carex secta</i>).</p>	Oxford
SNA057	Boundary Road Scrub	<p>Boundary Road Scrub occupies a narrow, incised gully with a small stream. The vegetation consists of secondary growth scrub and vineland.</p> <p>In total, 18 indigenous plant species were recorded on site. Main plant species include large-leaved pōhuehue (<i>Muehlenbeckia australis</i>), cabbage tree/tī kōuka (<i>Cordyline</i></p>	Oxford

		<p><i>australis</i>), and kōhūhū (<i>Pittosporum tenuifolium</i>).</p> <p>Notable fauna identified on site include Australasian harrier/kahu (<i>Circus approximans</i>), grey warbler (<i>Gerygone igata</i>), sacred kingfisher (<i>Todiramphus sanctus</i>), silvereye/tauhou (<i>Zosterops lateralis lateralis</i>) and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	
SNA058	Woodburn Kānuka Forest	<p>Woodburn Kānuka Forest consists of secondary growth kānuka forest on a south facing hillslope and terrace.</p> <p>36 indigenous plant species have been recorded at this site. This matagouri/tūmatakuru (<i>Discaria toumatou</i>) (at risk-declining), wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), and kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).</p> <p>Notable fauna identified on site include Australasian harrier/kahu (<i>Circus approximans</i>), bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata igata</i>), and South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>).</p>	Oxford
SNA059	Woodburn Kānuka Dryland	<p>Woodburn Kānuka Dryland is a series of small secondary growth kānuka forests and treeland in narrow gullies and on hillslopes.</p> <p>Notable flora include cabbage tree/tī kōuka (<i>Cordyline australis</i>), whiteywood/māhoe (<i>Melicytus ramiflorus</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), lancewood (<i>Pseudopanax crassifolius</i>), and five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>).</p> <p>These sites also contain shrub species such as niniao (<i>Helichrysum lanceolatum</i>), mikimiki (<i>Coprosma propinqua</i> and <i>C. rhamnoides</i>) and poroporo (<i>Solanum laciniatum</i>).</p> <p>Site OX052a contains a high diversity of ground cover with species such as pennywort (<i>Hydrocotyle heteromeria</i>, <i>H. moschata</i>), grass lily (<i>Arthropodium candidum</i>), willowherb (<i>Epilobium nummulariifolium</i>),</p>	Oxford

		<p><i>Lagenophora pumila</i>, <i>Geranium aff. microphyllum</i>, and <i>Viola cunninghamii</i>.</p> <p>All parts of the site contain kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).</p> <p>Across these sites a number of indigenous fauna was identified. This includes the Australasian harrier/kahu (<i>Circus approximans</i>), bellbird/korimako (<i>Anthornis melanura melanura</i>), grey warbler (<i>Gerygone igata igata</i>), South Island fantail/pīwakawaka (<i>Rhipidura fuliginosa subsp. fuliginosa</i>), chirping cicada (<i>Amphipsalta strepitans</i>), and yellow admiral butterfly (<i>Vanessa itea</i>).</p>	
SNA060	Forestdale Wetland	<p>Forestdale Wetland is an area of rush sedgeland.</p> <p>Notable vegetation on site includes flax (<i>Phormium tenax</i>), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), and <i>Carex</i>.</p>	Oxford
SNA061	Miro Downs Beech Forest	<p>Miro Downs Beech Forest is a ridge with shallow gullies dominated by beech forest.</p> <p>Notable flora include black beech (<i>Fuscospora solandri</i>).</p>	Oxford
SNA062	The Gully Cabbage Trees	<p>The Gully Cabbage Trees is a small area of vegetation at the base of a terrace.</p> <p>Notable flora on site include cabbage tree/tī kōuka (<i>Cordyline australis</i>) and pūkio (<i>Carex secta</i>).</p>	Oxford
SNA063	Upper Karetu River Limestone Ridge	<p>Upper Karetu River Limestone Ridge is an area of low canopy mixed forest, shrubs and grassland on a limestone ridge.</p> <p>Notable flora includes broadleaf/kāpuka (<i>Griselinia littoralis</i>), coprosma and silver tussock (<i>Poa cita</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>) and bush robin.</p>	Oxford
SNA064	Glentui River Beech and Podocarp Forest	<p>An area of beech and podocarp forest.</p> <p>Notable flora include beech (unknown sp.).</p> <p>Notable fauna on site include</p>	Partly located within Oxford and partly located within High Plains.

		bellbird/korimako (<i>Anthornis melanura melanura</i>), New Zealand pigeon/kererū (<i>Hemiphaga novaeseelandiae</i>) and sacred kingfisher (<i>Todiramphus sanctus</i>)	Refer to planning map.
SNA065	Māori Reserve Road Tussock Strips	Māori Reserve Road Tussock Strips is an area of tussock grassland along fencelines. Notable vegetation includes silver tussock (<i>Poa cita</i>).	High Plains
SNA066	Corner Block Beech Forest	Corner Block Beech Forest is an area of beech forest in steep slopes and shallow gullies. Notable vegetation include beech and cabbage tree/tī kōuka (<i>Cordyline australis</i>).	Oxford
SNA067	Ashley Gorge Bush Strips	Ashley Gorge Bush Strips is an area of forest, treeland scrub and rush sedgeland. Notable flora include lowland flax/harakeke (<i>Phormium tenax</i>) and cabbage tree/tī kōuka (<i>Cordyline australis</i>).	Oxford
SNA068	Doctors Rock Beech Remnant	Doctors Rock Beech Remnant is a beech forest remnant. Notable flora on site include beech (unknown sp.). Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>)	Oxford
SNA069	Mears Bush Beech Forest	Forest of black beech.	Oxford
SNA070	Gammons Creek Beech Forest	Gammons Creek Beech Forest consists of mature scattered beech remnants. Notable flora on site include black beech (<i>Fuscospora solandri</i>). Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>).	Oxford
SNA071	Sladdens Bush Beech Forest	Sladdens Bush Beech Forest is a mosaic of ridges and small stream systems with beech remnant. This site contains a range of native flora including trees such as broadleaf/kāpuka	Oxford

		<p>(<i>Griselinia littoralis</i>), pōkākā (<i>Elaeocarpus hookerianus</i>), marbleleaf/putaputawētā (<i>Carpodetus serratus</i>), pepper tree/horopito (<i>Pseudowintera colorata</i>), wineberry/makomako (<i>Aristotelia serrata</i>), tree fuchsia (<i>Fuchsia excorticata</i>) and kānuka (<i>Kunzea ericoides</i>) (threatened-nationally vulnerable).</p> <p>Native shrubs on site include mikimiki (<i>Coprosma propinqua</i>, <i>C. linariifolia</i>, <i>C. rhamnoides</i>), <i>Coprosma robusta</i> x <i>linariifolia</i> and weeping mapou (<i>Myrsine divaricata</i>).</p> <p>Native climbers on site include large leaved muehlenbeckia (<i>Muehlenbeckia australis</i>), native jasmine (<i>Parsonsia capsularis</i>), bush lawyer (<i>Rubus cissoides</i>) and clematis (<i>Clematis paniculata</i>).</p> <p>Native herbs on site include red bidibid/piripiri (<i>Acaena novae-zelandiae</i>).</p> <p>Native ferns include prickly shield fern (<i>Polystichum vestitum</i>), small kiokio (<i>Blechnum procerum</i>) and creek fern/kiwikiwi (<i>Blechnum fluviatile</i>).</p> <p>Native sedges, grasses and rushes on site include giant rush (<i>Juncus pallidus</i>), wīwī (<i>Juncus distegus</i>) (at risk-naturally uncommon), bastard grass (<i>Uncinia uncinata</i>), <i>Uncinia distans</i> and pūkio (<i>Carex secta</i>).</p> <p>Notable fauna on site include bellbird/korimako (<i>Anthornis melanura melanura</i>).</p>	
SNA072	Washpen Road Shrubland	<p>Washpen Road Shrubland is an area of beech shrub on the true left of the Eyre River.</p> <p>Notable flora include beech.</p>	Oxford
SNA073	Upper Karetu River Wetland	<p>A wetland area consisting of rush and sedgeland.</p> <p>Notable flora include pūkio (<i>Carex secta</i>).</p>	Oxford
SNA074	Thongcaster Road Kānuka Dryland	<p>Large area of dryland kānuka.</p> <p>Notable flora include kānuka (<i>Kunzea</i></p>	Partly located within Low Plains and

		<i>robusta</i>) (threatened-nationally vulnerable), mānuka (<i>Leptospermum scoparium</i>) (at risk-declining), grass orchid (unknown sp.) and native daisy (unknown sp.).	partly located within High Plains. Refer to planning map.
SNA075	Lundy Kānuka Dryland	Area of dryland kānuka. Notable flora include kānuka (unknown sp.), <i>Coprosma intertexta</i> (at risk-declining), and <i>Leptinella</i> .	High Plains
SNA076	Carleton Road Kānuka Dryland	Dryland kānuka remnant. Notable flora include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable), mikimiki (<i>Coprosma propinqua</i> , <i>C. rhamnoides</i>) and <i>Clematis marata</i> .	Low Plains
SNA077	Langstone Kānuka Dryland	Kānuka and native grassland. Notable flora on site include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).	Low Plains
SNA078	Main Race Road Kānuka Dryland	Dryland kānuka remnant. Notable flora on site include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).	Low Plains
SNA079	Poyntzs Road Kānuka Dryland	Dryland kānuka remnant. Notable flora include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).	Low Plains
SNA080	Heatherton Road Kānuka Dryland	Dryland kānuka remnant. Notable flora include kānuka (<i>Kunzea robusta</i>) (threatened-nationally vulnerable).	Low Plains
SNA081	Pesters Road Kānuka Dryland	Dryland kānuka remnant. Notable flora include kānuka (unknown sp.) and mikimiki (<i>Coprosma propinqua</i>). A number of other herbs and shrubs are also present.	Low Plains
SNA082	Point Paddock Kōwhai	Area of indigenous trees and shrubs. Notable flora includes prostrate kōwhai (<i>Sophora prostrata</i>).	High Plains
SNA083	Oxford Conservation Area Forest	Beech and podocarp forest. Significant dry mixed hardwood forest.	Partly located within Oxford and partly located within Torlesse. Refer

			to planning map.
SNA084	Mount Thomas Forest	Lowland to montane beech forest, podocarp mixed beech forest with lowland shrub and subalpine shrubland.	Oxford
SNA085	Puketeraki Forest Conservation Area	Mountain beech forest with snow tussock. Notable flora includes mountain beech (<i>Nothofagus solandri</i>) and snow tussock (<i>Chionochloa macra</i>).	Torlesse
SNA086	Lower Gorge Forest	Mixed podocarp and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).	Oxford
SNA087	Mid Gorge Forest	Beech forest and mānuka gullies (<i>Leptospermum scoparium</i>) (at risk-declining).	Oxford
SNA088	Lower Bridge Forest	Beech forest and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).	Oxford
SNA089	Top Gorge Forest	Beech forest and mānuka (<i>Leptospermum scoparium</i>) (at risk-declining).	Oxford
SNA090	Ashley River Gorge Riverbed & Banks Shrubland	An area of shrubland along the length of the Ashley River Gorge.	Oxford
SNA091	Lees Valley Road Shrubland	Lees Valley Road Shrubland is a steep sided ridge and rock outcrop gully with shrubland. Notable flora on site includes silver tussock (<i>Poa cita</i>).	Oxford
SNA092	Break Neck Gully Forest	Break Neck Gully Forest is a mixed beech, hardwood and podocarp forest with scrub, riparian vegetation and rock bluffs. Notable flora on site include black beech (<i>Fuscospora solandri</i>), mountain beech (<i>Fuscospora cliffortioides</i>), five-finger/whauwhaupaku (<i>Pseudopanax arboreus</i>), ribbonwood (<i>Hoheria</i>), fuchsia, broadleaf/kāpuka (<i>Griselinia littoralis</i>), matipo (<i>Myrsine australis</i>), kōwhai (<i>Sophora sp.</i>) lancewood (<i>Pseudopanax crassifolius</i>), tree daisy (<i>Oleari sp.</i>) and mātai (<i>Prumnopitys taxifolia</i>).	Oxford

**ECO-SCHED2 – Schedule of significant indigenous vegetation or significant habitat
of indigenous fauna types comprising unmapped SNAs**

Geographic Area (Ecological)	Ecological District	Vegetation / Habitat Type	Occupying a minimum contiguous area of	Naturally occurring indigenous plant species (common and/or notable) that may be present, including but not limited to:
Coastal	Low Plains	Coastal sand dunes	0.1ha	<ul style="list-style-type: none"> • <i>Discaria toumatou</i> • <i>Pteridium esculentum</i> • <i>Ficinia nodosa</i> • <i>Poa billardiarei</i> • <i>Carex pumila</i>
	Low Plains	Saline wetlands, including lagoons, estuaries, saltmarshes	0.1ha	<ul style="list-style-type: none"> • <i>Plagianthus divaricatus</i> • <i>Apodasmia similis</i> • <i>Ficinia nodosa</i> • <i>Juncus kraussii</i> subsp. <i>australiensis</i> • <i>Lepidosperma australe</i> • <i>Schoenoplectus pungens</i> • <i>Cotula coronopifolia</i> • <i>Thyridia repens</i> • <i>Samolus repens</i> • <i>Sarcocornia quinqueflora</i> subsp. <i>quinqueflora</i> • <i>Selliera radicans</i>
	Low Plains	Freshwater wetlands	0.1ha	<ul style="list-style-type: none"> • <i>Cordyline australis</i> • <i>Phormium tenax</i> • <i>Leptospermum scoparium</i> • <i>Coprosma propinqua</i>, <i>C. robusta</i> • <i>Typha orientalis</i> • <i>Bolboschoenus caldwellii</i> • <i>Carex coriacea</i>, <i>C. maorica</i>, <i>C. secta</i> • <i>Urtica perconfusa</i>

				<ul style="list-style-type: none"> • <i>Blechnum minus</i> • <i>Juncus edgariae</i>, <i>J. pallidus</i> • <i>Eleocharis acuta</i>
	Low Plains	An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened-Nationally Critical or Threatened-Nationally Endangered	N/A	
Plains	Low Plains High Plains	Kānuka forest/ treeland/ shrubland (including narrow and sparse roadside 'threads')	0.1ha	<ul style="list-style-type: none"> • <i>Kunzea serotina</i>, <i>K. robusta</i> • <i>Carmichaelia australis</i> • <i>Clematis</i> spp. • <i>Coprosma intertexta</i>, <i>C. rhamnoides</i> • <i>Discaria toumatou</i> • <i>Helichrysum lanceolatum</i> • <i>Leptecophylla juniperina</i> subsp. <i>juniperina</i> • <i>Leptospermum scoparium</i> • <i>Pomaderris amoena</i> • <i>Leptinella serrulata</i>, <i>L. squalida</i> • <i>Rytidosperma clavatum</i> • <i>Senecio glomeratus</i>, <i>S. aff. quadridentatus</i>
	Low Plains High Plains	Indigenous small-leaved	0.2ha	<ul style="list-style-type: none"> • <i>Sophora microphylla</i> • <i>Discaria toumatou</i>

		shrubland- grassland		<ul style="list-style-type: none"> • Coprosma crassifolia, C. propinqua • Leucopogon fasciculatus • Sophora prostrata • Carmichaelia australis, C. corrugata • Muehlenbeckia axillaris, M. complexa, M. ephedroides • Melicytus alpinus • Aciphylla subflabellata • Poa cita • Rytidosperma clavatum • Senecio spp. • Thelymitra spp. • Racomitrium spp., Triquetrella papillata
	Low Plains High Plains	Indigenous mossfield- herbfield- stonefield	0.2ha	<ul style="list-style-type: none"> • Carmichaelia corrugata • Coprosma brunnea, C. petriei • Leucopogon fraseri • Muehlenbeckia axillaris, M. ephedroides • Mosses and lichens, e.g. Bryum spp., Racomitrium spp., Triquetrella papillata
	Low Plains High Plains	Uncultivated dryland soils, including riverbanks and terraces	0.2ha	<ul style="list-style-type: none"> • Carmichaelia australis • Rytidosperma clavatum • Leucopogon fraseri • Muehlenbeckia axillaris • Pteridium esculentum • Thelymitra spp. • Dichondra repens

				<ul style="list-style-type: none"> • <i>Triquetrella papillata</i> • <i>Hypnum cupressiforme</i>
	Low Plains High Plains	Freshwater wetlands (e.g. swamp, marsh, fen, bog)	0.1ha	<ul style="list-style-type: none"> • <i>Cordyline australis</i> • <i>Phormium tenax</i> • <i>Typha orientalis</i> • <i>Coprosma propinqua</i> • <i>Blechnum minus</i> • <i>Carex coriacea</i>, <i>C. secta</i> • <i>Eleocharis acuta</i>
	High Plains	Beech forest	0.3ha	<ul style="list-style-type: none"> • <i>Fuscospora solandri</i>, <i>F. cliffortioides</i>
	High Plains	Podocarp-hardwood forest	0.3ha	<ul style="list-style-type: none"> • <i>Dacrycarpus dacrydioides</i> • <i>Prumnopitys taxifolia</i> • <i>Podocarpus totara</i> • <i>Elaeocarpus hookerianus</i> • <i>Fuchsia excorticata</i> • <i>Griselinia littoralis</i> • <i>Hoheria angustifolia</i> • <i>Lophomyrtus obcordata</i> • <i>Melicytus ramiflorus</i> • <i>Myrsine divaricata</i> • <i>Pennantia corymbosa</i> • <i>Pittosporum tenuifolium</i> • <i>Pseudopanax arboreus</i>, <i>P. crassifolius</i> • <i>Schefflera digitata</i> • <i>Hebe salicifolia</i> • <i>Coprosma linariifolia</i>, <i>C. pedicellata</i> • <i>Neomyrtus pedunculata</i>

	High Plains	An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened-Nationally Critical or Threatened-Nationally Endangered	N/A	
Lees Valley	Oxford Torlesse	Indigenous short tussock grassland-herbfield-mossfield-stonefield	0.2ha	<ul style="list-style-type: none"> • <i>Discaria toumatou</i> • <i>Festuca novae-zelandiae</i> • <i>Aciphylla subflabellata</i> • <i>Carmichaelia monrei</i> • <i>Leucopogon fraseri</i>, <i>L. nanum</i> • <i>Melicytus alpinus</i> • <i>Plantago spathulata</i> • <i>Rytidosperma clavatum</i>, <i>R. merum</i> • <i>Brachyscome pinnata</i> • <i>Sonchus novae-zelandiae</i>
	Oxford Torlesse	Uncultivated dryland soils, including riverbanks, terraces, screes, and fans	0.2ha	<ul style="list-style-type: none"> • <i>Discaria toumatou</i> • <i>Melicytus alpinus</i> • <i>Carmichaelia monrei</i> • <i>Leucopogon fraseri</i>, <i>L. nanum</i>
	Oxford Torlesse	Indigenous shrubland/scrub in riparian habitats and on screes/fans and rock outcrops (does not include recently	0.2ha	<ul style="list-style-type: none"> • <i>Aristotelia fruticosa</i> • <i>Coprosma intertexta</i>, other <i>Coprosma</i> spp. • <i>Corokia cotoneaster</i> • <i>Discaria toumatou</i> • <i>Dracophyllum</i> spp.

		<i>induced matagouri shrubland (scattered, low stature shrubs) over exotic grassland)</i>		<ul style="list-style-type: none"> • <i>Leptospermum scoparium</i> • <i>Melicytus alpinus</i> • <i>Olearia avicenniifolia</i>, <i>O. bullata</i>
	Oxford Torlesse	Indigenous forest (beech, kānuka, podocarp)	0.3ha	<ul style="list-style-type: none"> • <i>Fuscospora cliffortioides</i>, <i>F. solandri</i> • <i>Griselinia littoralis</i> • <i>Hoheria lyallii</i> • <i>Kunzea robusta</i>, <i>K. serotina</i> • <i>Sophora microphylla</i>
	Oxford Torlesse	Snow tussock grassland	0.2ha	<ul style="list-style-type: none"> • <i>Chionochloa macra</i>, <i>C. rubra</i>
	Oxford Torlesse	Valley floor and toeslope wetlands (e.g. swamps, marsh, bogs, fens, seepages)	0.1ha	<ul style="list-style-type: none"> • <i>Leptospermum scoparium</i> • <i>Carmichaelia torulosa</i> • <i>Austroderia richardii</i> • <i>Phormium tenax</i> • <i>Typha orientalis</i> • <i>Coprosma propinqua</i> • <i>Chionochloa rubra</i> • <i>Carex secta</i>, <i>C. tenuiculmis</i> • <i>Drosera arcturi</i> • <i>Eleocharis acuta</i> • <i>Juncus</i> spp. • <i>Oreobolus</i> spp. • <i>Schoenus pauciflorus</i>
	Oxford Torlesse	An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened – Nationally	N/A	

		Critical or Threatened - Nationally Endangered		
Foothills	Oxford Torlesse Ashley	Beech forest	0.3ha	<ul style="list-style-type: none"> • <i>Fuscospora solandri</i>, <i>F. cliffortioides</i>
	Oxford Torlesse Ashley	Podocarp-hardwood forest	0.3ha	<ul style="list-style-type: none"> • <i>Dacrycarpus dacrydioides</i> • <i>Podocarpus totara</i>, <i>P. laetus</i> • <i>Prumnopitys taxifolia</i> • <i>Fuscospora solandri</i> • <i>Aristotelia serrata</i> • <i>Carpodetus serratus</i> • <i>Griselinia littoralis</i> • <i>Hebe salicifolia</i> • <i>Hoheria lyallii</i> • <i>Melicytus ramiflorus</i> • <i>Myrsine australis</i> • <i>Olearia paniculata</i> • <i>Pennantia corymbosa</i> • <i>Pittosporum eugenioides</i>, <i>P. tenuifolium</i> • <i>Pseudopanax arboreus</i>, <i>P. colensoi</i>, <i>P. crassifolius</i> • <i>Pseudowintera colorata</i> • <i>Schefflera digitata</i>
	Oxford Torlesse Ashley	Kānuka forest/scrub (height threshold - kānuka >4m in height and lower stature kānuka adjoining taller indigenous forest - provides buffering)	0.1ha	<ul style="list-style-type: none"> • <i>Kunzea robusta</i>, <i>K. serotina</i> • <i>Coprosma</i> spp. • <i>Leptospermum scoparium</i>

	Oxford Torlesse Ashley	Indigenous shrubland/scrub in riparian habitats and on scree/fans and rock outcrops ⁴	0.2ha	<ul style="list-style-type: none"> • Discaria toumatou • Aristotelia fruticosa • Carmichaelia australis • Coprosma brunnea, C. intertexta and other small-leaved Coprosma spp. • Corokia cotoneaster • Dracophyllum spp. • Hebe spp. • Leptospermum scoparium • Melicactus alpinus • Olearia avicenniifolia, O. cymbifolia • Ozothamnus leptophyllus
	Oxford Torlesse Ashley	Tall tussock grassland	0.2ha	<ul style="list-style-type: none"> • Chionochloa macra, C. rigida • Aciphylla spp. • Colmisia spp.
	Oxford Torlesse Ashley	Short tussock grassland on dry ridges, rock outcrops, slips, and valley floors (does not include recently induced silver tussock grassland in sites that historically supported indigenous forest)	0.2ha	<ul style="list-style-type: none"> • Discaria toumatou • Festuca novae-zelandiae • Poa cita • Aciphylla subflabellata
	Oxford Torlesse Ashley	Wetlands (e.g. swamps, marshes, fens, bogs)	0.1ha	<ul style="list-style-type: none"> • Cordyline australis • Phormium tenax • Coprosma propinqua • Carex coriacea, C. secta • Juncus spp.

	Oxford Torlesse Ashley	An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened- Nationally Critical or Threatened- Nationally Endangered	N/A	
Advisory Note <ul style="list-style-type: none"> • The New Zealand Plant Conservation Network https://www.nzpcn.org.nz/flora/ provides photos and details about these species.¹⁴⁰ 				

ECO-SCHED~~32~~¹⁴¹ - Schedule of naturally uncommon ecosystems, and species that are threatened, at risk, or reach their national or regional distribution limits in the District

Table ECO-1: Naturally uncommon ecosystem types in the District

Naturally uncommon ecosystem type
Ephemeral wetlands
Active sand dunes
Braided riverbeds
Coastal lagoons
Dune slacks
Seepages and flushes
Basic cliffs, scarps, and tors
Calcareous cliffs, scarps and tors
Estuaries
Snow banks

¹⁴⁰ Federated Farmers [414.123], Department of Conservation [419.92], Christchurch City Council [360.18], Judith Roper-Lindsay [120.2 & 120.14], and Environment Canterbury [316.108]

¹⁴¹ Consequential renumbering

Advisory Note: <https://www.landcareresearch.co.nz/publications/naturally-uncommon-ecosystems/> provides an outline of these ecosystems.

Table ECO-2: Threatened and at risk species recorded or likely to be present in the District (naturally occurring species only)

Scientific Name	Common Name	Conservation Status
<i>Brachyscome pinnata</i>		Threatened-Nationally Critical
<i>Carmichaelia torulosa</i>	Canterbury pink broom	Threatened-Nationally Critical
<i>Gentianella calcis</i> subsp. <i>waipara</i>	Native gentian	Threatened-Nationally Critical
<i>Korthalsella salicornioides</i>	Dwarf mistletoe	Threatened-Nationally Critical
<i>Lophomyrtus obcordata</i>	Rōhutu, NZ myrtle	Threatened-Nationally Critical ¹
<i>Neomyrtus pedunculata</i>	Rōhutu, myrtle	Threatened-Nationally Critical ¹
<i>Sebaea ovata</i>	Sebaea	Threatened-Nationally Critical
<i>Heliohebe maccaskillii</i> / <i>Veronica maccaskillii</i>	Weka Pass sun hebe	Threatened-Nationally Endangered
<i>Carex inopinata</i>	Grassy mat sedge, unexpected sedge	Threatened-Nationally Vulnerable
<i>Carmichaelia corrugata</i>	Dwarf broom	Threatened-Nationally Vulnerable
<i>Carmichaelia kirkii</i>	Climbing broom	Threatened-Nationally Vulnerable
<i>Coprosma obconica</i>		Threatened-Nationally Vulnerable
<i>Geranium retrorsum</i>	Turnip-rooted geranium	Threatened-Nationally Vulnerable
<i>Kunzea robusta</i>	Kānuka, rawirinui	Threatened-Nationally Vulnerable ¹
<i>Kunzea serotina</i>	Kānuka, makahikatoa	Threatened-Nationally Vulnerable ¹
<i>Meliccytus flexuosus</i>		Threatened-Nationally Vulnerable

<i>Metrosideros diffusa</i>	Climbing rātā	Threatened-Nationally Vulnerable ¹
<i>Muehlenbeckia ephedroides</i>	Leafless pōhuehue	Threatened-Nationally Vulnerable
<i>Olearia fimbriata</i>		Threatened-Nationally Vulnerable
<i>Ranunculus ternatifolius</i>		Threatened-Nationally Vulnerable
<i>Raoulia monroi</i>	Fan-leaved mat daisy	Threatened-Nationally Vulnerable
<i>Solanum aviculare</i> subsp. <i>aviculare</i>	Poroporo	Threatened-Nationally Vulnerable
<i>Sonchus novae-zelandiae</i>	Kirkianella	Threatened-Nationally Vulnerable
<i>Acaena buchananii</i>	Bidibidi, pipiri	At Risk-Declining
<i>Aciphylla subflabellata</i>	Grassland speargrass, grassland spaniard, kurikuri	At Risk-Declining
<i>Alepis flavida</i>	Yellow mistletoe, pirita	At Risk-Declining
<i>Carex buchananii</i>	Cutty grass, matirewa	At Risk-Declining
<i>Carex litorosa</i>	Salt sedge	At Risk-Declining
<i>Carex tenuiculmis</i>		At Risk-Declining
<i>Carmichaelia monroi</i>	Stout dwarf broom	At Risk-Declining
<i>Coprosma brunnea</i> / <i>Coprosma acerosa</i>		At Risk-Declining
<i>Coprosma intertexta</i>		At Risk-Declining
<i>Coprosma pedicellata</i>		At Risk-Declining
<i>Coprosma virescens</i>	Mikimiki	At Risk-Declining
<i>Coprosma wallii</i>	Bloodwood	At Risk-Declining
<i>Daucus glochidiatus</i>	Dwarf carrot	At Risk-Declining
<i>Discaria toumatou</i>	Matagouri, tūmatakuru	At Risk-Declining
<i>Eleocharis neozelandica</i>	Sand spike sedge	At Risk-Declining
<i>Ficinia spiralis</i>	Pīngao, pīkao, golden sand sedge	At Risk-Declining
<i>Geranium solanderi</i>	Native geranium	At Risk-Declining
<i>Hypericum involutum</i>	Grassland hypericum	At Risk-Declining
<i>Juncus caespiticius</i>		At Risk-Declining

<i>Korthalsella clavata</i>	Dwarf mistletoe	At Risk-Declining
<i>Leptinella serrulata</i>	Dryland button daisy	At Risk-Declining
<i>Leptospermum scoparium</i>	Mānuka, tea tree	At Risk-Declining ¹
<i>Leucopogon nanum</i>		At Risk-Declining
<i>Linum monogynum</i>	NZ linen flax	At Risk-Declining
<i>Mentha cunninghamii</i>	NZ mint	At Risk-Declining
<i>Olearia lineata</i>	Narrow-leaved tree daisy	At Risk-Declining
<i>Poa billardierei</i>	Sand tussock, hinarepe	At Risk-Declining
<i>Raoulia australis</i>	Common mat daisy	At Risk-Declining
<i>Rytidosperma exiguum</i>	Danthonia, bristle grass	At Risk-Declining
<i>Rytidosperma merum</i>	Danthonia, bristle grass	At Risk-Declining
<i>Tupeia antarctica</i>	White mistletoe, pirita, tupia	At Risk-Declining
<i>Urtica perconfusa</i>	Swamp nettle	At Risk-Declining
<i>Zoysia minima</i>	Native twitch	At Risk-Declining
<i>Xanthoparmelia semiviridis</i>	Resurrection lichen	At Risk-Declining
<i>Centipeda aotearoana</i>	New Zealand sneezewort	At Risk-Naturally Uncommon
<i>Chenopodium allanii</i>		At Risk-Naturally Uncommon
<i>Hymenophyllum cupressiforme</i>	Filmy fern	At Risk-Naturally Uncommon
<i>Juncus distegus</i>	Wīwī	At Risk-Naturally Uncommon
<i>Pimelea pseudolyallii</i>	Pimelea	At Risk-Naturally Uncommon
<i>Pseudopanax ferox</i>	Fierce lancewood	At Risk-Naturally Uncommon
<i>Thyridia repens</i>	Native musk	At Risk-Naturally Uncommon
<u>Mosses</u>		
<u><i>Ceratodon purpureus</i></u>		<u>Threatened – Nationally Critical</u>
<u><i>Tortula viridipila</i></u>		<u>Threatened – Nationally Endangered</u>
<u><i>Bryum pallescens</i></u>		<u>At Risk – Naturally Uncommon</u>
<u>Liverworts</u>		
<u><i>Ricciocarpos natans</i></u>		<u>At Risk - Declining</u>

<u><i>Chiloscyphus erosus</i></u>		<u>At Risk – Naturally Uncommon</u>
<u>Lichens</u>		
<u><i>Cladia inflata</i></u>		<u>At Risk – Declining</u>
<u><i>Xanthoparmelia semiviridis</i></u>		<u>At Risk – Declining</u>
<u><i>Badimiella pteridophila</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Menegazzia aeneofusca</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Menegazzia globulifera</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Parmeliella gymnocheila</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Podostictina ardesiaca</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Pseudocyphellaria gretae</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Pseudocyphellaria intricata</i></u>		<u>At Risk – Naturally Uncommon</u>
<u><i>Pseudocyphellaria lividofusca</i></u>		<u>At Risk – Naturally Uncommon</u> ¹⁴²
All species of Myrtaceae in New Zealand, including kānuka (<i>Kunzea robusta</i> and <i>K. serotina</i>), mānuka (<i>Leptospermum scoparium</i>), and rātā (<i>Metrosideros</i> spp.), have been classified as Threatened or At Risk nationally due to the potential threat posed by myrtle rust (<i>Austropuccinia psidii</i>). However, this fungus has not yet been recorded in the wild in Canterbury, and kānuka, mānuka and rātā are still relatively common and widespread in the Canterbury Region.		
Advisory Note <ul style="list-style-type: none"> The New Zealand Plant Conservation Network https://www.nzpcn.org.nz/flora/ provides photos and details about these species. 		

Table ECO-3: Indigenous plant species that reach their national or regional distribution limits in the District (naturally occurring species only)

Scientific Name	Common Name	Distribution limit
<i>Astelia grandis</i>	Swamp astelia	Southern regional limit
<i>Cardamine cubita</i>	Bittercress	Only known from the Lees Valley

¹⁴² Environment Canterbury [316.109]

<i>Carex dipsacea</i>	Teasel sedge	Eastern distribution limit
<i>Gratiola sexdentata</i>	Gratiola	Possible northern regional limit
<i>Hebe leiophylla</i> / <i>Veronica leiophylla</i>		Southern national limit
<i>Leucogenes grandiceps</i>	South Island eidelweiss	Possible eastern national limit
<i>Pomaderris amoena</i>	Pomaderris	Southern national limit
Advisory Note <ul style="list-style-type: none"> The New Zealand Plant Conservation Network https://www.nzpcn.org.nz/flora/ provides photos and details about these species. 		

Appendices

ECO-APP1 - Criteria for determining significant indigenous vegetation and significant habitat of indigenous fauna

Representativeness	<ul style="list-style-type: none"> Indigenous vegetation or habitat of indigenous fauna that is representative, typical or characteristic of the natural diversity of the relevant ecological district. This can include degraded examples where they are some of the best remaining examples of their type, or represent all that remains of indigenous biodiversity in some areas. Indigenous vegetation or habitat of indigenous fauna that is a relatively large example of its type within the relevant ecological district.
Rarity/Distinctiveness	<ul style="list-style-type: none"> Indigenous vegetation or habitat of indigenous fauna that has been reduced to less than 20% of its former extent in the region, or relevant land environment, ecological district, or freshwater environment. Indigenous vegetation or habitat of indigenous fauna that supports an indigenous species that is threatened, at risk, or uncommon, nationally or within the relevant ecological district. The site contains indigenous vegetation or an indigenous species at its distribution limit within the Canterbury Region or nationally. Indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, occurs within an originally rare ecosystem, or has developed as a result of an unusual environmental factor or combinations of factors.
Diversity and Pattern	<ul style="list-style-type: none"> Indigenous vegetation or habitat of indigenous fauna that contains a high diversity of indigenous ecosystem or habitat types, indigenous taxa, or has changes in species composition reflecting the existence of diverse natural features or ecological gradients.

Ecological Context	<ul style="list-style-type: none"> • Vegetation or habitat of indigenous fauna that provides or contributes to an important ecological linkage or network, or provides an important buffering function. • A wetland which plays an important hydrological, biological or ecological role in the natural functioning of a river or coastal system. • Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently.
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ECO-APP2 - Principles for biodiversity offsetting

Adherence to mitigation hierarchy	A biodiversity offset is a commitment to redress more than minor residual adverse impacts. It should only be contemplated after steps to avoid, remedy and mitigate adverse effects have been demonstrated to have been sequentially exhausted and thus applies only to residual indigenous biodiversity impacts.
Limits to offsetting	<p>Many biodiversity values cannot be offset and if they are adversely affected then they will be permanently lost. These situations include where:</p> <ol style="list-style-type: none"> a. residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected; b. there are no technically feasible or socially acceptable options by which to secure gains within acceptable timeframes; and c. effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse. <p>In these situations, an offset would be inappropriate. This principle reflects a standard of acceptability for offsetting and a proposed offset must provide an assessment of these limits that supports its success.</p>
No net loss and preferably a net gain	The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation.
Additionality	A biodiversity offset must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, including that gains are additional to any remediation and mitigation undertaken in relation to the adverse effects of the activity. Offset design and implementation

	must avoid displacing activities harmful to indigenous biodiversity to other locations.
Like-for-like	The ecological values being gained at the offset site are the same as those being lost at the impact site across types of indigenous biodiversity, amount of indigenous biodiversity (including condition), over time and spatial context.
Landscape context	Biodiversity offset actions must be undertaken where this will result in the best ecological outcome, preferably close to the location of development or within the same ecological district, and must consider the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.
Long-term outcomes	The biodiversity offset must be managed to secure outcomes of the activity that last as least as long as the impacts, and preferably in perpetuity.
Time lags	The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the offset site must be minimised so that gains are achieved within the consent period.
Trading up	When trading up forms part of an offset, the proposal must demonstrate that the indigenous biodiversity values gained are demonstrably of higher value than those lost, and the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.
Offsets in advance	A biodiversity offset developed in advance of an application for resource consent must provide a clear link between the offset and the future effect. That is, the offset can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.
Proposing a biodiversity offset	A proposed biodiversity offset must include a specific biodiversity offset management plan.
Science and matauranga Māori	The design and implementation of a biodiversity offset must be a documented process informed by science, including an appropriate consideration of matauranga Māori.
Stakeholder participation	Opportunity for the effective participation of stakeholders should be demonstrated when planning for biodiversity offsets, including their evaluation, selection, design, implementation and monitoring. Stakeholders are best engaged early in the offset consideration process.
Transparency	The design and implementation of a biodiversity offset and communication of its results to the public should be undertaken in a transparent and timely manner. This includes transparency

	of the loss and gain calculation and the data that informs a biodiversity offset.
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ECO-APP3 - Principles for biodiversity compensation

These principles apply to the use of biodiversity compensation for adverse effects on indigenous biodiversity:

(1) **Adherence to effects management hierarchy:** Biodiversity compensation is a commitment to redress more than minor residual adverse effects, and should be contemplated only after steps to avoid, minimise, remedy, and offset adverse effects are demonstrated to have been sequentially exhausted.

(2) **When biodiversity compensation is not appropriate:** Biodiversity compensation is not appropriate where indigenous biodiversity values are not able to be compensated for. Examples of biodiversity compensation not being appropriate include where: (a) the indigenous biodiversity affected is irreplaceable or vulnerable;

(b) effects on indigenous biodiversity are uncertain, unknown, or little understood, but potential effects are significantly adverse or irreversible;

(c) there are no technically feasible options by which to secure a proposed net gain within acceptable timeframes.

(3) **Scale of biodiversity compensation:** The indigenous biodiversity values lost through the activity to which the biodiversity compensation applies are addressed by positive effects to indigenous biodiversity (including when indigenous species depend on introduced species for their persistence), that outweigh the adverse effects.

(4) **Additionality:** Biodiversity compensation achieves gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the compensation, such as gains that are additional to any minimisation and remediation or offsetting undertaken in relation to the adverse effects of the activity.

(5) **Leakage:** Biodiversity compensation design and implementation avoids displacing harm to other indigenous biodiversity in the same or any other location.

(6) **Long-term outcomes:** Biodiversity compensation is managed to secure outcomes of the activity that last as least as long as the impacts, and preferably in perpetuity. Consideration must be given to long-term issues around funding, location, management, and monitoring.

(7) **Landscape context:** Biodiversity compensation is undertaken where this will result in the best ecological outcome, preferably close to the impact site or within the same ecological district. The action considers the landscape context of both the impact site and the compensation site, taking into account interactions between species, habitats and ecosystems, spatial connections, and ecosystem function.

(8) **Time lags:** The delay between loss of, or effects on, indigenous biodiversity values at the impact site and the gain or maturity of indigenous biodiversity at the compensation site is

minimised so that the calculated gains are achieved within the consent period or, as appropriate, a longer period (but not more than 35 years).

(9) **Trading up:** When trading up forms part of biodiversity compensation, the proposal demonstrates that the indigenous biodiversity gains are demonstrably greater or higher than those lost. The proposal also shows the values lost are not to Threatened or At Risk (declining) species or to species considered vulnerable or irreplaceable.

(10) **Financial contributions:** A financial contribution is only considered if: (a) there is no effective option available for delivering biodiversity gains on the ground; and

(b) it directly funds an intended biodiversity gain or benefit that complies with the rest of these principles.

(11) **Science and mātauranga Māori:** The design and implementation of biodiversity compensation is a documented process informed by science, and mātauranga Māori.

(12) **Tangata whenua and stakeholder participation:** Opportunity for the effective and early participation of tangata whenua and stakeholders is demonstrated when planning for biodiversity compensation, including its evaluation, selection, design, implementation, and monitoring.

(13) **Transparency:** The design and implementation of biodiversity compensation, and communication of its results to the public, is undertaken in a transparent and timely manner.¹⁴³

ECO-APP3 – Biodiversity Management Plan (BMP) contents

- a. BMP assessors' details and qualifications and details about the timing of the initial and subsequent evaluations;
- b. site details including area, topography, ecological district and habitat description, habitat modification, fence conditions;
- c. biodiversity values including ecosystem type, composition, presence of rare/threatened species/habitats, condition;
- d. threats to biodiversity values such as presence of pests/weeds, edge effects from adjacent activities, erosion, fire risk, climate change risks;
- e. recommended management, conservation and restoration actions with associated timeframes;
- f. monitoring and reporting conditions; and
- g. review clause.¹⁴⁴

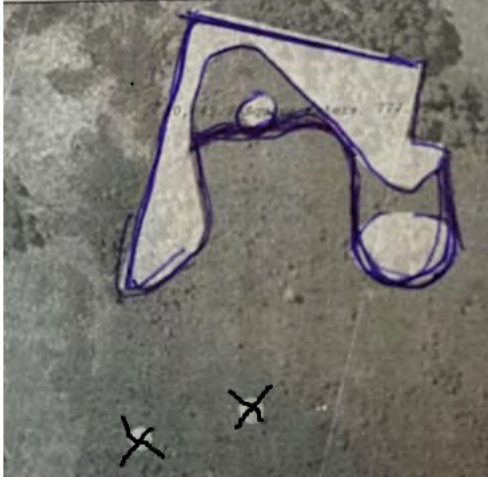
Related planning map amendments

¹⁴³ Forest and Bird [192.2] and Department of Conservation [419.14]

¹⁴⁴ Environment Canterbury [316.105]

Delete 'Geographic Areas (Ecological)' overlay.

Amend the portion of SNA048 located on 670 Island Road by removing the two southern circles, and merging the rest as shown below.



Amend the boundary of portion of SNA051 located on 117 Mounseys Road, View Hill as shown below.



Related definition amendments

<u>BIODIVERSITY COMPENSATION</u>	<u>means a conservation outcome that meets the requirements in ECO-APP3 and results from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.</u> ¹⁴⁵
BIODIVERSITY OFFSET	means a measurable conservation outcome <u>that meets the requirements resulting from actions that comply with the principles</u> in ECO-APP2 and <u>results from actions that are intended designed to:</u> <ol style="list-style-type: none"> <u>compensate redress any for</u> more than minor residual adverse <u>biodiversity effects on indigenous biodiversity arising from subdivision, use or development</u> after <u>all</u> appropriate avoidance, <u>minimisation, and</u> remediation <u>and mitigation</u> measures have been sequentially applied; and achieve a <u>net gain in type, amount, and condition of no net loss of and preferably a net gain to,</u> indigenous biodiversity <u>compared to that lost values.</u>¹⁴⁶
<u>ECOLOGICAL ECOSYSTEM</u> ¹⁴⁷ SERVICES	the benefits people obtain from ecosystems that support us by providing services on which our health, livelihoods, and well-being depend, <u>i.e. e.g.</u> ¹⁴⁸ , water purification and regulation; provision of food, medicine, <u>fiber-fibre</u> ¹⁴⁹ , and energy; and places for physical, cultural, spiritual and recreation.
<u>EDGE EFFECTS</u> ¹⁵⁰	<u>means effects on ecosystems caused by adjacent or surrounding land uses.</u> ¹⁵¹
INDIGENOUS BIODIVERSITY	means all plants, <u>fungi</u> ¹⁵² and animals that occur naturally in New Zealand and have evolved without any assistance from humans and includes the variability among these organisms and the ecological complexes of which they are part. It includes diversity within species, between species, and of ecosystems, and includes their related indigenous biodiversity values.
INDIGENOUS BIODIVERSITY OFFSET	means a measurable conservation outcome resulting from actions designed to compensate for residual adverse biodiversity effects arising from development after all appropriate avoidance, remediation and mitigation measures have been taken. The goal of a biodiversity offset is to achieve no net loss. ¹⁵³

¹⁴⁵ Forest and Bird [192.2] and Department of Conservation [419.14].¹⁴⁶ Forest and Bird [192.2].¹⁴⁷ Department of Conservation [419.10].¹⁴⁸ Judith Roper-Lindsay [120.1].¹⁴⁹ RMA Schedule 1 Clause 16(2)¹⁵⁰ Forest and Bird [192.7].¹⁵¹ Forest and Bird [192.7].¹⁵² Department of Conservation [419.16].¹⁵³ Department of Conservation [419.15], Fulton Hogan [41.6], and Forest and Bird [192.15].

INDIGENOUS VEGETATION CLEARANCE	means the felling, clearing, <u>removal</u> , ¹⁵⁴ damage or disturbance of indigenous vegetation by <u>activities including</u> ¹⁵⁵ cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, <u>over sowing, trampling</u> ¹⁵⁶ or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation.
MAPPED SNA	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna shown on the planning map and listed in ECO-SCHED1 that meets one or more of the ecological significance criteria listed in ECO-APP1. ¹⁵⁷
NATURAL SYSTEMS	means the interaction of the ecosystem, natural resources and physical processes within the natural environment, where there is an exchange of matter, energy or information. ¹⁵⁸
NO NET LOSS	in relation to indigenous biodiversity, means no reasonably measurable overall reduction in: a. the diversity of indigenous species or recognised taxonomic units; and b. indigenous species' population sizes (taking into account natural fluctuations) and long term viability; and c. the natural range inhabited by indigenous species; and d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems. ¹⁵⁹
SIGNIFICANT NATURAL AREA (SNA) ¹⁶⁰	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna <u>listed in ECO-SCHED1 and shown on the planning map, or any other area of significant indigenous vegetation and or significant habitat of indigenous fauna</u> ¹⁶¹ that meets one or more of the ecological significance criteria listed in ECO-APP1. A SNA can be either a mapped SNA or unmapped SNA. Refer to the individual definitions for these terms. ¹⁶²
UNMAPPED SNA	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna listed in ECO-SCHED2 that occupies at least the specified minimum contiguous area, and is not a mapped SNA shown on the planning map and listed in ECO-SCHED1. ¹⁶³

¹⁵⁴ Forest and Bird [192.18] and Fulton Hogan [41.7].¹⁵⁵ Fulton Hogan [41.7].¹⁵⁶ Department of Conservation [419.17].¹⁵⁷ Federated Farmers [414.19] and Department of Conservation [419.92].¹⁵⁸ Forest and Bird [192.22].¹⁵⁹ Forest and Bird [192.23].¹⁶⁰ Department of Conservation [419.26].¹⁶¹ Federated Farmers [414.19] and Department of Conservation [419.92].¹⁶² Federated Farmers [414.19] and Department of Conservation [419.92].¹⁶³ Federated Farmers [414.20] and MainPower [249.41].

APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit

In order to encourage the legal protection, physical protection and restoration of SNAs ~~listed in ECO-SCHED1~~¹, the District Council shall consider providing the following development rights if the relevant standards outlined below are met:

- **Bonus allotment** - means a new allotment of between 1ha to 2ha, created as a result of subdivision that provides protection and restoration of a SNA ~~listed in ECO-SCHED1~~² located on the balance site. Refer to Figure APP2-1 below. A bonus allotment can have one residential unit as a permitted activity.
- **Bonus residential unit** - means an additional residential unit on a site that already has one residential unit where protection and restoration of a SNA ~~listed in ECO-SCHED1~~³ which is located on the same site has been provided. Refer to Figure APP2-2 below.

Figure APP2-1: Creation of a bonus allotment

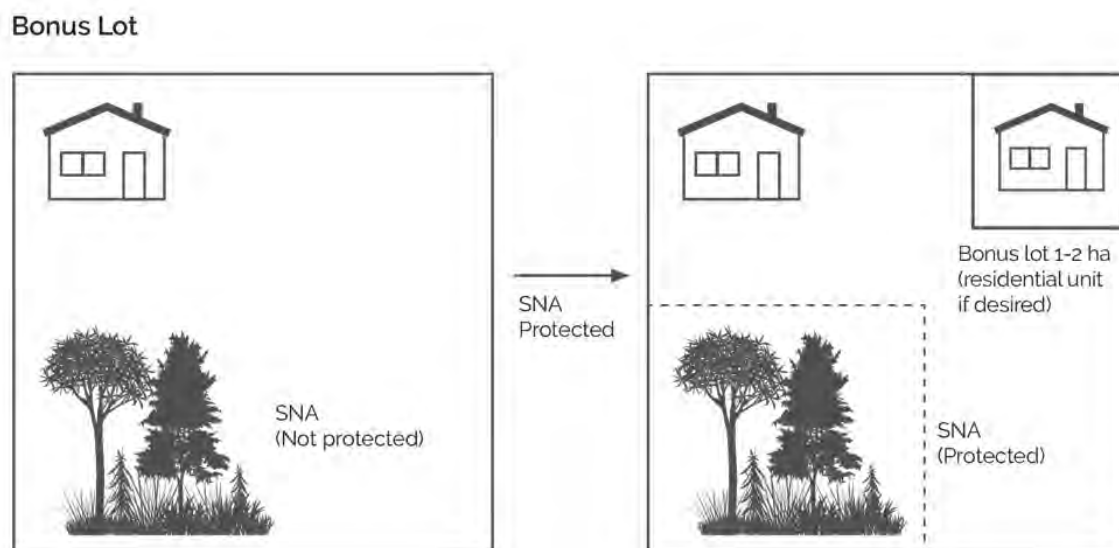


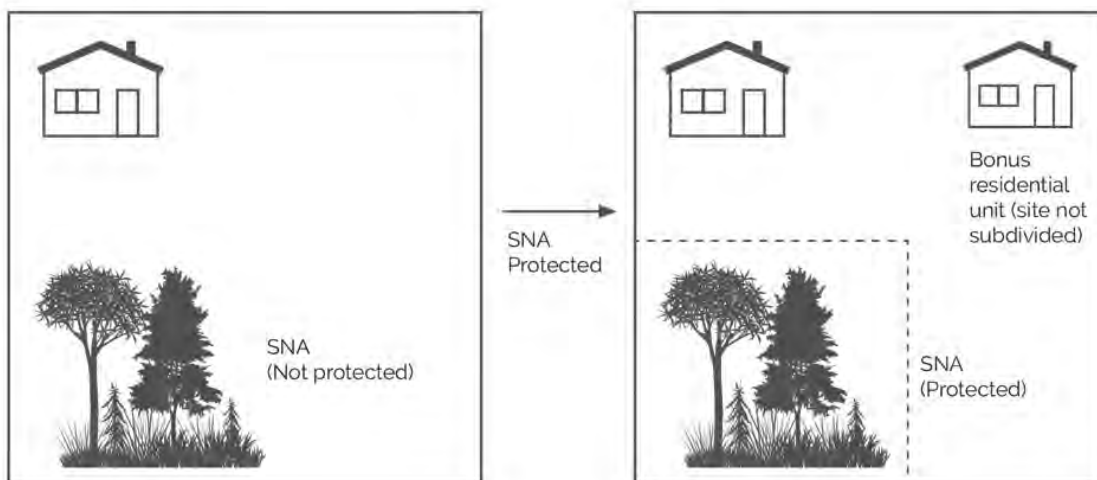
Figure APP2-2: Establishment of bonus residential unit

¹ DoC [419.75] and Forest and Bird [192.44]

² DoC [419.75] and Forest and Bird [192.44]

³ DoC [419.75] and Forest and Bird [192.44]

Bonus Residential Unit



Where the following standards are met, a bonus allotment may be created or a bonus residential unit may be established:

1. SNA eligibility

- The SNA shall be listed in ECO-SCHED1, or shall be determined by a suitably qualified ecologist to meet one or more of the SNA criterion listed in ECO-APP1 and a peer review by an ecologist commissioned by Council confirms this⁴
- The minimum applicable SNA size requirements and buffer requirements in Table APP2-1 shall be met.

2. Legal protection in perpetuity

The SNA and buffer area shall be subject to legal protection in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan. For the avoidance of doubt, this shall include any SNA that is already legally protected in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan.

3. Management Plan

Any application shall include a Management Plan that is prepared by a suitably qualified and experienced ecologist in the protection and restoration of New Zealand biodiversity, which includes all of the following matters:

Ecological report	outlining the ecological values of the SNA that meet one or more of the criterion listed in ECO-APP1. This can either be via a report provided by the District Council if an existing report is available or, if the District Council does not have such a report, the landowner shall commission one from a suitably qualified and experienced ecologist. The report must have been prepared a maximum of three months prior to the date of the application.
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⁴ DoC [419.75] and Forest and Bird [192.44]

Site plan	showing to scale the location and size of proposed bonus allotment or location of proposed bonus residential unit, SNA to be protected, any other SNAs, or any other areas 0.25ha or greater of indigenous vegetation, any wetlands or water bodies, and existing structures.
Legal protection in perpetuity	outline of legal protection proposed to ensure the SNA and buffer area will remain protected in perpetuity including enforcement and penalty provisions and the requirement to implement the Management Plan.
Buffer	the establishment of a buffer as required by Table APP2-1: <ol style="list-style-type: none"> 1. where restoration planting is required by Table APP2-1, an outline of the type, location and ecological district of the plants to be planted and how the plantings will be maintained to ensure a 90% survival rate. 2. where natural regeneration facilitation is required by Table APP2-1, an outline of the scrapping⁵ methodology, how the regenerating plants will be maintained to ensure a 90% survival rate. 3. an outline of potential adverse effects on the buffer area from activities, including but not limited to indigenous vegetation clearance, chemical spraying, nutrient spraying, drainage, irrigation, livestock, earthworks, or planting, and how these adverse effects will be avoided, remedied or mitigated through preliminary and/or ongoing measures.
Pest management	the management of both animal pests and plants pests that are likely to threaten the SNA long term through: <ol style="list-style-type: none"> 1. preliminary animal pest and plant pest management activities. 2. on-going animal pest and plant pest management activities at a minimum frequency of annually for the first three years then at a minimum frequency of every three years for the following 12 years (thus an overall total of 15 years).
Monitoring	ongoing annual monitoring programme by landowner or any other party via the use of photo prints for a period of 15 years. These photo prints, along with an outline of whether any plants have been lost, and any relevant on-going pest management response proposed, shall be submitted to Council annually.
4. Implementation of Management Plan	
<p>Prior to the issue of Section 224(c) certificate in the case of a bonus allotment, or prior to the issue of land use consent in the case of a bonus residential unit, the following parts of the Management Plan must be implemented, and signed off to be satisfactory by a suitably qualified and experienced ecologist:</p> <ol style="list-style-type: none"> 1. legal protection in perpetuity shall be in place; 2. buffer requirements: <ol style="list-style-type: none"> a. any restoration planting must have been completed a minimum of two years ago resulting in at least 90% of restoration plants deemed to be established; and/or b. any natural regeneration facilitation must have been completed a minimum of two years ago resulting in 90% of regeneration plants deemed to be established; and 	

⁵ DoC [419.152]

<p>c. any preliminary avoidance, remedying or mitigation of any identified potential adverse effects on the buffer area have been completed as proposed, and any on-going measures are planned; and</p> <p>3. preliminary pest management and plant pest management activities completed.</p>
<p>5. Limitations and exclusions</p>
<p>1. A bonus allotment or bonus residential unit cannot be established where the SNA is on land that has been sold subject to Overseas Investment Office jurisdiction.</p> <p>2. There shall be a limit of one bonus allotment per balance allotment regardless of the number of SNAs located on the site. There shall be a limit of one bonus residential unit per site, regardless of the number of SNAs located on the site.</p> <p>3. For SNAs covering multiple sites under different ownership, each site(s) under each separate ownership is eligible for a bonus allotment or bonus residential unit provided the requirements of these standards are met.</p> <p>4. There shall only be a bonus allotment or bonus residential unit per site, not both.</p> <p>5. The SNA, or part of the SNA, to be protected as part of the proposed bonus allotment or bonus residential unit, shall not have already been used to support a bonus allotment or bonus residential unit.</p> <p>6. Any bonus residential unit and associated structures shall be setback a minimum of 20m from the buffer area and no buildings shall be established within the buffer area.</p> <p>7. A bonus allotment can include the buffer area, or part of the buffer area, provided this buffer area is not built on.</p>

Table APP2-1 - Ecosystem size and buffer requirements for bonus allotment and bonus residential unit eligibility*

****Where restoration of the subject SNA was required by the District Council as a condition of an existing resource consent or development contribution the buffer width shall be double that specified in this table.***

***** An additional bonus allotment or bonus residential unit may be considered where the mapped SNA area to be protected and restored is at least twice the minimum area required by Appendix APP2, if the protection and restoration would provide significant additional long-term benefits to the mapped SNA; or support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site; as set out in ECO-P3.***⁶

Ecosystem type & size	Buffer requirements*	Development right**
Wetland 0.5ha – 0.99ha	A minimum buffer width of 20m around the perimeter of the SNA on the site that is either planted with indigenous vegetation that is endemic to the ecological district, or comprises existing vegetation that is naturally regenerating, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit
Wetland 1ha +	A minimum buffer width of 15m around the perimeter of the SNA on the site that is either	1 bonus allotment or

⁶ Forest and Bird [192.44]

	planted with indigenous vegetation that is endemic to the ecological district, or comprises existing vegetation that is naturally regenerating, as recommended by a suitably qualified and experienced ecologist.	1 bonus residential unit
Kānuka dryland vegetation or any other dryland site 0.5ha - 0.99ha with a minimum width of 20m	A minimum buffer width of 20m around the perimeter of the SNA on the site that is: 1. In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or⁷ 2. <u>Where</u> natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit
Kānuka dryland vegetation or any other dryland site 1ha +	A minimum buffer width of 15m around the perimeter of the SNA on the site that is: 1. In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or⁸ 2. <u>Where</u> natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit
Any other SNA listed in ECO-SCHED1 that is not covered above 2ha +	A minimum buffer width of 10m and an average buffer width of 20m around the perimeter of the SNA on the site that is planted in indigenous vegetation that is endemic to the ecological district, as recommended by a suitably qualified and experienced ecologist.	1 bonus allotment or 1 bonus residential unit

Advisory Notes

1. It is advised that applicants undertake a pre-application meeting with the District Council before lodging any application for a bonus allotment or bonus residential unit.
2. ~~A new SNA may be added to ECO-SCHED1 by RMA process provided there is a supporting ecological report prepared by a suitably qualified and experienced ecologist that assesses it to meet one or more of the criterion listed in ECO-APP1. Please discuss this further with the District Council.~~ New SNAs that are not listed in ECO-SCHED1 but

⁷ DoC [419.152]

⁸ DoC [419.152]

earn a bonus allotment or bonus residential unit will be listed in ECO-SCHED1 by Council
via a Schedule 1 process at an appropriate time.⁹

⁹ DoC [419.75] and Forest and Bird [192.44]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 25

Hearing Stream 8 Part 3: District-wide matters – SUB – Subdivision

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 8** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 25 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the SUB – Subdivision Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives SUB-O1, SUB-O2 and SUB-O3
 - Policies SUB-P1 to SUB-P10
 - Rules SUB-R1 to SUB-R9
 - Standards SUB-S1 to SUB-S18
 - Advice Note SUB-AN1 and SUB-AN2
 - Matters of Control and Discretion SUB-MCD1 – SUB-MCD13
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 – 13** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 14** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to SUB – Subdivision chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council’s website.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report authors’ recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were many submissions received on the Subdivision Chapter, which are outlined in the two section 42A reports.

Key issues

12. We have generally grouped the issues in line with the two s42A reports. We note that we, and no doubt submitters, found it to problematic to navigate between two s42A reports on subdivision, split between “rural” and “urban”, given the relationship between the two and the general application of many of the provisions between these two environments. Accordingly, our recommendation report considers submission points comprehensively, rather than distinguishing between what is the two s42A reports. Readers of our recommendation report will need to consider both sets of s42A reports, preliminary responses to questions and reply reports.
13. The issues in contention on this chapter addressed in this report are:
 - (a) Subdivision General
 - i. Surplus Farm Houses
 - ii. Treatment of subdivision applications lodged prior to PDP notification
 - iii. McAlpines Ltd sawmill
 - (b) SUB-P1, New Rules relating to subdivision close to Heavy Industry in Rural Zones and Major Electricity Distribution Lines, and SUB-MCD10.
 - (c) SUB-P2, SUB-P5, SUB-R2, SUB-S1 and the new policy and rule relating to subdivision around approved development
 - (d) SUB-P6 and SUB-S3
 - (e) SUB-R1 – boundary adjustments
 - (f) SUB-R4
 - (g) SUB-S1 – changes to zoning in Oxford
 - (h) SUB-S2
 - (i) SUB-S16 – public drains
 - (j) SUB-MCD6 / GA-AN5

3. Subdivision – General

Overview

14. The Panel's recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below:

Provisions	Panel recommendations
NOISE-R1 NOISE-R21 Planning Maps	Rename the Timber Processing Noise Contour as the HIZ Processing Noise Contour. Insert the Timber Processing Noise Overlay and apply it to the land adjacent to the McAlpine's sawmill.

Amendments and reasons

15. The submissions we consider here are those seeking amendments which were general to the Chapter. In summary, these were seeking:
- (a) that subdivision applications lodged prior to the notification of the PDP be processed under the ODP¹, or that the proposed rural subdivision provisions be deleted and a new rule be inserted to enable subdivision applications lodged prior to PDP notification for 4ha lots or more be a controlled activity².
 - (b) to allow for farm houses that are surplus to requirements to be surveyed off from the main property and sold³
 - (c) that the subdivision standards recognise and protect the sawmill (McAlpines) from potential reverse sensitivity effects from the subdivision of rural land.
16. We have addressed these separately below.

Treatment of Subdivision Applications lodged prior to PDP notification

17. This matter related to a number of subdivision applications that had been lodged prior to the PDP being notified seeking subdivision less than 20ha in size. Those applications became immediately subject to SUB-R10, which the Council had applied successfully to the Environment Court to have immediate legal effect upon notification. The submitters sought a 'sunset' clause or bespoke rule that would allow such applications to proceed as a controlled activity, rather than as a non-complying activity under SUB-R10 as notified. We heard from John Waller and Julie and Paul Wyatt who expressed their concerns about the PDP provisions and that their subdivision applications had yet to be fully processed. We also heard from Mr Buckley, the s42A report author for Rural Subdivision, and Mrs Harris, the Council's Planning Manager of the Plan Implementation Unit. Mrs Harris's verbal and written responses to our questions were very helpful for us to understand the background and context to the submissions. We did not receive any evidence from Survus in support of their submission.

¹ Paul Martin and Julie Ann Wyatt [196.1]

² Survus Consultants [205.4], John Waller [89]

³ Barbara Giles [18.1]

18. Having considered all the evidence, we agree with the s42A report author's recommendation that the submissions be rejected. In doing so, we sympathise with the submitters and those who had applications in the system when the PDP was notified.
19. In saying this, we also understand that those who did not have their applications considered after notification chose to put their applications on hold. We have been advised that those applications could still have been processed after the PDP was notified, had the applicants decided to progress with them. From the evidence presented, it would seem that while the activity status would have been at a higher bar it would also seem that less weight would have been given to proposed rule SUB-R10, and its supporting objectives and policies. However, overall, given the matters the objectives, policies and rules are seeking to address, we find that recommending acceptance of the relief sought would be inconsistent with achieving the objectives of the PDP. We therefore recommend that these submissions be rejected.

Surplus Farm Houses

20. We generally agreed with the s42A report author's reason why he recommended rejecting this submission point, in particular, potential reverse sensitivity effects along with effects on vehicle access and character and amenity values. However, we had concerns that there may be legitimate reasons that it may be appropriate to subdivide surplus dwellings, for example where the dwelling would be left unutilised or derelict, and result in adverse amenity and character effects. To that end, we consider that the default activity status from controlled to non-complying and the associated Policy GRUZ-P2 are unduly onerous. However, there was not sufficient scope or evidence to support such an amendment to the activity status, and any such amendment would need to occur through a separate plan change process. We therefore recommend that this submission be rejected.

McAlpines

21. This submitter's submission points were considered through Hearing Stream 5, in respect to the NOISE Chapter and in our recommendation report 13. In that recommendation report, we recommend that the submissions be accepted in part and the NOISE chapter and planning maps be amended to ensure that the McAlpines facility is not adversely affected by reverse sensitivity effects from noise sensitive activities. As such, while we do not recommend any changes to the subdivision rules, we do not agree with Mr Buckley's recommendation to reject these submission points, for the reasons we have expressed in Report 13. We recommend that this submission be accepted in part.

4. SUB-P1, New Rule relating to subdivision close to Heavy Industry in Rural Zones and Major Electricity Distribution Lines, SUB-MCD10 – Reverse Sensitivity and MCD-11 Effects on or from the National Grid

Overview

22. The Panel's recommended amendments to SUB-P1 and SUB-MCD10 as consequential amendments, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
SUB-P1	Amend clause 2 to delete "on infrastructure" Amend clause 3 to delete "is managed in a way" as recommended by the s42A report author and restructure the clause
New SUB-R6A	Amend clause 1c to refer to a "building square for a building or structure" to be consistent with the National Grid rule.
SUB-MCD10	Amend the end of clause 1 to include "infrastructure and heavy industrial zones" Amend recommended clause 2 to include "on existing activities and infrastructure"
SUB-MCD11	Amend to also include reference to Major Electricity Distribution Lines and MainPower New Zealand Limited

Amendments and reasons

23. The submissions we consider here are those relating to how reverse sensitivity effects as a result of subdivision are addressed through the SUB Chapter. These include:
- those from Fulton Hogan, Daiken New Zealand Ltd and NZPork⁴ to amend clause 2 of new SUB-P1 to replace minimise with avoid and delete "on infrastructure" and to add a clause to address reverse sensitivity effects on primary production;
 - those from Transpower, Kāinga Ora and Concept Services⁵ to amend clause 3 of SUB-P1 relating to the National Grid
 - the submission of Daiken NZ Ltd⁶ which seeks a new rule to make subdivision close to Heavy Industry in the rural zones a restricted discretionary activity.
 - the submission from MainPower⁷ that sought a new rule to protect the major electricity distribution lines from reverse sensitivity effects.
 - the submission from Waka Kotahi⁸ seeking a new clause to SUB-MCD10 to require the consideration of noise and vibration and minimisation of reverse sensitivity effects.
 - the submission from HortNZ⁹ that seeks that MCD10 is amended to include a new clause considering reverse sensitivity effects on land-based primary production activities on highly productive land and versatile soils; and

⁴ 41.31, 145.2 and 169.5

⁵ 195.94, 325.154 and 230.7

⁶ 145.22

⁷ 249.210

⁸ 275.38

⁹ 295.100

- (g) the submission from Kainga Ora¹⁰ to refer to “anticipated” built form in respect to relevant zones.
24. These submissions were addressed in both s42A reports. We note that we recommend the new SUB-R6A relating to major electricity distribution lines be included. However, we have recommended a minor amendment to clause 1c of the rule so that it refers to “a building square for a building or structure” so that it is consistent with the National Grid rule.
 25. The submissions in respect to clause 2 of SUB-P1 sought to expand its remit so it was not limited to reverse sensitivity effects on infrastructure. We questioned Mr Buckley on whether it was appropriate that it be limited to infrastructure, which he addressed through responses to preliminary questions and in his reply report. Mr Buckley’s view was that there was no need to address reverse sensitivity beyond infrastructure, as these would be considered under the appropriate zone policies, which he considered to be separate to the National Grid (and subsequently the Major Electricity Distribution Lines which he recommended be added to clause 3 as a consequential amendment to MainPower). In response to Daiken, he also stated in his s42A report that “SUB-P1 is intended to provide guidance on design and amenity for subdivisions and is not intended to control reverse sensitivity”. We note that he stepped back from this position in his response to our Preliminary Question on this matter, stating that he considers that reverse sensitivity effects are given effect to by way of SUB-R6.
 26. The submitters’ maintained their position that reverse sensitivity should be considered for all relevant activities, and not just infrastructure and the National Grid.
 27. Overall, we found ourselves confused by Mr Buckley’s responses to the submissions and our questions and generally preferred the submitters’ evidence.
 28. We could not understand his statement in his reply report that other infrastructure should be protected from reverse sensitivity, and that including (only) the Major Electricity Distribution Line achieves this. He did not address other infrastructure in his reply, such as roads and rail; however, in response to Waka Kotahi he did recommend that SUB-MCD10 be amended to include a new clause that would read, which we do agree with:

“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”.
 29. We could also not understand Mr Buckley’s logic that infrastructure should only be addressed through the policy. We considered the discussion in his s42A report that traversed how the Energy and Infrastructure Chapter contains a number of objectives and policies that deal with reverse sensitivity on infrastructure, and that the Zone Chapters did as well. We could not understand that if this was the case why there is any need for clause 2 (given that clause 3 deals with the National Grid and Major Electricity

¹⁰ 325.14

Distribution Lines which are addressed in the SUB chapter and subject to setbacks), or if so, why it was limited to just infrastructure.

30. We also considered SUB-MCD10 Reverse Sensitivity which reads:
'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.'
31. We also considered MCD11 – Effects on or of the National Grid (which we consequentially recommend be amended to also address the Major Electricity Distribution Lines later in this report).
32. As we see it, SUB-P1 is given effect to through SUB-R1 and SUB-R2 (which are controlled activities), SUB-R5, SUB-R6 and SUB-R7 (which are restricted discretionary activities). SUB-R1 relates to boundary adjustments, so is unlikely to be relevant to reverse sensitivity effects. However, all the other rules include SUB-MCD10 – Reverse Sensitivity, which we have set out above. MCD11 is a relevant consideration for SUB-R6, and the new Major Electricity Distribution Lines Rule recommended by Mr Buckley. Simply, we can see no policy direction that supports the inclusion of SUB-MCD10 as being relevant to SUB-R2, if SUB-P1 is simply limited to infrastructure, and more specifically the National Grid and Major Electricity Distribution Lines. However, if “on infrastructure” was removed from clause 2, it would provide that necessary policy direction.
33. As a consequential amendment, we recommend amending SUB-MCD10 to include specific reference to infrastructure, as it is currently limited to considering separating residential units from existing activities, including but not limited to intensive farming and effluent spreading areas. We consider that this amendment should be in addition to Mr Buckley’s recommended new clause 2, which we also recommend be amended to include “and infrastructure” after “on existing activities”. In our view, this provides greater policy direction for plan users than the PDP as notified and Mr Buckley’s recommended amendments. To that end we recommend that Fulton Hogan be accepted, and Waka Kotahi, Daiken and NZPork be accepted in part.
34. We also considered HortNZ’s submission in respect to MCD10. We agreed at a high level with Mr Buckley that MCD10 addresses the substantive part of the submission with respect to reverse sensitivity, including recommended amendments to the RLZ and GRUZ built form standards to require setbacks of sensitive activities from existing intensive primary production activities. While Mr Buckley did not recommend any amendments to SUB-MCD10(1), we find that there are amendments that could provide greater certainty and clarity as to how this matter of control and discretion addresses the matters raised by HortNZ. In particular, we have recommended that the term “residential unit and minor residential unit” be amended to “sensitive activities” to be consistent with the terms recommended to be used in RLZ and GRUZ chapters. We have also recommended that recommended clause 2 be amended to include “existing” before activities. We recommend that the HortNZ submission be accepted in part.

35. The final matter in terms of MCD10 and reverse sensitivity other than the National Grid and Major Electricity Distribution Lines was in respect to the submission of Daiken which sought a new rule for subdivision proximate to Heavy Industrial Zones. We note that Daiken had also sought a new policy in the Noise Chapter to address reverse sensitivity effects, which we have recommended be accepted in part. And as noted earlier, we also recommend amendments to the Noise Chapter in respect to McAlpines. We generally agree with Mr Buckley that the recommended new RURZ-P9 and RLZ-BFS5 and our recommended amendments to the NOISE provisions address reverse sensitivity effects on Heavy Industrial Zones. We find that these will largely address Daiken's concerns, however, we also find that the inclusion of "and heavy industrial zones" will ensure that consideration is given at subdivision stage and provide an opportunity for the inclusion of consent notices or similar drawing attention to the proximity of these zones and the activities within them. We therefore recommend that the Daiken submission be accepted in part.
36. In his s42A report, Mr Buckley had recommended that MainPower's requested new rule to control subdivision within 24 metres of the centreline of the major electricity distribution network be rejected. However, in response to Ms Foote's evidence on behalf of MainPower, questions from the Panel and conferencing with Ms Foote, he recommended inclusion of a new rule. We agree and accept the new rule as being appropriate, for the reasons given in Mr Buckley's final memorandum to us of the 9 July 2024. We note that this included a new recommended matter of discretion SUB-MCDX. Having reviewed that proposed new matter of discretion and SUB-MCD11, we find that the more appropriate approach, to avoid unnecessary duplication and repetition, is to amend SUB-MCD11 to include reference to major electricity distribution lines. We therefore recommend that the MainPower submission be accepted in part.
37. We received evidence from Ms Eng for Transpower and Ms Dale for Kainga Ora on the wording of clause 3 of SUB-P1. Ms Eng sought that the wording be retained with a minor grammatical amendment. Ms Dale sought more substantive amendments that would change the clause to the management of effects that may restrict or compromise the National Grid. Concept Services through their submission sought that it be amended to a "manage" approach, where this may potentially restrict the operation. Following our preliminary questions and reply report questions, Ms McClung recommended that the wording be amended to read:
- "is managed in a way to avoid potential reverse sensitivity effects on the National Grid and does not compromise the operation, maintenance, upgrading and development of the National Grid and major electricity distribution lines."*
38. We generally agree with Ms McClung's recommended amendments and the reasons expressed; however, we felt that the addition of "is managed in a way" was not necessary, as the chapeau is about enabling subdivision, and inherently includes managing effects. We have recommended that the clause be restructured, so that it reads:

"In respect to the National Grid and Major Electricity Lines

- a. Avoids potential reverse sensitivity effects on them and*
- b. does not compromise their operation, maintenance, upgrading and development.”*

39. We find that this amendment gives better effect to the NPSET and the CRPS. We therefore recommend that the Transpower and Kainga Ora submissions be accepted in part.

5. SUB-P2, SUB-P5, SUB-R2, SUB-S1 and new Policy and Rule relating to subdivision around approved development

Overview

40. The Panel’s recommended amendments to SUB-P2, SUB-P5 and SUB-S1 over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
SUB-P2	<p>Amend the chapeau and clause 1 to:</p> <ul style="list-style-type: none"> • better reference that it is subdivision that creates allotments, and those allotments in residential areas should reflect the intended pattern of development and be consistent with the overall intent of the zone. • delete high quality in respect of urban design principles and reference to multi-unit development and focus the clause on ensuring subdivision reflects the intended pattern of development for the zone <p>Amend new clause 4 by adding “anticipated” before activities and deleting the words after activities</p>
SUB-P5	<p>Amend the policy to include “anticipated” before the officer’s recommended “for and function” and replace “for” with “of” in respect to the zone.</p>
SUB-S1	<p>Amend the GRZ minimum allotment area to read “no minimum where a land use consent has been submitted and approved”.</p> <p>Amend the MDRZ minimum allotment area to read “no minimum where a land use consent (where required) and/or a building consent have been submitted and approved”. Delete reference to a design statement.</p>

Amendments and reasons

41. The submissions we consider here are those seeking amendments to SUB-P2 and SUB-P5. These were:
 - (a) from Ravenswood Developments¹¹ that seeks a new clause be added to SUB-P2 referencing commercial and industrial zones; and
 - (b) from Kainga Ora¹² which sought that:
 - i. SUB-P2 be amended to align with the rule framework in residential chapters, the reference to densities be deleted and clause 1(b) be deleted.
 - ii. SUB-P5 be deleted.
 - iii. A new policy be introduced to enable subdivision in accordance with an approved land use or building consent.
 - iv. SUB-R2 be renamed “vacant site subdivision” and a new controlled activity rule be introduced for subdivision associated with an approved land use consent and/or building consent.
42. We agree with Ms McClung’s recommended amendment to SUB-P2 in response to the Ravenswood Developments submission to include a new clause referring to commercial and industrial zones, including reference to Mixed Use Zones. However, in line with and consequential to our recommended amendment to clause 1, we have recommended inclusion of the word “anticipated” before activities and a rewording of the clause for grammatical sense.
43. Ms Dale for Kainga Ora set out the rationale for the requested amendments to SUB-P2 and SUB-P5 and new policy in evidence. She recommended that the issues raised by Kainga Ora could be addressed through one new policy, through amending SUB-P2. The amendments, including those to SUB-R2 and a new rule, were to enable subdivision around existing dwellings that are lawfully established through land use consents, or a building consent for permitted activities. Her view was that it was unnecessary to constrain subdivision, including with smaller lot sizes, where the density and form had already been approved. Ms Dale noted in evidence that Ms McClung in her s42A report had not addressed single units or the General Residential Zone. In terms of SUB-P2, she sought specific reference to enabling subdivision around approved development and deletion of high quality and multi-unit development from clause 4 and replacement with reference to a well-functioning urban environment. Ms Dale continued to seek that SUB-P5 be deleted.
44. In evidence, as alternative relief, Ms Dale sought that SUB-R2 be amended into two parts, to cover vacant lot subdivision and subdivision in accordance with an approved land use or building consent.
45. Ms McClung did not support Kainga Ora’s requested amendments to SUB-P2 or SUB-R2. Her view was that those provisions did align with the policy and rule framework for residential development, and the reference to densities was appropriate. Further, she

¹¹ 347.11

¹² 325.154

considered that SUB-S1 already adequately addressed multi-unit development in the MRZ, which she understood all Kainga Ora developments within Waimakariri to be located within. We note that we did not read from Kainga Ora's submission or Ms Dale's evidence that their interest was limited to multi-unit development. In her reply report, Ms McClung continued to recommend that the relief sought be rejected. Her position was that an indicative subdivision plan at land use consent does not provide the certainty required, citing easements for services and access are created through subdivision, which need to be accurately located.

46. We also noted Mr Buckley's opinion in his speaking notes that permitted subdivision with land use or building consent conflates the ability to use land with the ability to subdivide without any controls. He referenced s106 RMA, stating that this cannot be implemented should subdivision be a permitted activity.
47. The Panel did not understand either Ms McClung or Mr Buckley's response in respect to Kainga Ora's relief. The submission is clear that the relief sought was a controlled activity rule, subject to SUB-MCD6, and not a permitted activity. We did concur with Ms McClung however that Ms Dale's recommended rule would not include consideration of matters such as easements for services and access, given she proposed the only matter of control be limited to MCD6. We consider that these are important matters for consideration.
48. We carefully considered Ms Dale's requested relief. We find that there may be circumstances in both the Medium Density Residential Zone and the General Residential Zone whereby a land use consent is granted prior to a subdivision consent having been applied for. In respect of the proposed rule applying to building consents, we note that obtaining a land use consent with a lower lot size would only ever be likely for the Medium Density Residential Zone, given that the net site area and minimum lot size in the General Residential Zone are the same.
49. Rather than split SUB-R2, we consider the relief sought can best be achieved through Table SUB-S1 being amended to set out that no minimum lot size is required where a land use consent for a smaller allotment area has been submitted and approved (General Residential Zone and Medium Density Residential Zone) or a building consent has been submitted and approved (Medium Density Residential Zone only). We also preferred Ms Dale's recommended rewording of SUB-P2 so that the reference is back to the intent of the zone, providing greater guidance for decision-making.
50. In respect of SUB-P5, we generally agree that Ms McClung and Mr Buckley's recommended amendments are more appropriate than the policy as notified, and it better supports a discretionary activity default for the Medium Density Residential Zone. We have recommended minor wording amendments to ensure consistency of terminology across the Plan. We therefore recommend the submission be accepted in part.

6. SUB-P6 and SUB-S3

Overview

51. The Panel's recommended amendments to SUB-P6 and SUB-S3, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
SUB-P6	<p>Amend clause c by including "that make compliance impractical"</p> <p>Amend new clause m to read "demonstrate how any adverse effects associated with natural hazards are to be avoided, remedied or mitigated in accordance with the relevant objectives and policies in the NH-Natural Hazards Chapter"</p> <p>Amend new clause n to read "identify any indigenous biodiversity values and show how they will be protected and / or maintained in accordance with the relevant objectives and policies in the ECO-Ecosystems and Indigenous Biodiversity Chapter"</p>
SUB-S3	<p>Reword the standard to read "Residential subdivision of any area subject to an ODP which is located within the Medium Density Residential Zone shall provide for a minimum net density of 15 households per ha, unless a lower minimum net density is specified for the ODP in the relevant Development Area Appendix"</p> <p>Amend the default activity status to discretionary.</p>

Amendments and reasons

52. The submissions we consider here are those seeking amendments to SUB-P6 and SUB-S3. These were:
- (a) The submission from Environment Canterbury¹³ seeking a new subclause to require demonstration that any high hazard areas are avoided and other natural hazards are addressed in accordance with Chapter 11 of the CRPS
 - (b) The submission from Forest and Bird¹⁴ seeking identification, protection and maintenance of indigenous biodiversity values
 - (c) The submission from Nicholas Hoogeveen¹⁵ to make non-compliance with SUB-S3 a discretionary activity

¹³ 316.129

¹⁴ 192.81

¹⁵ 202.5

(d) The submissions seeking amendments to the density minimums¹⁶

53. Having considered Environment Canterbury's submission and evidence, Ms McClung recommended amendments to SUB-P6 to include a new clause requiring consideration of natural hazards. We agree with Ms McClung that such a new clause is appropriate, for the reasons provided by her and Environment Canterbury. Ms Watt for Environment Canterbury was generally comfortable with the new clause, subject to amendments so that adverse effects are to be avoided, remedied or mitigated in accordance with NH-P3. We have reviewed the recommended clause as drafted by McClung and recommended an amended version to include "in accordance with" and replaced the reference to "the hierarchy" set out in the Natural Hazards Chapter with the "relevant objectives and policies", given that how natural hazards are managed differs between high hazard and other hazard areas. We consider that this approach provides for better consideration of the different policy approaches articulated in the Natural Hazards Chapter. We therefore recommend that the Environment Canterbury submission be accepted in part.
54. In respect to Forest and Bird's submission, Ms McClung's position in her s42A report and response to preliminary questions was that clause d) already required consideration of "natural values" and separate inclusion of a clause in respect to indigenous biodiversity values was not needed. Forest and Bird did not provide any evidence in support of their submission. In questions to Ms McClung, we pointed out that the Contaminated Land s42A report author had recommended inclusion of "including ecological values" after "natural values" in response to a submission from Environment Canterbury also questioning the term. However, in her reply report, she recommended a new clause "identify indigenous biodiversity values and show how they will be protected and maintained". We agree that this is the most appropriate option to respond to the Forest and Bird submission and to ensure that indigenous biodiversity values are a relevant consideration in the development of ODPs. We have recommended a minor wording edit consistent with the amendments we recommend to the natural hazard clause. We therefore recommend that the Forest and Bird submission be accepted in part.
55. We would like to thank Ms McClung for the thoughtful consideration she gave to those submissions which sought changes to the minimum net site densities set out in SUB-P6 and SUB-S3. We would also like to thank Mr Thomson for his considered evidence and responses to Panel questions. We were generally comfortable with where Ms McClung got to in her Reply Report, where she provided two options for our consideration, while stating her preference for her first option. We have generally agreed with her option 1, with the following exceptions:
 - (a) We have recommended an amendment to SUB-P6(c) which includes the words "that make compliance impractical". We had noted Ms McClung has recommended an amendment to SUB-MCD2 which would provide assessment consideration for a non-compliance with the 15 households/hectare. However, with a default of either non-complying (as recommended by Ms McClung) or discretionary (as we recommend), we see no reason to amend SUB-MCD2, as it

¹⁶ Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

simply would not be particular to either activity status. We are satisfied also that the vires issues we raised with SUB-S3 have now been satisfactorily addressed.

- (b) We have recommended an amendment to SUB-S3, so that compliance is either with 15 households/ha or a lower minimum net density that is specified in an ODP. In response to Mr Hoogeveen's submission and Mr Thomson's evidence, where he sets out why a discretionary activity rule is appropriate, we recommend a discretionary activity status. We consider that SUB-P6 provides sufficient policy direction to require a minimum net site density of 15 households per ha, unless there are constraints, and then if so, it sets a bottom line of 12 households per ha.

- 56. Having recommended these amendments, we recommend that the submissions from Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8], Ngai Tahu Property [411.31] and Nicholas Hoogeveen [202.5] be accepted in part.

7. SUB-R1

Overview

- 57. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report authors.

Reasons

- 58. The submissions we consider here are those seeking amendments to SUB-R1. These are set out in the two s42A reports. Ms McClung recommended amending SUB-R1 so that SUB-S1 was also a relevant consideration, in response to a submission from the Council itself. With no evidence presented to the contrary, we accept this recommendation. However, our observation is that this amendment effectively results in SUB-R1 and SUB-R2 having no material difference, and question what the purpose is of having a rule for boundary adjustments. Commissioner Cubitt relayed his experience with boundary adjustments, noting that they generally occur to rectify various physical issues with lot layout without having to meet the usual lot size standards. Mrs Harris for the Council had a different view, noting circumstances she had encountered where people had found loopholes to result in further subdivision well below the minimum lot size. We recommend that the Council gives further consideration through a future plan change process as to the intent, purpose and need for this rule.

8. SUB-R4

Overview

- 59. The Panel's recommended amendments to SUB-R4 over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
SUB-R4	Amend clause 1 to commence “an allotment is intended to accommodate a natural hazard sensitive activity”

Amendments and reasons

60. The submissions we consider here are those seeking amendments to SUB-R4.
- (a) The submission from Nicholas Hoogeven¹⁷ seeking a default discretionary activity status where the rule conditions are not met
 - (b) The submission from Bellgrove Rangiora Ltd¹⁸ seeking a default controlled or restricted discretionary activity status where the rule conditions are not met
61. We accept Ms McClung’s advice to amend clause 1 so that it only applies where the subdivision is intended to accommodate a natural hazard sensitive activity and agree with her reasoning, as set out in her response to preliminary questions. We have recommended that the wording of clause 1 be further amended to provide greater clarity, in particular that it is an allotment being created, which is intended to accommodate a natural hazard sensitive activity. With this amendment, we consider that the relief sought by the submitters is generally provided for. We note that there is some double up in the Rural Zones between clause 1 and SUB-S2, however, the default activity status remains the same. We are satisfied that the activity status is appropriate in the circumstances and is consistent with the approach taken in the NH- Natural Hazards Chapter. We recommend that these submissions be accepted in part.

9. SUB-S1 – changes to zoning in Oxford

Overview

62. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

63. The submission we consider here is that from Mr Ken Fletcher¹⁹ who seeks that:
- (a) The minimum lot size in the existing Oxford residential area (General Residential Zone) be increased to 600m²
 - (b) The outward growth of Oxford be enabled, with lot sizes ranging from 2,000-2,500m²
 - (c) The current LLR Zones on the northern and eastern edges of the town be enabled for lot sizes in the range of 2,000-5,000m², with an expansion area to the north (shown as LLZRO) enabled for lots between 2,000-5,000m²
 - (d) Remove the average 5,000m² requirement for LLR areas on the town periphery, and replace it with a maximum lot size of 2,000m²

¹⁷ 202.3

¹⁸ 408.13

¹⁹ 99.1

- (e) Or, provide for lots of 2,000-5,000m², with an average lot size less than 5,000m² being a restricted discretionary activity.
64. While we overall agree with Ms McClung's recommendation to reject Mr Fletcher's relief, we sympathised with his position and considered it appropriate to address his submissions directly.
65. In summary, Ms McClung did not support Mr Fletcher's requested amendments to the LLRZ as she considered it would not give effect to the CRPS definition of rural residential activities and associated policy direction. In respect of his requested amendments to the minimum lot size in the GRZ in Oxford, her position was that 500m² was a minimum, and if the market demanded it, larger 600m² lots would then be created. Accordingly, there was no need to change the minimum lot size.
66. Mr Fletcher traversed these matters through his tabled expert and lay evidence. We had also heard from Mr Fletcher through Hearing Streams 1 and 2, and we subsequently heard from him in respect to Variation 1. We generally agree with Mr Fletcher that there is a "lot" or zoning hole in the PDP, as notified. There is a large step change between the minimum lot sizes in the GRZ and the LLRZ, with nothing in between, and then again between the LLRZ and the Rural Lifestyle Zone. We are not necessarily convinced by Ms McClung's argument that the minimum lot sizes are just that, and if there is demand for larger lot sizes, those will be provided.
67. However, we were also not provided with independent expert evidence that there is a gap in the zoning provisions in respect to the market. We appreciate that Mr Fletcher provided us with his expert evidence, but in accordance with the Environment Court's Code of Conduct for Expert Witnesses, we find we can place very little weight on that evidence. Quite simply, an expert cannot provide expert evidence to support their own submission, however impartial they may purport to be. Further, even if we were to accept his expert evidence, Mr Fletcher did not provide us either with provisions (objectives, policies, and rules) or geographic locations of where this new zone may best locate. He has also not provided us with an accompanying s32 evaluation prepared by an independent expert as to why that approach would be the most appropriate. Having said that we fully understand the enormity of this task for a submitter to undertake.
68. We recommend that the matters raised by Mr Fletcher would be best addressed in a comprehensive manner through a future plan change, if it was determined by the Council that this was an issue that needs to be resolved and that such a plan change would be consistent with the NPS-UD and the CRPS. We recommend that Mr Fletcher's submission be rejected.

10. SUB-S2

Overview

69. The Panel's recommended amendments to SUB-S2, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
SUB-S2	<p>Amend clause 1 so that it references a “residential unit and associated accessory buildings”</p> <p>Add a new clause 2 that reads “any identified building platform must be located to comply with BFS4 and BFS5 for the relevant Zone”.</p>

Amendments and reasons

70. The submission we consider here is that from NZPork²⁰ which sought that the standard be deleted and replaced with a new one which required new allotments to identify a 30x30m building platform site for a dwelling, vehicle manoeuvring and accessory buildings, including dwelling setbacks for each zone, and that these platforms should be set back 300m from the boundary of any paddock housing stock and wastewater treatment systems used for intensive primary production. This submission was refined through Mr Hodgson’s evidence to seek a new clause 2 requiring that the identified building platform must be located outside of all built form standards specifying a setback or separation distance requirement.
71. After initially recommending that the submission be rejected, Mr Buckley in his reply report recommended that clause 1 be amended to refer to building platforms only needing to be identified for sensitive activities. He expressed the view in his s42A report that the issue of setbacks from adjacent properties and activities is already addressed in the Rural Zone chapters and therefore need not be repeated in the subdivision rules and standards.
72. We agree in part with Mr Buckley’s recommended amendment and that the submitter’s relief be accepted in part. We consider it is more appropriate to refer to residential units and associated accessory buildings instead of sensitive activities, given the definition of sensitive activities in the PDP is broad and includes activities that would not be permitted in a rural environment. Given that subdivision usually predates development and the construction of new residential units, the Panel also agrees with the submitter and consider that it is appropriate that the identified building platform is required to be shown in a location that complies with the relevant Rural Zone’s built form standards in respect to setbacks from boundaries and activities. This will ensure that an identified building platform is shown which complies with the Zone requirements and should preclude a subsequent landowner from needing to obtain a land use consent where the platform does not comply with those standards. We could not understand Mr Buckley’s position that these standards would be assessed as part of a subdivision consent application, given subdivision is a controlled activity and is only subject to the conditions and standards listed in the rule. We therefore recommend that NZPork’s submission be accepted in part.

²⁰ 169.18

11. SUB-S16 – public drains

Overview

73. The Panel's recommended amendments as a consequential amendment to SUB-S16, over and above the amendments recommended by the s42A report author, is summarised below:

Provision	Panel recommendations
Definition	Do not include an advice note as recommended by the s42A report author. Include a new definition of public drain

Amendments and reasons

74. The submission we consider here is that from Waka Kotahi²¹ which sought that a new definition be included for public drain. Waka Kotahi had not provided evidence in support of their relief. Mr Buckley recommended a new advisory note be included to explain that the term public drain referred to the District Council owned stormwater system. His recommended advisory note aligned terminology used in the Councils Stormwater Drainage and Protection Watercourse Protection Bylaw. Mr Buckley set out why he considered appropriate that what constitutes a public drain be explained through the advisory note. We generally agree with Mr Buckley but agree with Waka Kotahi that the most appropriate way to explain what a term means is through a definition. We therefore recommend that Waka Kotahi's submission be accepted, and a new definition inserted.

12. SUB-MCD6 / GA-AN5

Overview

75. The Panel's recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
GA-AN5	The new advice note be reworded for clarity of implementation.

Amendments and reasons

76. The submission we consider here is that from Environment Canterbury²² which sought the inclusion of an advice note that highlights that any onsite wastewater treatment system must be either permitted under the Regional Plan or obtain a resource consent. Mr Buckley subsequently recommended, which Ms Watt for Environment Canterbury

²¹ 275.35

²² 316.134

agreed with, that such an advice note be included in Part 1 of the PDP as this is a wider requirement than just subdivision. He also recommended that the advice note extends to include the requirement for a building consent. We agree, and we recommend that this submission be accepted in part, subject to some minor rewording to provide better clarity for implementation.

13. Other matters and consequential changes

77. The Panel did not identify any other matters or consequential changes.

14. Conclusion

78. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – SUB – Subdivision. Our recommended amendments are shown in Appendix 2.
79. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Subdivision - Hearing Stream 8

Attendee	Speaker	Submitter No.
Council Reporting Officers	<ul style="list-style-type: none"> • Rachel McClung • Mark Buckley 	N/A
Kainga Ora	<ul style="list-style-type: none"> • Clare Dale • Josh Neville 	325, FS 88
R & G Spark	<ul style="list-style-type: none"> • Ivan Thomson 	183
Canterbury Regional Council	<ul style="list-style-type: none"> • Victoria Watt 	316, FS 105
John Waller	<ul style="list-style-type: none"> • John Waller 	89, FS 40
Julie & Paul Wyatt	<ul style="list-style-type: none"> • Julie & Paul Wyatt 	196
Tabled Evidence		
Daiken	<ul style="list-style-type: none"> • Stephanie Styles 	145
NZ Pork	<ul style="list-style-type: none"> • Vance Hodgson 	169
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Michelle Grinlinton-Handcock 	373, FS 99
Horticulture NZ	<ul style="list-style-type: none"> • Vance Hodgson 	295, FS 47
Mainpower NZ Ltd	<ul style="list-style-type: none"> • Melanie Foote • J Appleyard • A Lee 	249
Christchurch International Airport Ltd	<ul style="list-style-type: none"> • J Appleyard • A Lee 	254 FS80
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99, V1 74
Transpower	<ul style="list-style-type: none"> • Rebecca Eng 	195, FS 78
Ohoka Meadows Ltd	<ul style="list-style-type: none"> • Nicholas Hoogeveen 	202

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

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.

¹ Environment Canterbury [316.129]

Objectives	
SUB-O1	Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that: <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, <u>indigenous biodiversity values</u>²; and 4. supports community resilience to climate change and risk from natural hazards.
SUB-O2	Infrastructure and transport <u>Subdivision is designed and located in a way that supports the efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, safe,</u> ⁴ well connected transport system for all transport modes.
SUB-O3	Esplanade reserves and esplanade strips Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to: <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	Design and amenity Enable subdivision that: <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 <u>on infrastructure</u>⁵ including through the use of setbacks; 3. <u>in respect to the National Grid and Major Electricity Distribution Lines:</u> <ol style="list-style-type: none"> a. avoids <u>subdivision that restricts potential reverse sensitivity effects on them and</u>⁶ b. <u>does not compromise</u> their operation, maintenance, upgrading and development <u>of the National Grid</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	Allotment layout, size and dimension Ensure <u>subdivision creates that</u> allotments <u>that layout, size and dimensions</u> ⁹ : <ol style="list-style-type: none"> 1. in Residential Zones

² Forest and Bird [192.79]³ Mainpower [249.204]⁴ Waka Kotahi [275.28]⁵ Fulton Hogan [41.31], Daiken [145.21], NZPork [169.15]⁶ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94]⁷ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94]⁸ Kainga Ora [325.154]⁹ Kainga Ora [325.154]

	<ul style="list-style-type: none"> a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs reflect the intended pattern of development and are consistent with the purpose, character, amenity values and anticipated form and function for the relevant zone;¹⁰ b. supports the achievement of high quality urban design principles for multi-unit residential development;¹¹ 2. in Rural Zones: <ul style="list-style-type: none"> a. retains the ability for rural land to be used for primary production activities; and 3. in Open Space and Recreation Zones: <ul style="list-style-type: none"> a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs. 4. <u>in Commercial and Mixed Use</u>¹², <u>and Industrial Zones:</u> <ul style="list-style-type: none"> a. <u>provides for the design and operative requirements of anticipated activities.</u>¹³
SUB-P3	<p>Sustainable design</p> <p>Ensure that subdivision design:</p> <ul style="list-style-type: none"> 1. maximises solar gain, including through: <ul style="list-style-type: none"> a. road and block layout; and b. allotment size, dimension, layout and orientation; 2. in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and 3. promotes: <ul style="list-style-type: none"> a. water conservation;¹⁴ b. on-site collection of rainwater for non-potable use;¹⁵ c. water sensitive design, and d. the treatment and/or attenuation of stormwater prior to discharge, and 4. <u>where appropriate promotes:</u> <ul style="list-style-type: none"> a. <u>water conservation</u> b. <u>onsite collection of rainwater for non-potable use, and</u>¹⁶ 5. recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties, <u>and</u> 6. <u>recognises and provides for the ability to adapt and respond to the effects of climate change and environmental pressures.</u>¹⁷
SUB-P4	<p>Integration and connectivity</p> <p>Achieve integration and connectivity by ensuring:</p> <ul style="list-style-type: none"> 1. in urban environments that there is effective integration of subdivision patterns and multi-modal transport connections within new development and to existing development; 2. subdivision on the boundaries between new and existing development is managed to: <ul style="list-style-type: none"> a. avoid or mitigate significant adverse effects, including reverse sensitivity effects, through the use of setbacks, landscaping to achieve screening, and other methods; and b. continuation of transport and pedestrian or cycle linkages.

¹⁰ Kainga Ora [325.154]¹¹ Kainga Ora [325.155]¹² Ravenswood Developments Limited [347.11]¹³ Ravenswood Developments Limited [347.11]¹⁴ Kainga Ora [325.157]¹⁵ Kainga Ora [325.157]¹⁶ Kainga Ora [325.157]¹⁷ Environment Canterbury [316.126]

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 consistent with the character, amenity, and anticipated form and function of¹⁸ the zone.</p>
SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, <u>new General Residential Zones</u>,¹⁹ 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 <u>school educational facility</u>²⁰; 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 <u>that make compliance impractical</u>,²¹ 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 <u>and how it will be funded</u>²²; 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;

¹⁸ Kainga Ora [325.159]¹⁹ Waimakariri District Council [367.9]²⁰ Ministry of Education [277.32]²¹ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]²² Waka Kotahi [275.30]

	<ul style="list-style-type: none"> 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 l. demonstrate that the design will minimise any reverse sensitivity effects²³. <u>m. demonstrate how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, in accordance with the relevant objectives and policies in the NH - Natural Hazards Chapter, and²³</u> <u>n. identify any indigenous biodiversity values and show how they will be protected and/or maintained in accordance with the relevant objectives and policies in the ECO – Ecosystems and Indigenous Biodiversity Chapter²⁴.</u>
SUB-P7	Requirements of Outline Development Plans Ensure that subdivision is in accordance with the fixed or <u>and in general accordance with²⁵</u> 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 received²⁶; 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

²³ Environment Canterbury [316.129]

²⁴ Forest and Bird [192.81]

²⁵ 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], Clappett Investments Limited [284.208], Kainga Ora [325.161], RIDL [326.345], KiwiRail [373.63], and Keith Godwin [418.28]

²⁶ Waka Kotahi [275.31]

	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.

Activity Rules

SUB-R1	Boundary adjustment	
All Zones	Activity status: CON Where: <ol style="list-style-type: none"> 1. SUB-S21²⁷ to SUB-S18 are met. Matters of control are restricted to: <ul style="list-style-type: none"> SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD5 - Natural hazards Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R2	Subdivision	
All Zones	Activity status: CON Where: <ol style="list-style-type: none"> 1. SUB-S1 to SUB-S18 are met, except where: <ol style="list-style-type: none"> a. the allotment is for any unstaffed infrastructure, accessway or road; 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; 	Activity status when compliance not achieved: as set out in the relevant subdivision standards

²⁷ Waimakariri District Council [367.14]

	<p>e. 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.²⁸</p> <p>Matters of control/discretion are restricted to:</p> <p>SUB-MCD1 - Allotment area and dimensions</p> <p>SUB-MCD2 - Subdivision design</p> <p>SUB-MCD3 - Property access</p> <p>SUB-MCD4 - Esplanade provision</p> <p>SUB-MCD6 - Infrastructure</p> <p>SUB-MCD7 - Mana whenua</p> <p>SUB-MCD8 - Archaeological sites</p> <p>SUB-MCD10 - Reverse sensitivity</p> <p>SUB-MCD13 - Historic heritage, culture and notable trees</p> <p>Notification</p> <p>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</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a building platform is identified on the subdivision plan; and 2. SUB-S1 to SUB-S18 are met. <p>Matters of control are restricted to:</p> <p>Matters of control listed in SUB-R2</p> <p>SUB-MCD12 - Liquefaction hazard overlay</p>	<p>Activity status when compliance with SUB-R3 (1) not achieved: NC</p> <p>Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards</p>
SUB-R3a²⁹	Subdivision to Update Cross Leases, Company Leases Plans, and Unit Title Plans	

²⁸ Transpower [195.95]

²⁹ Eliot Sinclair [233.1]

<u>All Zones</u>	<p><u>Activity status: CON</u> <u>Where:</u></p> <ol style="list-style-type: none"> <u>1. Every title or leased area³⁰ has legal access to a road, and that access is not obtained by crossing a railway line;</u> <u>2. Every title or leased areas is supplied with a potable water supply;</u> <u>3. Every title or leased area is supplied with a connection to a reticulated wastewater network, where available³¹.</u> <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 National Grid and Major Electricity Distribution Lines³²</u></p> <p><u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p>	<p><u>Activity status when compliance not achieved not achieved: NC³³</u></p>
SUB-R4	Subdivision within flood hazard areas	
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay Coastal Flood	<p><u>Activity status: RDIS</u> <u>Where:</u></p> <ol style="list-style-type: none"> <u>1. An allotment is intended to accommodate a natural hazard sensitive activity.³⁴</u> a building platform is identified on the subdivision plan; and <u>2. if located within the non-urban flood assessment</u> 	<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>

³⁰ Eliot Sinclair [233.1]³¹ Eliot Sinclair [233.1]³² Mainpower [249.100]³³ Eliot Sinclair [233.1]³⁴ Nicholas Hoogeveen [202.3]

Assessment Overlay	<p>overlay, the building platform is not located within a high flood hazard area; and</p> <p>3. if located within the coastal flood assessment overlay, the building platform is not located within a high coastal flood hazard area; and</p> <p>4. 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 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. 	
SUB-R5	Subdivision containing a site or area of significance to Māori	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	<p>Activity status: RDIS</p> <p>Where:</p> <p>1. 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 SUB-MCD7 - Mana whenua</p> <p>Notification</p> <p>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>	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R6³⁵	Subdivision within the National Grid Yard Subdivision Corridor	
National Grid Yard Overlay Subdivision Corridor	<p>Activity status: RDIS</p> <p>Where:</p> <p>1. a building platform is identified on the subdivision plan that is outside of the National Grid Yard</p>	<p>Activity status when compliance with SUB-R6 (1) not achieved: NC</p> <p>Activity status when compliance with SUB-R6 (2) not achieved: as set out in the relevant subdivision standards</p>

³⁵ Transpower [195.96]

	<p>Subdivision Corridor³⁶, to be secured by way of a consent notice; 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-MCD11 - Effects on or from the National Grid and Major Electricity Distribution Lines³⁷</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 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</p> <p>Where:</p> <p>1. 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-MCD13 - Historic heritage and notable trees</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R8	Subdivision to create a bonus allotment	
Rural Zones	<p>Activity status: RDIS</p> <p>Where:</p> <p>1. 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>ECO-MD3 - Bonus allotment or bonus residential unit</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards

³⁶ Transpower [195.96]³⁷ Mainpower [249.100]

SUB-R9	Subdivision	
Outstanding Natural Feature and Landscape Overlay Significant Natural Areas (SNA) Overlay Fault Awareness Overlay	Activity status: DIS Where: 1. SUB-S1 to SUB-S18 are met.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
Ashley Fault Avoidance Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
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

SUB-R12³⁸	Subdivision within the Special Purpose Zone (Rangiora Airfield)	
<u>Special Purpose Zone (Rangiora Airfield)</u>	<u>Activity status: RDIS</u> <u>Where:</u> 1. <u>SUB-S1-S18 are met.</u> 2. <u>A resource consent application made under this rule shall include a condition to be specified in a</u>	<u>Activity status when not achieved with SUB-R12(1): DIS</u> <u>Activity status when not achieved with SUB-R12(2): PR</u>

³⁸ Daniel Smith [10]

	<p><u>consent notice or other appropriate legal instrument to be registered against the record of title for the land specifying that:</u></p> <ol style="list-style-type: none"> <u>All residential activity within Activity Area A must be associated with an airfield related activity on the same site.</u> <u>All new noise sensitive land uses must enter into a no-complaints covenant in favour of the Waimakariri District Council.</u> <p><u>Matters of control/discretion are restricted to:</u></p> <p><u>SUB-MCD1 - Allotment area and dimensions</u> <u>SUB-MCD2 - Subdivision design</u> <u>SUB-MCD3 - Property access</u> <u>SUB-MCD4 - Natural hazards</u> <u>SUB-MCD6 - Infrastructure</u> <u>SUB-MCD7 - Mana whenua</u> <u>SUB-MCD8 - Archaeological sites</u> <u>SUB-MCD9 – Airport and aircraft noise</u> <u>SUB-MCD10 - Reverse sensitivity</u> <u>SUB-MCD13 - Historic heritage, culture and notable trees</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>	
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New Subdivision and Major EDL rule to be inserted after the National Grid rule.

SUB-R6A	Subdivision and Major Electricity Distribution Lines
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<p><u>All Zones</u></p>	<p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u> <ol style="list-style-type: none"> a. <u>is located on the same site as a Major Electricity Distribution Line; or</u> b. <u>adjoins a Major Electricity Distribution Line located in the road reserve on the same side of the road as the site being subdivided; and</u> c. <u>a building square for a building or structure, is positioned at least 6m from the:</u> <ol style="list-style-type: none"> i. <u>Centreline of the major electricity distribution lines as shown on the planning maps; and</u> ii. <u>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> • <u>Matters of control listed in SUB-MCD11 – Effects on and from National Grid and 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 MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.³⁹</u></p>	<p><u>Activity status when compliance with SUB-R6A not achieved: NC</u></p> <p><u>Activity status when compliance with SUB-R6A (2) not achieved: as set out in the relevant subdivision standards.</u></p>
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Subdivision Standards

SUB-S1 Allotment size and dimensions	
<p>1. All allotments created shall comply with Table SUB-1.</p>	<p>Activity status when compliance not achieved:</p>

³⁹ Mainpower [249.100]

	1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS 2. In any other zone: NC
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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-1⁴⁰
- c) Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones, and Residential Zones and the Special Purpose Zone (Rangiora Airfield)⁴¹ shall be the net site area.
- d) Allotments for unstaffed infrastructure, accessway or road,⁴² 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 reserves allotment, are exempt from the minimum, site sizes in Table SUB-1.⁴³

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
<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 <u>No minimum where a land use consent (where required) and/or building consent have been submitted and approved⁴⁴</u>	15m x 15m	15m
Medium Density Residential Zone	200m ² <u>No minimum for multi-unit residential development where the design statement and a land use consent (where required) and/or building consent⁴⁵</u>	n/a	n/a

⁴⁰ Transpower [195.95]

⁴¹ Daniel Smith [10.1]

⁴² Transpower [195.95]

⁴³ Transpower [195.95]

⁴⁴ Kainga Ora [325.166]

⁴⁵ Kainga Ora [325.166]

	have been submitted and approved		
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>			
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 	No minimum	n/a	n/a

Residential Precinct;			
<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 LOT 2 DP 80926 All other areas 	No minimum 2000m² 4ha	n/a n/a n/a	n/a n/a ⁴⁶ n/a
Special Purpose Zone (Rangiora Airfield) <ul style="list-style-type: none"> Activity Area A (Airfield Central) Activity Area B Airfield Environs (Residential)	<ul style="list-style-type: none"> 500m² 7000m²⁴⁷ 		
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 residential unit and associated accessory buildings , ⁴⁸ and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.		Activity status when compliance not achieved: NC	

⁴⁶ Howard Stone [191.1]⁴⁷ Daniel Smith [10.1]⁴⁸ RMA Schedule 1 Clause 16(2)

<p>2. <u>Any identified building platform must be located to comply with BFS4 and BFS5 for the relevant Zone⁴⁹.</u></p>	
SUB-S3 Residential yield	
<p>1. Residential subdivision of any area subject to an ODP, <u>which is located within the Medium Density Residential Zone,⁵⁰ except in the Large Lot Residential Zone,⁶⁴</u> shall provide for a minimum net density of 15 households per ha, unless <u>a lower minimum net density is specified for the ODP in the relevant Development Area Appendix⁵².</u> there are demonstrated constraints then no less than 12 households per ha.</p>	<p>Activity status when compliance not achieved: <u>NG-DIS⁵³</u></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><u>1. Any allotment created shall have legal and physical access to a legal road.</u></p> <p><u>2. Within the Special Purpose Zone (Rangiora Airfield) at each stage of subdivision, the applicant must provide Council with evidence of an enforceable legal agreement to ensure that the lots on the plan of subdivision are guaranteed access via the planned taxiways to the Rangiora Airfield, for as long as the Rangiora Airfield remains in use. The enforceable legal agreement must:</u></p> <ul style="list-style-type: none"> <u>a. Be between the relevant applicant/landowner and the owner of the Rangiora Airfield;</u> <u>b. Be registered on the record of title for any new site created.</u> <u>c. The section 224(c) certificate for the subdivision must not be issued until the Council is satisfied that this requirement is met.</u> 	<p>Activity status when compliance not achieved: NC</p>

⁴⁹ NZPork [169.18]

⁵⁰ R and G Spark [183.9]

⁵¹ R and G Spark [183.9]

⁵² Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

⁵³ Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

<p><u>3. All taxiways within the Special Purpose Zone (Rangiora Airfield) must be accompanied by a statement from a suitably qualified expert certifying that they are legally protected, formed, and designed (with safety fencing if necessary), in accordance with the requirements of the Civil Aviation Authority.</u>⁵⁴</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> <ul 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> <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. 	<p>Activity status when compliance not achieved: NC</p>
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 	<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>

⁵⁴ Daniel Smith [10.1]

<p>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>	
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> <ol style="list-style-type: none"> 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 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"> to the boundary by a reticulated wastewater system, where available; or 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>2.</p>	<p>Activity status when compliance not achieved: NC</p>
SUB-S13 Offsite wastewater disposal fields	

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.	Activity status when compliance not achieved: NC
SUB-S14 Electricity supply and communications connectivity	
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.	Activity status when compliance not achieved: DIS
SUB-S15 Stormwater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
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: <ul 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. 	Activity status when compliance not achieved: NC
SUB-S16 Rural drainage	
1. Any new allotment in Rural Zones shall connect to a public drain if the allotment is within a rural drainage area.	Activity status when compliance not achieved: DIS
SUB-S17 Esplanade reserves or strips	
1. An esplanade reserve or esplanade strip shall be created or set aside in the following circumstances: <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 	Activity status when compliance not achieved with SUB-S17(a) and/or SUB-S17(c)⁵⁵: NC Activity status when compliance not achieved with SUB-S17(b): RDIS⁵⁶

⁵⁵ Sarah Gale [273.6] and Bellgrove [408.25]

⁵⁶ Sarah Gale [273.6] and Bellgrove [408.25]

allotment created where any part of the land to be subdivided:

- 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 MHWS of the sea;
 - 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.

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)
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 • 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 ⁵⁷ SNA listed in ECO-SCHED1 ⁵⁸ shall meet the requirements of Appendix APP2.	Activity status when compliance not achieved: NC
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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>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> ⁵⁹

Matters of Control and Discretion

SUB-MCD1	Allotment area and dimensions <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>⁶⁰
SUB-MCD2	Subdivision design <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways <u>and within the Special Purpose Zone (Rangiora Airfield) taxiways</u>⁶¹ 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.

⁵⁷ Federated Farmers [414.19] and Department of Conservation [419.92]

⁵⁸ Federated Farmers [414.19] and Department of Conservation [419.92]

⁵⁹ Waka Kotahi [275.36]

⁶⁰ Eliot Sinclair [233.1]

⁶¹ Daniel Smith [10.1]

	<ol style="list-style-type: none"> 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>⁶² 11. <u>Within the Special Purpose Zone (Rangiora Airfield):</u> <ol style="list-style-type: none"> a. <u>whether information is provided to show the subdivision demonstrates compliance with any Civil Aviation rule; and</u> b. <u>whether appropriate legal mechanisms are proposed for identified allotments to restrict the total number of residential units within Area A to 30, in accordance with SPZ(RA)-R5(1)(1)(c).</u>⁶³
SUB-MCD3	Property access <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>⁶⁴; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety</u>⁶⁵ 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	Esplanade provision <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;

⁶² R and G Spark [FS 37]⁶³ Daniel Smith [10.1]⁶⁴ Waka Kotahi [275.37]⁶⁵ Waimakariri District Council [367.64]

	<ol style="list-style-type: none"> 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; vii. unconsolidated fill; viii. defensible space for fire safety; ix. soil contamination; x. subsidence; and xi. liquefaction. 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: <ol 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).

	<ol style="list-style-type: none"> 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	Mana whenua <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	Archaeological sites <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. <u>Any reverse sensitivity effect on the operation of the Rangiora Airfield from subdivision; and⁶⁶</u> 3. Any effects from aircraft noise on the use of the site for its intended purpose.
SUB-MCD10	Reverse sensitivity <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 <ol style="list-style-type: none"> a. <u>Existing and permitted activities operating from the Rangiora Airfield and/or⁶⁷</u> b. lawfully established rural activities, including but not limited to intensive farming, <u>infrastructure and heavy industrial zones⁶⁸</u>. 2. <u>Any measures required to minimise potential reverse sensitivity effects on existing activities and infrastructure, such as noise and vibration, through</u>

⁶⁶ Daniel Smith [10.1]

⁶⁷ Daniel Smith [10.1]

⁶⁸ Fulton Hogan [41.31], Daiken [145.21 and 145.22], NZPork [169.15]

	<u>subdivision design, provision of screening, structures or other mitigation methods.</u> ⁶⁹
SUB-MCD11	<p>Effects on or from the National Grid <u>and Major Electricity Distribution Lines</u></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 <u>or the Major Electricity Distribution Lines</u>, including the ability for continued reasonable access to existing transmission <u>or distribution</u> 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 <u>or the Major Electricity Distribution Lines</u>, including the ability to ensure adverse effects on, and from, the National Grid <u>or the Major Electricity Distribution Lines</u> 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 <u>or the Major Electricity Distribution Lines</u>. 6. The outcome of any consultation with Transpower New Zealand Limited <u>or MainPower New Zealand Limited</u>. 7. The extent to which the subdivision plan clearly identifies the National Grid <u>or the Major Electricity Distribution Lines</u>⁷⁰ 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. 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.

⁶⁹ Waka Kotahi [275.38]⁷⁰ Mainpower [249.100]

	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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RELATED GENERAL APPROACH (PART 1) AMENDMENT

GA-AN5 ⁷¹	<u>Any onsite wastewater treatment system is subject to the Canterbury Land and Water Regional Plan. A building consent is also required from the District Council for any onsite wastewater treatment system.</u>
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RELATED DEFINITION AMENDMENTS

<u>CONSERVATION VALUES</u> ⁷²	<u>Has the same meaning as in section 229(2) of the RMA.</u>
<u>PUBLIC DRAIN</u> ⁷³	<u>means the Council Land Drainage System. It does not include any private drains or roadside drains not administered by the District Council.</u>

⁷¹ Environment Canterbury [316.134]

⁷² Forest and Bird [192.79]

⁷³ Waka Kotahi [275.35]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 26

Hearing Stream 9A Part 3: Area specific matters – INZ- Industrial Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 9A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 26 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the INZ – Industrial Zones Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction to INZ General Objectives and Policies
 - INZ Policies
 - GIZ Provisions
 - HIZ Provisions and definition of Heavy industry.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to INZ – Industrial Zones chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant

s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 262 original submission points, from 21 submitters, and 64 further submission points, from 10 submitters, received on the INZ – Industrial Zones Chapter.

Key issues

12. The issues in contention on these chapters addressed in this report are:
- (a) Policies INZ-P6 and HIZ-P1
 - (b) GIZ Provisions
 - (c) HIZ Provisions and definition of heavy industry.

3. INZ General Objectives and Policies – Introduction, Policies INZ-P6, and HIZ-P1

Overview

13. The Panel’s recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
INZ - Introduction	Amend the Introduction section of the INZ General Objectives and Policies to change the reference from urban areas to the growth of the district as a whole.
INZ-P6	Amend clause 2 to make direct reference to the noise control contours “or overlays”. Amend to include a policy for avoiding quarries in the Industrial zones.
HIZ-P1	Amend HIZ-P1 to include the amendments recommended by the s42A report author that were inadvertently not transferred to the amended provisions.

Amendments and reasons

14. The s42A report author recommended accepting a submission by Daiken¹ to amend the Introduction section of INZ-General Objectives and Policies for all Industrial Zones to change the reference from “urban areas” to the “district as a whole”. We agree with that but we have amended the s42A report author’s recommended amendments which inadvertently retained the words “urban areas” rather than deleting them.

¹ 145.33.

15. We agree with the s42A report author's recommended amendments to INZ-P2 and INZ-P6 as being appropriate to address Woolworths submission² and Daiken's submission³, for the reasons stated in the report. We have however recommended that noise control overlays are included in clause 2 of INZ-P6 to be consistent with terminology in the Noise Chapter.
16. In response to the submission of Fulton Hogan⁴, we agree with the inclusion of a policy to avoid quarries in the Industrial zones as recommended in the Reply Report on Wrap up Matters for a number of zones. However, we consider the new clause fits better in INZ-P6 rather than IPZ-P5 and so we have made that recommended amendment to INZ-P6.
17. We agree with the s42A report author's recommended amendments to be made to HIZ-P1, for the reasons stated, as an appropriate response to the submission of Daiken⁵. However, we note that Appendix A of the s42A report did not show the correct recommended amendments. It was subsequently clarified by Council that the amendments shown in the body of the s42A report, at paragraph 212, are the correct version⁶. We have made those recommended amendments to HIZ-P1.

4. GIZ Provisions

Overview

18. The Panel has no recommended amendments to the GIZ provisions in response to the submissions, beyond those recommended by the s42A report author (noting that we have accepted his recommended amendments to GIZ-BFS9 and GIZ-P1 which were addressed in the s42A report under 'General and Repeated Submissions'.
19. However, we disagree with the s42A report author's recommendation to include a cross reference in the GIZ Introduction to rules in the Energy and Infrastructure (EI) chapter.

Reasons

20. The submission we consider here is from MainPower, seeking to insert a new objective, policy and rules to support new corridor protection for electricity distribution lines within the GIZ⁷.
21. We heard legal submissions and expert planning evidence from MainPower seeking that corridor protection rules for Electricity Distribution Lines should be located within the relevant zone chapters where those rules are clearly visible to landowners.

² 282.20

³ 145.39

⁴ 41.33

⁵ 145.41

⁶ E-mail to Panel dated 4 June 2024 from Matt Bacon, Development Planning Manager.

⁷ 249.126, 249.127 and 249.128

22. The s42A report author recommended that these provisions are best located within the EI chapter, and that it is not necessary for them to be repeated in the zone chapters. However, Mr Willis in his reply report recommended including a cross reference to the relevant rules in the EI chapter within the industrial zones.
23. The Panel, in considering submissions on the EI chapter, has recommended that it is appropriate that the relevant rules relating to activities that may affect National Grid and Electricity Distribution Lines infrastructure are contained in the individual zone chapters, and therefore there is no need to include a specific cross reference in the Industrial Zones Chapter to rules in the EI chapter. As this is, at least in part, granting the relief sought by MainPower we recommend this submission is accepted in part.

5. HIZ Provisions and Definition of Heavy Industry

Overview

24. The Panel's recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below.

Provision	Panel recommendations
HIZ-R7	Amend to require compliance with HIZ-R8, HIZ-R9, and HIZ-R10.

Amendments and reasons

25. The submissions we consider here are by:
- (a) Daiken⁸ seeking to amend the definition of 'Heavy Industry',
 - (b) Department of Conservation⁹ seeking to amend Rule HIZ-R12.
26. The submission by Daiken was to amend the definition of 'Heavy Industry'. We agree with the s42A report writer's assessment of this submission point, and his recommended amended wording for the definition, which was to add the words "it includes any ancillary activity to the industrial activity".
27. However, we consider this amendment to the definition of 'Heavy Industry' has implications for the implementation of HIZ-R8 (food and beverage outlet), HIZ-R9 (ancillary retail activity) and HIZ-R10 (ancillary office). Those rules relate specifically to activities which are ancillary to industry and have particular conditions which must be met for them to be a permitted activity. The amended definition of 'Heavy industry' will essentially make these ancillary activities permitted activities and will therefore conflict with the intent of those rules. Accordingly, we have recommended an amendment to HIZ-R7, i.e. the rule which makes heavy industry a permitted activity, so that it requires compliance with HIZ-R8, HIZ-R9 and HIZ-R10.

⁸ 145.2

⁹ 419.140

28. We do not consider the same change needs to be made in any other zone provisions other than the HIZ, as we agree with the s42A report author that “Heavy industry requires a consent to establish within the Light and General Industrial zones and, as such, ancillary activities would be considered as part of these consent assessments”.
29. Overall, with these changes, we consider the recommendation is an ‘accept in part’ rather than ‘accept’ as recommended in the s42A report.
30. The submission by the Department of Conservation was to amend Rule HIZ-R12, as notified, which relates to land-based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds. The amendment sought was to change the activity status to be more onerous. We agree with the s42A report author’s recommendation to not make that change, for the reasons stated in the s42A report.
31. However, Mr Willis also advised that after having reviewed the rule, the matters covered are either Regional Council matters (discharge to land and water, and odour) or overlap with the Natural Character of Freshwater Bodies (NATC) chapter (for structures associated with the activities). He said that given this duplication and potential for inconsistencies, and after discussions with the s42A report author for the NATC chapter, they both agree that this rule is no longer required.
32. We agree with Mr Willis’ assessment but also agree with him that, under the submissions on the INZ provisions, there is no scope to remove this rule. We recommend the Council reviews this rule as part of its ongoing review for future plan changes.

6. Minor and consequential amendments

33. The Panel has made one very minor grammatical amendment to the s42A report author’s recommended wording for HIZ-O1, in response to the submission by Daiken¹⁰, to refer to *“Heavy industrial activities are enabled where the adverse effects of these activities are managed in the vicinity of or at the zone interface ...”*

7. Conclusion

34. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – INZ – Industrial Zones. Our recommended amendments are shown in Appendix 2.
35. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹⁰ 145.40.

Appendix 1: submitter attendance and tabled evidence for Industrial Zones - Hearing Stream 9A

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Andrew Willis 	N/A
Tabled Evidence		
Canterbury Regional Council	<ul style="list-style-type: none"> • Victoria Watt 	316, FS 105
MainPower New Zealand Ltd	<ul style="list-style-type: none"> • Melanie Foote • J Appleyard/A Lee 	249
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Michelle Grinlinton-Hancock • Catherine Heppelthwaite • AA Arthur-Young/KL Gunnell 	373 FS99
Christchurch International Airport Ltd	<ul style="list-style-type: none"> • J Appleyard/A Lee 	254 FS80
Fire & Emergency NZ	<ul style="list-style-type: none"> • Lydia Shirley 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Industrial Zones

Appendix 2: (2) Light Industrial Zone

Appendix 2: (3) General Industrial Zone

Appendix 2: (4) Heavy Industrial Zone

Appendix 2: (5) Matters of Control or Discretion for all Industrial Zones

INZ - General Objectives and Policies for all Industrial Zones

Introduction

The purpose of this chapter is to set out provisions relating to Industrial Zones.

This chapter contains objectives and policies relating to the:

- Light Industrial Zone;
- General Industrial Zone; and
- Heavy Industrial Zone.

The quantum and distribution of industrial activity plays a key role in the form, identity and growth of the district as a whole¹ ~~urban areas~~² and is vital to the effective and efficient functioning of communities through providing employment, and access to trade and yard-based goods and industrial services. The District Plan recognises existing industrial activity and manages existing and new³ industrial activities to ensure:

- appropriate activities establish in the industrial zones that are of a similar nature, be they light industrial, general industrial or heavy industrial;
- industrial activities integrate with infrastructure where available⁴ and do not undermine existing commercial centres; and
- they avoid more than minor adverse environmental effects and manage all other effects.

The objectives and policies set out below apply to all Industrial Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
INZ-O1	Support and growth of industry Sufficient, feasible and available industrial zoned land to meet demand and to support employment and economic growth.
INZ-O2	Role and function of Industrial Zones Industrial zones that: 1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and 2. avoid adverse effects on the role and function of Town Centres; and 3. do not undermine investment in public amenities in the Town and Local Centre Zones. <u>Industrial zones that provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities, while:</u> <u>1. avoiding commercial activities that do not demonstrate a functional need to</u>

¹ Daiken [145.33].

² Clause 16(2) amendment.

³ Daiken [145.33].

⁴ Daiken [145.33].

	<p><u>locate within that zone; and</u> <u>2. avoiding commercial activities which would result in significant adverse effects on the role and function of Town Centres and undermine investment in public amenities in the Town and Local Centre Zones.</u>⁵</p>
INZ-O3	<p>Managing the effects of industrial activities The adverse effects of industrial activities are avoided, remedied or mitigated:</p> <ol style="list-style-type: none"> 1. within the zone where these may constrain the establishment and operation of industrial activities; and 2. <u>in the vicinity or</u>⁶ at the interface with non-industrial zones to achieve the anticipated amenity values for those adjacent zones.
Policies	
INZ-P1	<p>Anticipated activities in Industrial Zones Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities:</p> <ol style="list-style-type: none"> 1. small scale ancillary offices where these are necessary to support a primary activity anticipated in industrial zones; 2. small scale ancillary retail that is necessary to support a primary activity anticipated in industrial zones and is limited to the sale of products manufactured or processed on site; 3. warehousing, yard-based activities, and trade suppliers outside of the Heavy Industrial Zone; 4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone; 5. small-scale cafés and dairies that are primarily supporting the needs of workers and businesses in the Light and General Industrial Zone; and 6. community activities in the Light and General Industrial zones where these are compatible with the role and function of the zone, and do not result in a shortfall of Light and General Industrial land.
INZ-P2	<p>Adverse effects on Town and Local Centres Avoid retail activity, office, commercial services and other non-industrial activities <u>that do not demonstrate a functional need to locate within that zone and</u>⁷ that could individually or cumulatively <u>result in significant adverse effects on adversely affect</u>⁸ the role and function of town centres, and undermine investment in public amenities and facilities in the Town and Local Centre Zones.</p>
INZ-P3	<p>Brownfield redevelopment Where industrial activity is no longer undertaken on a site, consider the redevelopment of brownfield sites for more intensive commercial and mixed use activities where:</p> <ol style="list-style-type: none"> 1. the brownfield site is abandoned, underutilised or no longer designated land, that is not surrounded by existing industrial activities; 2. any commercial or mixed use development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure; and

⁵ Woolworths [282.19].

⁶ Daiken [145.36].

⁷ Woolworths [282.20].

⁸ Woolworths [282.20].

	3. the redevelopment maintains the strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.
INZ-P4	Intensification of existing Industrial Zones Enable industrial activities in industrial zones to redevelop, intensify, and expand provided they do not have a significant adverse effect on the character and amenity values of adjacent zones.
INZ-P5	Avoid sensitive activities within Industrial Zones 1. Maintain and support the function of industrial zones through avoiding any sensitive activities, such as residential and visitor accommodation, in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities.
INZ-P6	Managing adverse effects within Industrial Zones Manage the effects of development and activities in industrial zones including visual, traffic, noise, and glare through: <u>e</u> Controls on building bulk, form, setbacks, landscaping, screening and traffic movements. Such management is to be focused: <u>a</u>) at the interface with an arterial road fulfilling a gateway function; and <u>b</u>) at the interface with adjacent non-industrial zones <u>or noise control contours or overlays identified on the planning map</u> ⁹ , so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities. <u>2.Avoiding quarry, landfill, cleanfill, mining or dam activities within urban areas</u> ¹⁰ .
<u>INZ-P7</u>	<u>Management of Bird Strike Risk Activities</u> <u>Manage the risk of bird strike to aircraft from new or upgraded bird strike risk activities located within the Bird Strike Risk Management Overlay.</u> ¹¹

⁹ Daiken [145.39].

¹⁰ Fulton Hogan [41.33]

¹¹ CIAL 254.135 and 148

LIZ - Light Industrial Zone

Introduction

The purpose of the Light Industrial Zone is to provide for light industrial activities within the District. The Light Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the General Industrial Zone and the Heavy Industrial Zone. Collectively, these zones provide for a range of industrial activities in different locations in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LIZ-O1	Provision of light industrial activities Light industrial and space intensive <u>extensive</u> ¹ commercial activities are enabled where the adverse effects of these activities within the zone and on adjacent non-industrial zones results in an acceptable level of amenity values.
Policies	
LIZ-P1	Compatible effects Recognise and provide for light industrial and other compatible activities that can operate in close proximity to, and provide a buffer for, more sensitive zones due to their hours of operation and nature and limited effects of activities including noise, signs, odour, and traffic.
LIZ-P2	Amenity effects Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.

Activity Rules

LIZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
LIZ-R2 Industrial activity	
<i>This rule does not apply to any Heavy Industry provided for under LIZ-R24.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Woolworths [282.19].

LIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R5 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: DIS
LIZ-R6 Service station	
Activity status: PER Where: 1. the activity is not located within 30m from any Residential Zones boundary.	Activity status when compliance not achieved: DIS
LIZ-R7 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R8 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R9 Parking lots and Parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R10 Food and beverage outlet	
Activity status: PER Where: 1. if a drive through restaurant, the activity is not located within 30m of any Residential Zones boundary; and 2. if not a drive through restaurant, the activity occupies a maximum of 100m ² GFA and is either: a. ancillary to a permitted activity on the same site; or b. located more than 50m from the footprint of another food and beverage outlet.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD10 - Food and beverage
LIZ-R11 Ancillary retail activity	
Activity status: PER Where: 1. the ancillary retail occupies a maximum of 20% of building GFA; and 2. it is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS

LIZ-R12 Ancillary office	
Activity status: PER Where: 1. the ancillary office occupies a minimum of 250m ² of building GFA; and 2. it is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
LIZ-R13 Funeral related services and facility	
Activity status: PER Where: 1. the activity is not located within 30m of any Residential Zones boundary.	Activity status when compliance not achieved: DIS
LIZ-R14 Trade and industry training facility	
Activity status: PER Where: 1. the activity shall occupy a maximum of 400m ² GFA.	Activity status when compliance not achieved: DIS
LIZ-R15 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LIZ-R16 Community facility	
<i>This rule does not apply to any Gymnasium provided for under LIZ-R5.</i>	
Activity status: RDIS Matters of discretion are restricted to: INZ-MCD1 - Community facility	Activity status when compliance not achieved: N/A
LIZ-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LIZ-R18 Commercial services	
Activity status: DIS	Activity status when compliance not achieved: N/A
LIZ-R19 Retail activity	
<i>This rule does not apply to trade suppliers provided for by LIZ-R3, yard-based activity provided for by LIZ-R4, gymnasium provided for by LIZ-R5, food and beverage outlets provided for by LIZ-R10, ancillary retailing of goods provided for by LIZ-R11, service station provided for by LIZ-R6.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R20 Office	

Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R21 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R22 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R23 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R24 Heavy industry	
<i>This rule does not apply to any crematorium provided for under LIZ-R13.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LIZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	Activity status when compliance not achieved: DIS
LIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD2 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LIZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD3 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LIZ-BFS4 Internal boundary landscaping	

<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of all internal boundaries with Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height above the ground at time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MD4 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LIZ-BFS5 Road boundary landscaping	
<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle or pedestrian crossings. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD6 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LIZ-BFS6 Road boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from an adjoining road boundary with any strategic road, arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD5 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LIZ-BFS7 Rail boundary² setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD9 - Rail boundary³ setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LIZ-BFS8 Location of ancillary offices and ancillary retail activity	

² RMA Schedule 1 Clause 16(2)

³ RMA Schedule 1 Clause 16(2)

<p>1. Ancillary offices and retail activity (except on rear sites) shall be located at the front of buildings facing the street.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD7 - Location of ancillary offices and retailing</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LIZ-BFS9 Outdoor storage area	
<p>1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones or Open Space and Recreation Zones or the road boundary—<u>except that:</u></p> <p>2. <u>All non-vegetative screening within 2m of a site boundary with a public reserve, footpaths, shared use paths, or cycle trails, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</u>⁴</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD8 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <p><u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and</u></p>	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

⁴ Waimakariri District Council [367.29].

	<p><u>ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production.</u>^{5 6}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a</u></p>	
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⁵ Transpower [195.43].

⁶ Horticulture NZ [295.80].

	<p><u>National Grid support structure.</u>⁷</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height</p>	
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⁷ Transpower [195.43].

	<p>above-ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a</p>	
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	<p>National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁸</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic</p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁹</p>

⁸ Transpower [195.43].

⁹ Transpower [195.43].

	<p>properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

El-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁰ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,¹¹ activities and development adjacent to a 66kV or 33kV <u>major</u>¹² electricity distribution line involve the following: <ol style="list-style-type: none"> new <u>a</u> sensitive activity and <u>or a new</u> buildings or <u>structure</u>¹³ (excluding accessory buildings)¹⁴ within <u>6m</u>¹⁵ of the centreline of a 66kV or 33kV <u>major</u>¹⁶ electricity distribution line or within 40m <u>6m</u>¹⁷ of the visible outer edge of a¹⁸ foundation of an <u>associated</u> <u>a</u> pole, <u>pi-</u> 	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

¹⁰ Mainpower [249.94].

¹¹ Mainpower [249.95].

¹² Mainpower [249.94].

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.94].

¹⁵ Mainpower [249.94].

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.94].

¹⁸ Mainpower [249.94].

	<p>pole¹⁹ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁰ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²¹</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²² electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

¹⁹ Mainpower [249.94].

²⁰ Mainpower [249.94].

²¹ Mainpower [249.94].

²² Mainpower [249.94].

GIZ - General Industrial Zone

Introduction

The purpose of the General Industrial Zone is to provide for general industrial activities within the District. The General Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the Light Industrial Zone and the Heavy Industrial Zone. Collectively these zones provide for a range of industrial activities in different locations in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
GIZ-O1	Provision of general industrial activities Provide for general industrial activities where the adverse effects of these activities on adjacent non-industrial zones are managed at the interface to provide an acceptable level of amenity in these more sensitive zones.
Policies	
GIZ-P1	Activities Recognise and provide for a range of general industrial and other compatible activities and avoid <u>non-industrial¹</u> activities which do not <u>demonstrate a functional need to locate within the zone and²</u> support the primary function of the zone.
GIZ-P2	Amenity effects Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.

Activity Rules

GIZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
GIZ-R2 Industrial activity	
<i>This rule does not apply to Heavy Industry provided for by GIZ-R17.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Woolworths [282.21].

² Woolworths [282.21].

GIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R5 Gymnasium	
Activity status: PER Where: 1. the activity is not located within 30m of any Residential Zones boundary.	Activity status when compliance not achieved: DIS
GIZ-R6 Service station	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R7 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R8 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R9 Parking lots and parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R10 Food and beverage outlet	
Activity status: PER Where: 1. if a drive through restaurant, the activity is not located within 30m of any Residential Zones boundary; and 2. if not a drive through restaurant, the activity occupies a maximum of 100m ² GFA and is either: a. ancillary to a permitted activity on the same site; or b. located more than 50m from the footprint of another food and beverage outlet.	Activity status when compliance not achieved: RDIS Matters of discretion: INZ-MCD10 - Food and beverage
GIZ-R11 Ancillary retail activity	
Activity status: PER Where: 1. the ancillary retail activity occupies a maximum of 20% of building GFA.	Activity status when compliance not achieved: DIS

GIZ-R12 Ancillary office	
Activity status: PER Where: 1. the ancillary offices occupy a maximum of 250m ² of building GFA; 2. is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
GIZ-R13 Funeral related services and facility	
Activity status: PER Where: 1. the activity is not located within 30m of any Residential Zones boundary.	Activity status when compliance not achieved: DIS
GIZ-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
GIZ-R15 Community facility	
Activity status: RDIS Matters of discretion are restricted to: INZ-MCD1 - Community facility	Activity status when compliance not achieved: N/A
GIZ-R16 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R17 Heavy industry	
<i>This rule does not apply to any crematorium provided for by GIZ-R13.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R18 Commercial services	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R19 Retail activity	
<i>This rule does not apply to trade suppliers provided for by GIZ-R3; yard-based activity provided for by GIZ-R4; gymnasium provided for by GIZ-R5; service station provided for by GIZ-R6; food and beverage outlet provided for by GIZ-R10; and ancillary retailing provided for by GIZ-R11.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R20 Office	
Activity status: NC	Activity status when compliance not achieved: N/A

GIZ-R21 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R22 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R23 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

GIZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	Activity status when compliance not achieved: DIS
GIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD2 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GIZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD3 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GIZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided and maintained along the full length of all internal boundaries with Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD4 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

trees to be a minimum of 1.5m in height at the time of planting.	
GIZ-BFS5 Road boundary landscaping	
<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle and pedestrian crossings. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD6 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
GIZ-BFS6 Road boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from the road boundary with any strategic road, arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD5 - Road boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
GIZ-BFS7 Rail boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD9 - Rail corridor setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
GIZ-BFS8 Location of ancillary offices and ancillary retail activity	
<ol style="list-style-type: none"> 1. Ancillary offices and retail activity (except on rear sites) shall be located at the front of buildings facing the street. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD7 - Location of ancillary offices and retailing</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
GIZ-BFS9 Outdoor storage area	

<p>1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones or the road boundary—<u>except that:</u></p> <p>2. <u>All non-vegetative screening within 2m of a site boundary with a public reserve, footpaths, shared use paths, or cycle trails, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</u>³</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD8 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production.</u>^{4 5}</p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

³ Waimakariri District Council [367.30].

⁴ Transpower [195.43].

⁵ Horticulture NZ [295.80].

	<p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁶</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set</p>	
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⁶ Transpower [195.43].

	<p>out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <ul style="list-style-type: none">a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:<ul style="list-style-type: none">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;ii. is a maximum of 2.5m in height above ground level;iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and	
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	<p>emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or</p>	
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	<p>footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁷</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive</p> <p>farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority</p>	Activity status when compliance not achieved: N/A ⁸

⁷ Transpower [195.43].

⁸ Transpower [195.43].

	considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major ⁹ electricity distribution line	
All Zones	Activity status: NC Where: <ol style="list-style-type: none"> new, or expansion or extension of existing¹⁰ activities and development adjacent to a 66kV or 33kV major¹¹ electricity distribution line involve the following: <ol style="list-style-type: none"> new a sensitive activity and or a new buildings or structure¹² (excluding accessory buildings)¹³ within 6m¹⁴ of the centreline of a 66kV or 33kV major¹⁵ electricity distribution line or within 40m 6m¹⁶ of the visible outer edge of a¹⁷ foundation of an associated a pole, pi-pole¹⁸ or tower; and or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁹ 	Activity status when compliance not achieved: N/A

⁹ Mainpower [249.94].

¹⁰ Mainpower [249.95].

¹¹ Mainpower [249.94].

¹² Mainpower [249.94].

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.94].

¹⁵ Mainpower [249.94].

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.94].

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

	<p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁰</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²¹ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²⁰ Mainpower [249.94].

²¹ Mainpower [249.94].

HIZ - Heavy Industrial Zone

Introduction

The purpose of the Heavy Industrial Zone is to provide for heavy industrial activities within the District. The Heavy Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the Light Industrial Zone and the General Industrial Zone. Collectively these zones provide for a range of industrial activities in different locations in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
HIZ-O1	Provision of heavy industrial activities Heavy industrial activities are enabled where the adverse effects of these activities on adjacent non-heavy industrial zones ¹ are managed <u>in the vicinity of or</u> ² at the <u>zone</u> ³ interface to provide an acceptable level of amenity in these more sensitive <u>within other</u> ⁴ zones.
Policies	
HIZ-P1	Heavy industrial activities Recognise and provide for heavy industrial activities that generate <u>a range of</u> ⁵ potentially significant and intermittent and continuous <u>adverse</u> effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, which may require necessitating ⁶ separation from more sensitive activities and the consideration of reverse sensitivity management.

Activity Rules

HIZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
HIZ-R2 Industrial activity	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Daiken [145.40].

² Daiken [145.40].

³ Daiken [145.40].

⁴ Daiken [145.40].

⁵ Daiken [145.41].


⁶ Daiken [145.41].

HIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R5 Service station	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R6 Parking lots and parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R7 Heavy industry	
<i><u>This rule does not apply to those activities provided for in HIZ-R12, i.e. Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds.⁷</u></i>	
Activity status: PER Where: 1. <u>the activity complies with HIZ-R8, HIZ-R9 and HIZ-R10⁸.</u>	Activity status when compliance is not achieved: N/A
HIZ-R8 Food and beverage outlet	
Activity status: PER Where: 1. the activity is ancillary to an industrial activity located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
HIZ-R9 Ancillary retail activity	
Activity status: PER Where: 1. the ancillary retail activity occupies a maximum of 20% of building GFA.	Activity status when compliance not achieved: DIS
HIZ-R10 Ancillary office	
Activity status: PER Where: 1. the ancillary offices occupy a maximum of 250m² of building GFA; and⁹ 12. it is located on the same site as the primary activity which is permitted in the zone.	Activity status when compliance not achieved: DIS

⁷ RMA Schedule 1 Clause 16(2).

⁸ Daiken [145.2].

⁹ Daiken [145.51].

HIZ-R11 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
HIZ-R12 Rural production¹⁰	
Activity status: PER¹¹	Activity status when compliance not achieved: N/A¹²
HIZ-R13 Bird Strike Risk Activities¹³	
<i>This rule applies in addition to the other rules in this table.</i>	
Activity status: PER Where: 1. <u>Any new or upgraded bird strike risk activities are not located within the Bird Strike Management Overlay.</u>	Activity status when compliance is not achieved: RDIS Matters of discretion are restricted to: INZ-MCD13- Bird Strike Risk Management
HIZ-R132 Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds	
Activity status: CON Where: 1. any part of the activity shall comply with the following minimum setback requirements: a. 20m from any water bodies;  and b. 20m from the boundary with any other zone. Matters of control are restricted to: INZ-MCD11 - Waste disposal	Activity status when compliance not achieved: DIS
HIZ-R143 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
HIZ-R154 Retail activity	
<i>This rule does not apply to trade supplier provided for by HIZ-R3; yard-based activity provided for by HIZ-R4; service station provided for by HIZ-R5; food and beverage outlet provided for by HIZ-R8; and ancillary retail activity provided for by HIZ-R9.</i>	

¹⁰ Daiken [145.53].¹¹ Daiken [145.53].¹² Daiken [145.53].¹³ Christchurch International Airport Ltd [254.148]

Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R165 Office	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R176 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R187 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R198 Commercial services	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R2019 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R210 Community facility	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R224 Drive through restaurants	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

HIZ-BFS1 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building, calculated as per the height calculation, shall be 25m above ground level, when it is setback its own height from an adjoining internal or road boundary; 2. The maximum height of any chimney or support structure shall be 40m <u>except where specified under clause 3:</u>¹⁴ 3. <u>The maximum height of any chimney, towers, plant and equipment or support structure located at 166 Upper Sefton Road on Lot 1 DP 68953 shall be 45m.</u>¹⁵ 	<p>Activity status when compliance not achieved: RDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>INZ-MCD12 - Height</u>¹⁶</p>

¹⁴ Daiken [145.59].

¹⁵ Daiken [145.59].

¹⁶ Daiken [145.59].

HIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones

1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:

INZ-MCD2 - Height in relation to boundary

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS3 Internal boundary setback

1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:

INZ-MCD3 - Internal boundary setback

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS4 Internal boundary landscaping

1. Landscaping shall be provided and maintained along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.
2. The landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting.

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:

INZ-MCD4 - Internal boundary landscaping

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS5 Road boundary landscaping

1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle crossings. This landscape strip shall be a minimum of 2m deep.
2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.

Activity status when compliance not achieved:
RDIS

Matter of discretion are restricted to:

INZ-MCD6 - Road boundary landscaping

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS6 Road boundary setback

1. All buildings shall be set back a minimum of:
 - a. 10m from the road boundary with any strategic road, arterial road or collector road;

Activity status when compliance not achieved:
RDIS

Matter of discretion are restricted to:

INZ-MCD5 - Road boundary setback

Notification

<p>b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones;</p> <p>c. 3m from the road boundary of all other roads.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
HIZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD9 - Rail boundary setback</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 only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
<p>All Zones</p>	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p><u>primary production</u>.^{17 18}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹⁹</p> <p>4. the activities and development within a</p>	
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¹⁷ Transpower [195.43].

¹⁸ Horticulture NZ [295.80].

¹⁹ Transpower [195.43].

	<p>National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the</p>	
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	<p>pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an</p>	
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	<p>increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁰</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²¹</p>

²⁰ Transpower [195.43].

²¹ Transpower [195.43].

	notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²² electricity distribution line	
All Zones	Activity status: NC Where: 1. new, or expansion or extension of existing, ²³ activities and development adjacent to a 66kV or 33kV <u>major</u> ²⁴ electricity distribution line involve the following: a. new a sensitive activity and or a new buildings or structure ²⁵ (excluding accessory buildings) ²⁶ within 6m ²⁷ of the centreline of a 66kV or 33kV <u>major</u> ²⁸ electricity distribution line or within 40m 6m ²⁹ of the visible outer edge of a ³⁰ foundation of an associated a pole, pi-pole ³¹ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for	Activity status when compliance not achieved: N/A

²² Mainpower [249.94].²³ Mainpower [249.95].²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].²⁶ Mainpower [249.94].²⁷ Mainpower [249.94].²⁸ Mainpower [249.94].²⁹ Mainpower [249.94].³⁰ Mainpower [249.94].³¹ Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u>³²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³³</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>³⁴ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

Matters of Control and Discretion for all Industrial Zones

INZ-MCD1	<p>Community facility</p> <ol style="list-style-type: none"> 1. The extent to which the activity adversely affects the function of the zone to provide for primarily industrial activities. 2. The extent to which the activity adversely affects the capacity of the zone to accommodate future demand for industrial activities. 3. The extent to which the community activity will form an agglomeration with other established non-industrial activities that cumulatively would have an adverse effect on the function and capacity of the Industrial Zone. 4. The extent to which the activity adversely affects the ability of existing or future permitted industrial activities to operate or establish without undue constraint. 5. The extent to which there are any benefits of a community activity providing a buffer between industrial activities and more sensitive zones. 6. The extent to which there are any amenity or streetscape benefits of a community activity being on a site that has frontage to an identified arterial road or collector road that has a gateway function to a township. 7. The extent to which the activity generates traffic and other effects that impact on the day to day operation of the industrial area. 8. The extent to which the activity serves the needs of workers in the industrial area. 9. The extent to which the activity by itself or in combination with other existing or proposed activities creates commercial distribution effects undermining any local or town centre, including whether the activity is better located within a centre.
INZ-MCD2	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential zones, rural zones, or open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect on privacy of residents and other users in the adjoining zones. 3. The scale of building and its effects on the character of any adjoining residential zones. 4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 5. The effect on outlook from adjoining properties. 6. The extent to which the recession plane breach and associated effects reflect the functional needs of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
INZ-MCD3	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The extent of any adverse visual effects on adjoining sites in residential, rural, or open space and recreation zones as a result of a reduced building setback. 2. The extent to which landscaping or screening within the setback mitigates the visual dominance of buildings. 3. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential, rural, or open space and recreation zones. 4. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 5. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.

INZ-MCD4	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which the site is visible from adjoining sites in residential zones, rural zones, or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites. 3. The extent to which there are any compensating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking areas, manoeuvring areas or storage areas, or the location of ancillary offices/wholesale display of goods/showrooms.
INZ-MCD5	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any residential, rural, or open space and recreation zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
INZ-MCD6	<p>Road boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced landscaping is opposite any residential or open space and recreation zones and the effects of any reduction in landscaping on the amenity values and outlook of those zones. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, the display of trade supplier or yard-based goods for sale, along the site frontage.
INZ-MCD7	<p>Location of ancillary offices and retailing</p> <ol style="list-style-type: none"> 1. The extent to which locating ancillary offices or ancillary retail activity where they do not face the street results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the frontage is opposite Residential Zones or Open Space and Recreation Zones and the effects of not locating offices or showrooms that face the street on the amenity values and outlook of those zones. 3. The extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.
INZ-MCD8	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.

	5. <u>The extent to which pedestrian and cycle safety considerations would justify reduced screening.</u> ¹
INZ-MCD9	Rail boundary setback 1. The extent to which the reduced setback will compromise the efficient functioning of the rail network, including rail corridor access and maintenance.
INZ-MCD10	Food and beverage 1. The extent to which the activity creates adverse effects on any nearby residential unit in terms of traffic and nuisance effects. 2. The extent to which the activity provides goods and services to workers and residents from outside the zone and creates commercial distribution effects undermining any local or town centre.
INZ-MCD11	Waste disposal 1. The extent to which the area is affected by flood risk; 2. The extent to which the amenity and natural character of waterways are adversely affected; 3. The extent to which the amenity values of public roads or dwellings on adjoining sites are adversely affected; and 4. The extent of any adverse effects on wahi taonga and mahinga kai.
<u>INZ-MCD12</u>	<u>Height</u> 1. <u>The extent to which the increased height would compromise the amenity values of nearby non-industrial properties including overshadowing, loss of privacy and adverse dominance and character effects arising from scale;</u> 2. <u>The extent to which any adverse effects of increased height are mitigated through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods;</u> 3. <u>The extent to which there are alternative practical options for meeting the functional requirements of the building or structure in a compliant manner.</u> ²
<u>INZ-MCD13</u>	<u>Bird Strike Risk Management</u> ³ 1. <u>The extent to which the activity has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues that demonstrates the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft.</u> ⁴

Relevant definition amendments

Amend the definitions nesting table for industrial activity as follows:

Industrial activity

- Freight Depot
 - Warehouse and Storage

¹ Waimakariri District Council [367.29] and [367.30]. Industrial Zones s42A report.

² Daiken [145.59]. Industrial Zones s42A report.

³ Recommendation from Airport Noise Contours and Bird Strike Reply Report: CIAL [254.148]

⁴ Based on a Planning Joint Witness Statement relating to Bird Strike Risk dated 21 March 2024

-
- Heavy Industry⁵
 - Light Industry⁶
 - Manufacturing
 - [...]

Amend the definition of 'heavy industry' as follows:

means:

a. ...

j. any industrial activity which may require regional discharge consents; and
k. ancillary activities to the industrial activity involves the discharge of odour or dust beyond the site boundary.⁷

⁵ Daiken [145.10]

⁶ Daiken [145.10]

⁷ Daiken [145.2]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 27

Hearing Stream 9 Part 3: Area specific matters – CMUZ – Commercial and Mixed Use Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances.

Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.

The Hearings Panel for the purposes of **Hearing Stream 9** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay and Neville Atkinson.

1. Introduction

Report outline and approach

1. This is Report 27 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the CMUZ – Commercial and Mixed Use Zones Chapter and the submissions received on those provisions. The relevant provisions are:
 - Definitions
 - CMUZ Objectives and Policies
 - TCZ – Town Centre Zone provisions
 - LCZ – Local Centre Zone provisions
 - NCZ – Neighbourhood Centre Zone provisions
 - MUZ – Mixed Use Zone provisions
 - LFRZ – Large Format Retail Zone provisions
 - CMUZ - Matters of Control and Discretion for all zones.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 – 7** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 8** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the CMUZ – Commercial Mixed Use Zones chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council’s website. As stated above, our decision on each submission point is set out in Appendix 2.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report authors’ recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were over 650 original submissions, as well as many further submissions, received on the CMUZ Chapter, which are outlined in the section 42A report.

Key issues

12. The issues in contention on these chapters addressed in this report are:
- (a) General and Repeated Submissions - height in relation to boundary control
 - (b) CMUZ Objectives and Policies - supermarket GFA limit, residential units
 - (c) TCZ – Town Centre Zone provisions and maximum height limits across all CMUZ’s
 - (d) LFRZ – Large Format Retail Zone provisions and CMUZ-MD12, additions to supermarkets and department stores.

3. Height in relation to boundary control

Overview

13. The following is a summary of the Panel’s recommended amendments, over and above those recommended by the s42A report author in the ‘General and Repeated Submissions’ section of the s42A report:

Provisions	Panel recommendations
LFRZ-BFS2	Amend LFRZ-BFS2 to also include clarification on how the height in relation to boundary control is to be measured in accordance with the diagrams in Appendix APP3.

Amendments and reasons

14. Kāinga Ora’s submission¹ sought to amend the height in relation to boundary controls for the Town Centre Zone (TCZ), Local Centre Zone (LCZ), Neighbourhood Centre Zone (NCZ), and Mixed Use Zone (MUZ) to improve clarity as to how they are interpreted and applied. The s42A report author, Mr Willis, recommended some amended wording in response to the Panel’s pre-hearing written question regarding this submission. While his recommended wording was not transferred into the Reply Report’s Appendix A, the

¹ 325.333, 325.305, 325.289 and 325.320

Panel confirms the revised and clarified version is appropriate and notes also that Ms Dale, planner for the submitter, has accepted this version².

15. Whilst Kāinga Ora did not submit in relation to the LFRZ, we have recommended the same amendment to LFRZ-BFS2 as a consequential amendment, or otherwise as a Clause 16(2) amendment if there is a question of scope, and in terms of s32AA this will provide consistency, and add coherence, to the provisions.

4. CMUZ Objectives and Policies – Supermarket GFA limit, residential units

Overview

16. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.
17. We do not however accept the s42A report author's recommendation to add an Advice Note to TCZ-R1, LCZ-R1, MUZ-R1 and LFRZ-R1, as outlined below.

Reasons

18. The submissions we consider further here are those by:
 - (a) Woolworths³ which opposes the activity status for supermarkets in CMUZs, noting that while they are permitted activities within TCZs and MUZs, resource consent would typically still be required due to the 450m² building gross floor area limit; and
 - (b) Templeton Group⁴ seeking amendments to CMUZ-P7 to enable residential units to be permitted at ground level in the Pegasus LCZ, and Kāinga Ora⁵ seeking amendments to CMUZ-P7 to provide flexibility for residential use in appropriate circumstances.
19. In relation to the Woolworths submission, we understood from Mr Allan's evidence that the submitter is no longer pursuing this matter and accepts the s42A report author's recommendation. Mr Willis noted that the 450m² is not a building limit per se but an urban design threshold trigger, and he recommended that an advice note be added to the relevant rules to clarify this. However, we do not consider there is a need for an advice note, noting that the default position for an exceedance of the rule is to CMUZ-MD3 which clearly relates to urban design matters.
20. In relation to the Templeton Group and Kāinga Ora submissions, the s42A report author's evidence, based also on the economics evidence of Mr Foy and the urban design evidence of Mr Nicholson, both for Council, was that ground floor residential use

² Ms Dale, Summary Statement, paragraph [1.9]

³ 282.118

⁴ 412.14

⁵ 325.282

can result in inactive frontages or ‘dead spaces’ undermining vibrancy and would likely result in less space for, or crowd out, commercial activities which could harm the role and function of the centre.

21. Ms Dale, planner for Kāinga Ora, supported in principle the concern at potential displacement of commercial activity particularly in the NCZ and LCZ, due to the small size of these zoned areas, and agreed with Mr Willis that residential units should be ‘encouraged’ in CMUZ-P7 at first floor level and above. However she said that ground floor residential units in the NCZ, LCZ, and TCZ can all be considered as a restricted discretionary activity, subject to the matters of discretion in CMUZ-MD11. Ms Dale said there is an apparent disconnect here in that CMUZ-P7(2) requires the avoidance of residential activities “on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity on the ground floor”. She also noted that Policy TCZ-P2 ‘Town Centre Zone activities and form’ encourages in subclause (3) “medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities”. Ms Dale suggested alternative wording for CMUZ-P7 to resolve the apparent disconnect between policies and rules.
22. We have some sympathy for Ms Dale’s requested relief in this respect. However, first and foremost we agree with Mr Willis’ evidence that, overall, the strong ‘avoid’ policy framework for CMUZ-P7 is appropriate given the primary purpose of these zones and the potential significant adverse effects associated with enabling residential activity at the ground floor of these centres. We consider Ms Dale’s suggested re-wording of CMUZ-P7 has some merit but overall will be too enabling of residential activity at the ground floor level. We accept Mr Nicholson’s evidence that Ms Dale’s suggested amendment does not address the potential adverse effects on character and streetscape of the centre, or on the commercial activities of nearby businesses including hospitality, and importantly once residential activity is established on the ground floor it would be difficult to reclaim this space if commercial demand increases in the future.
23. However, Ms Dale’s evidence has highlighted an area for potential revision of the policy and rule framework on this aspect, and we recommend that Council include this in its program for future plan changes.

5. Town Centre Zone provisions, and maximum height provisions across all CMUZ’s

Overview

24. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.
25. Notwithstanding our ‘exceptions’ approach for reporting, we do however address this matter as it leads to a recommendation we make for Council to review an apparent inconsistency in some PDP rules, as explained further below.

Reasons

26. The submission we consider further here is that by Kāinga Ora – Homes and Communities⁶, seeking to amend the maximum building heights specified in TCZ-BFS1.
27. Kāinga Ora, in general, supported higher height limits to meet the requirements of the NPS-UD, and requested increases in some height limits to acknowledge that five and six level buildings are more financially viable to construct than four levels. We note here that these height limits were also subject to Variation 1, which is addressed in a separate Recommendation Report.
28. There was a level of agreement between Ms Dale, planner for Kāinga Ora, and Mr Willis in relation to:
 - (a) a building height limit in NCZ (where it adjoins MRZ) and LCZ of 12m;
 - (b) a 12m height limit at the North Woodend and Oxford centres;
 - (c) height breaches are appropriately assessed as restricted discretionary activities;
 - (d) new matters of discretion for building height breaches in CMUZ-MD19; and
 - (e) no need for a non-notification clause for height breaches.
29. The remaining area of disagreement, as explained by Ms Dale, was that she considered a height limit of 18m (or five stories) is appropriate on the principal shopping streets in the Kaiapoi and Rangiora TCZ's and in the MUZ at Kaiapoi. Her reasons were that Kaiapoi and Rangiora are the district's primary commercial centres where the greatest level of intensification/growth is anticipated, and the Council's economic and urban design evidence also supported this. Ms Dale also noted that from Mr Foy's evidence a height limit of 21m in the MUZ would be sensible allowing up to six-storey buildings and that four storey buildings provided for by the proposed 15m limit in MUZ-BFS1 are not economically viable. In her view, an 18m height limit allows for a step down from the 21m permitted in the TCZ and is also appropriate given that the height in relation to boundary rule would apply in any event on the boundary with any residential zone.
30. Mr Willis responded to the submitter's evidence, and to several questions from the Panel, in his Reply Report. He noted that the NPS-UD Policy 3(d) requirement is to enable building heights that are commensurate with the level of commercial activity and community services, and he did not consider that Ms Dale had provided any evidence that taller buildings were more commensurate with the existing or anticipated future level of commercial activity and community services in the District's TCZs. Mr Willis considered that a 15m limit generally provides for a four-storey building as permitted, and that from his photos of recently constructed four-storey buildings in the Christchurch City Centre, and from Mr Foy's evidence, four-storey buildings can be economically viable. He also noted that for a breach of the proposed height limit it is generally accepted that a restricted discretionary consent status (as recommended) can still be enabling of taller buildings to be built with resource consent.

⁶ 325.331

31. We note the level of agreement between the planners and therefore accept the need for increases in maximum height limits in general.
32. However, having considered all of the evidence on the outstanding matter, overall, we are more persuaded by Mr Willis' evidence that a 15m height limit is appropriate, and in particular:
- (a) with an 18m height limit, the residential height bonus is only one storey and this is not a strong incentive to encourage mixed-use development, for the reasons stated.
 - (b) based on consultation undertaken during the drafting phase, a 15m height limit was generally supported.
 - (c) recent new builds within the Rangiora and Kaiapoi TCZ have been two and three storeys, so there is no evidence that the market is currently seeking 15m or 18m height limits; and
 - (d) a 15m limit would be more consistent with decisions on the recent review of the Selwyn District Plan.
33. Finally on this topic we note that Mr Willis has drawn attention to the following matter, which we recommend the Council notes for a future plan review or plan change:
- However, I note that other Proposed Plan rules, such as MRZ-BFS4 Height does not refer to the height calculation, while MRZ-BFS7 repeats the height calculation matters in the rule itself. There is therefore some inconsistency in how the Proposed Plan covers this matter.*

6. Large Format Retail Zone, and CMUZ-MD12 – additions to supermarkets and department stores

Overview

34. The following is a summary of the Panel's recommended amendments, over and above those recommended by the s42A report author:

Provisions	Panel recommendations
LFRZ-R14	Add an advice note to clarify that LFRZ-R1, 'Construction or alteration of or addition to any building or other structure' continues to apply.
CMUZ-MD12	Amend to include Large Format Zone.

Amendments and reasons

35. The submission we consider here is from Woolworths⁷ which opposes LFRZ-R14 and seeks permitted activity status for the expansion of existing supermarkets in the LFRZ or, in the alternative, the inclusion of matters of discretion allowing consideration of the

⁷ 267.15

scale and characteristics of the existing development and the functional and operational requirements of the activity.

36. Mr Allan, planner for Woolworths, confirmed that he agreed with the s42A report author's advice that a new supermarket in the LFRZ should require resource consent so that retail distributional effects on centres can be assessed. However, he was concerned that it was unnecessarily onerous to also subject the expansion of an existing supermarket, no matter how small or inconsequential the increase, to an assessment of commercial activity distribution effects under CMUZ-MD12.
37. Mr Willis responded by recommending that a threshold should be included in LFRZ-R14 for up to 20% GFA expansions of existing supermarkets or department stores to exclude these from needing resource consent. He said that after having discussed this matter with Mr Foy, the resulting commercial distribution changes from such extensions are below the threshold at which an assessment should be required. He noted that LFRZ-R1 already covers urban design requirements for buildings or extensions over 800m² (as he had recommended to be amended in the s42A report and we accept that amendment).
38. We accept that advice, noting that all the experts agreed on this approach. However, we consider that LFRZ-R14 needs to be further amended with a note to clarify that LFRZ-R1 continues to apply, so that for any expansion to a supermarket or department store exceeding 800m² an urban design assessment will still be required.
39. Further to that, we also consider an amendment is required to CMUZ-MD12 so that this matter of discretion will also apply to the LFRZ (as notified it only applies to the LCZ and the TCZ). We consider this to be a consequential amendment resulting from our recommended change to LFRZ-R2 and LFRZ-R14, and in terms of s32AA it will improve the coherence of the relevant provisions.

7. Minor and consequential amendments

40. A submission by Foodstuffs⁸ on TCZ-BFS11 identified a mistake in the standards applying to waste management areas for commercial activities, that is the 5m² waste management area is supposed to be a minimum rather than a specified area. The s42A report author agreed this is a mistake and recommended this is rectified for TCZ-BFS11 as well as for the equivalent standard in the other zones (LCZ-BFS10, NCZ-BFS10 and LFRZ-BFS8), based on the submission by Foodstuffs.
41. The Panel agrees this is clearly an error, and notes that the similar standards for waste management areas required for residential units have the same error. We consider these mistakes can be rectified by way of Clause 16(2) of the RMA and have made these changes to the relevant zones provisions.

⁸ 267.10

8. Conclusion

42. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – CMUZ – Commercial and Mixed Use Zones. Our recommended amendments are shown in Appendix 2.
43. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for CMUZ- Hearing Stream 9

Attendee	Speaker	Submitter No.
Reporting Officer	<ul style="list-style-type: none"> • Andrew Willis 	N/A
Ara Poutama (Department of Corrections)	<ul style="list-style-type: none"> • Maurice Dale 	52
Ravenswood Developments	<ul style="list-style-type: none"> • Sarah Eveleigh • Sarah Schulte 	347
Kainga Ora	<ul style="list-style-type: none"> • Clare Dale • Josh Neville • Aidan Cameron 	325
Tabled Evidence		
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Catherine Heppelthwaite • Michelle Grinlinton-Hancock • A Arthur 	373, FS 89
Z Energy	<ul style="list-style-type: none"> • Jarrod Dixon 	286
Foodstuffs South Island	<ul style="list-style-type: none"> • Mark Allan 	267
Woolworths	<ul style="list-style-type: none"> • Kay Panther Knight 	282

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Commercial and Mixed Use

Appendix 2: (2) Neighbourhood Centre Zone

Appendix 2: (3) Local Centre Zone

Appendix 2: (4) Large Format Retail Zone

Appendix 2: (5) Town Centre Zone

Appendix 2: (6) Matters of Discretion for all Commercial and Mixed Use Zones

CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones

Introduction

The purpose of this chapter is to set out provisions relating to Commercial and Mixed Use Zones.

This chapter contains objectives and policies relating to:

- Centres
 - Town Centre Zone (Rangiora, Kaiapoi and Oxford are the District's identified Key Activity Centres);
 - Local Centre Zone; and
 - Neighbourhood Centre Zone.
- Other commercial zones that are not centres –
 - Large Format Retail Zone; and
 - Mixed Use Zone.

The District requires the provision of appropriate commercial opportunities in a way, and at a rate, to provide for the District's social, economic and cultural well-being. The distribution and location of commercial and civic activity plays a key role in the form, identity and growth of urban areas, provides certainty in public and private investment, and provides a strong sense of community within its town centres including Rangiora, Kaiapoi, Oxford and the emerging town centre at North Woodend. Because of this and the varied commercial activities that occur across the district, a range of distinct commercial and mixed use zones are provided.

The objectives and policies set out below apply to all Commercial and Mixed Use Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
CMUZ-O1	Commercial development and location Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.
CMUZ-O2	Urban form, scale and design A scale, form and design of development in all Commercial and Mixed Use Zones that: <ol style="list-style-type: none"> 1. recognises and enhances the centre's role and function and the overall centres hierarchy; 2. supports achieving a good quality urban environment; 3. recognises the functional and operational requirements of activities and the existing built form; and 4. manages adverse effects on the surrounding environment.
Policies	
CMUZ-P1	Centre function, role and hierarchy Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:

	<ol style="list-style-type: none"> 1. town centres as the District's principal employment and commercially focused areas, and the primary focal point for community and other activities at the highest density of development; 2. local centres which provide for a range of activities to meet the daily/weekly shopping needs of residential or nearby rural areas, while protecting the role and function of the town centres; 3. neighbourhood centres which provide for a range of small scale activities to meet the mainly convenience needs of immediate residential neighbourhoods, while protecting the role and function of the town and local centres;and 4. the existing commercial centre within Belfast/Northwood in the Christchurch District.¹
CMUZ-P2	<p>Other commercial zones function and role</p> <p><u>Recognise the potential for the Mixed Use zone and Large Format Retail zone to provide a complementary role to the centres, but Qonly provide for other commercial activities in other these Commercial and Mixed Use Zones where <u>significant adverse effects do not arise on these do not adversely affect the centres hierarchy, and the</u>² role and function of Ttown Gcentres³, and the investment in public amenities and facilities in the Town and Local Centre Zones.</u></p>
CMUZ-P3	<p>New Local and Neighbourhood Centres</p> <p>Provide for new Local and Neighbourhood Centres in identified development areas as specified on ODPs, where these:</p> <ol style="list-style-type: none"> 1. support the role and function of Town Centres, and do not undermine investment in public amenities and facilities in Town and Local Centres; 2. achieve the Local or Neighbourhood Centre's identified function, scale and role; and 3. provide a safe and efficient transport system which is integrated with the centre.
CMUZ-P4	<p>Centre expansion</p> <p>Enable the expansion of the Town Centre Zone, Local Centre Zone and Neighbourhood Centre Zone only where the expansion:</p> <ol style="list-style-type: none"> 1. adjoins the existing centre zone and includes a clear zone boundary to demarcate the zone edge; 2. improves access to the range of facilities, goods and services in a convenient and efficient manner; 3. enhances or consolidates the centres' function and role as identified in CMUZ-P1, TCZ-P1, TCZ-P2, LCZ-P1 and NCZ-P1; 4. supports the efficient use of investment in public amenities and facilities in the Town Centre; 5. maintains or <u>otherwise appropriately</u> mitigates <u>adverse effects on,</u>⁴ the amenity values of adjoining Residential Zones at the interface; and 6. supports a safe and efficient transport system which can be integrated with the centre.
CMUZ-P5	<p>Scale and form of development in all Commercial and Mixed Use Zones</p> <p>Support the function, role and character of all Commercial and Mixed Use Zones by enabling:</p> <ol style="list-style-type: none"> 1. the largest scale of built form including larger floor areas and building heights, and concentration of activities in the Town Centre Zone; 2. medium scale development in the Local Centre Zone and Mixed Use Zone;

¹ Ravenswood Developments Limited [347.61]

² Woolworths [282.9]

³ Ravenswood Developments Limited [347.62]

⁴ Ravenswood Developments Limited [347.63]

	<ol style="list-style-type: none"> 3. small scale activities and a low rise-built form in the Neighbourhood Centre Zone that respects and integrates with the suburban residential context; and 4. larger floor areas in the Large Format Retail Zone.
CMUZ-P6	<p>Design and layout Require new development to be well-designed and laid out to:</p> <ol style="list-style-type: none"> 1. respond to the design of the existing built form within a site and the adjoining environment while recognising any operational requirements of the proposed activities; 2. ensure that street facing façades of Principal Shopping Streets, have active frontages to provide visual interest, and design features that support the established character, coherence and sense of place of the centre; 3. encourage pedestrian activity and pedestrian amenity along streets and in adjoining public spaces; 4. locate parking areas where they do not visually dominate or disrupt the street frontage, and avoid parking areas that have direct frontage to Principal Shopping Streets; 5. facilitate accessibility within a site and with the surrounding area by a range of modes of transport through well-defined, convenient and safe routes; 6. promote a safe environment through encouraging the application of the principles of CPTED; 7. achieve a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; 8. manage the compatibility of activities within and between developments especially for activities adjacent to Residential Zones, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including back of house areas and storage; b. controls on emissions including noise and light; and c. the management of signs. 9. manage the adverse effects of built structures on the surrounding environment, particularly at the interface with Residential Zones and Open Space and Recreation Zones, natural waterways and sites of cultural significance to Ngāi Tūāhuriri identified in Schedule SASM-SCHED1.
CMUZ-P7	<p>Residential activities Residential activities are:</p> <ol style="list-style-type: none"> 1. Encouraged to locate above ground floor in all centres; 2. Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level; and 3. Well-designed, sustainable and functional, and manage reverse sensitivity effects, including from higher levels of ambient noise and reduced privacy by ensuring: <ol style="list-style-type: none"> a. the provision of sufficient and readily accessible outdoor living and service spaces, and internal storage; b. the provision of acoustic attenuation; and c. minimum unit sizes.
CMUZ-P8	<p>Other activities</p> <ol style="list-style-type: none"> 1. Discourage activities which have objectionable odour, dust or noise, or would give rise to significant adverse effects on the character, role, anticipated activities and amenity values of all Commercial and Mixed Use Zones. 2. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas⁵;</u>

⁵ Fulton Hogan [41.33]

NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	Neighbourhood Centre Zone activities Neighbourhood Centres: <ol style="list-style-type: none"> 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not <u>provide for development that results in significant adverse effects on adversely affect</u>¹ the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	Design and integration Within Neighbourhood Centres: <ol style="list-style-type: none"> 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on adversely affect</u>² the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m² total floor space <u>and up to five shops with a maximum retail tenancy of 350m² GFA;</u>³ 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with <u>neighbouring</u>⁴ more sensitive zones; and 5. <u>enable above ground floor residential activity.</u>⁵

Activity Rules

How to interpret and apply the rules

¹ Woolworths [282.11]

² Woolworths [282.12]

³ Woolworths [282.146 and 282.12] and Kāinga Ora [325.284].

⁴ Kāinga Ora [325.284]

⁵ Kāinga Ora [325.284]

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include furthermore specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
NCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity, <u>including supermarkets</u> ⁷	
<i>This rule does not apply to large format retail provided for under NCZ-R19.</i>	
Activity status: PER Where: 1. the maximum activity size shall be 200m ² GFA; <u>or</u> 2. <u>for supermarkets, the maximum activity size shall be less than 450m² GFA.</u> ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
NCZ-R5 Commercial services	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R6 Office	

⁶ Woolworths [282.132]

⁷ Woolworths [282.146]

⁸ Woolworths [282.146 and 282.72]

Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R7 Gymnasium	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
NCZ-R8 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R9 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R10 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
NCZ-R11 Education activities⁹	
<u>Activity status: PER</u> <u>Where:</u> 1. <u>the floor area of the activity shall be a maximum of 200m² GFA.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD12 - Commercial activity distribution</u>
NCZ-R124 Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R132 Entertainment activity	

⁹ Ministry of Education [277.52] for all of NCZ-R11.

Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R143 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R154 Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R165 Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R176 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R187 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R198 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R2019 Large format retail <i><u>This rule does not apply to supermarkets, which are covered under NCZ-R4.¹⁰</u></i>	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 8 <u>12</u> m above ground level.	Activity status when compliance not achieved: DIS <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height¹¹</u>
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

¹⁰ Woolworths [282.146]

¹¹ Kāinga Ora [325.288] for all NCZ-BFS1 changes.

<p>1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified s Structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary¹² in accordance with the diagrams in Appendix APP3.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS3 Internal boundary building setback	
<p>1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS4 Internal boundary landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS5 Road boundary landscaping	
<p>1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

¹² Kainga Ora [325.289]

a minimum of 1.5m in height at time of planting.	
NCZ-BFS6 Road boundary setback, glazing and verandah	
<p>1. All buildings shall:</p> <ul style="list-style-type: none"> a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (5) may be reduced where necessary to comply with this rule. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
NCZ-BFS8 Outdoor storage areas	
<p>1. Any outdoor storage or parking¹³ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones, Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS9 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal</p>	<p>Activity status when compliance not achieved: RDIS</p>

¹³ Bellgrove Rangiora Ltd [408.65]

<p>lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> studio 35m²; one bedroom 45m²; two bedrooms 60m²; three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁴ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>CMUZ-MD11 - Residential development</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS10 Waste management requirement for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NCZ-BFS11 Building coverage	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD16 - Coverage</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.</p>

¹⁴ RMA Schedule 1 Clause 16(2)

¹⁵ RMA Schedule 1 Clause 16(2)

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{16 17}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

¹⁶ Transpower [195.43].

¹⁷ Horticulture NZ [295.80].

	<p>properties in greater than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁸</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p>	
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¹⁸ Transpower [195.43].

	<p>e. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the</p>	
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	<p>stockyards and ancillary platforms); a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁹</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²⁰</p>

¹⁹ Transpower [195.43].

²⁰ Transpower [195.43].

	<p>permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²¹ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing,</u>²² activities and development adjacent to a 66kV or 33kV <u>major</u>²³ 	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

²¹ Mainpower [249.94].

²² Mainpower [249.95].

²³ Mainpower [249.94].

	<p>electricity distribution line involve the following:</p> <p>a. new a sensitive activity and or a new buildings or structure²⁴ (excluding accessory buildings)²⁵ within 6m²⁶ of the centreline of a 66kV or 33kV major²⁷ electricity distribution line or within 40m 6m²⁸ of the visible outer edge of a²⁹ foundation of an associated a pole, pi-pole³⁰ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³¹</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³²</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent</p>	
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²⁴ Mainpower [249.94].

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

	authority considers this is required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³³ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³³ Mainpower [249.94].

LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	Local Centre Zone activities Local Centres: <ol style="list-style-type: none"> 1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; 2. activities do not provide for development that results in <u>significant</u> adversely affect <u>effects on</u>¹ the role and function of Town Centres; and 3. amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	Design and integration Within Local Centres: <ol style="list-style-type: none"> 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect <u>result in significant adverse effects on</u>² the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA;³ 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; <u>and</u>⁴ 5. <u>enable above ground floor residential activity.</u>⁵

¹ Woolworths [282.13]

² Woolworths [282.14]

³ Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56].

⁴ Kāinga Ora [325.300]

⁵ Kāinga Ora [325.300]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

LCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); and b. the building or addition is less than 450m² GFA. 	Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R4 Retail activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the floor area of the activity shall be within the following maximum GFA limits: <ol style="list-style-type: none"> a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m²; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

⁶ Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]

c. for all other sites the activity shall be a maximum of 300m ² GFA, <u>or 1000m² for supermarkets⁷.</u>	
LCZ-R5 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R6 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R7 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R8 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R9 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R10 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R11 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R12 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A

⁷ Woolworths [282.71, 282.13 and 282.145].

LCZ-R13 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R14 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R15 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300 <u>500</u> m ² GFA. ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC

⁸ Bellgrove Rangiora Ltd [408.60]

LCZ-R21 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R22 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD18 - Parking lots and Parking buildings	Activity status when compliance not achieved: N/A
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LCZ-R25 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LCZ-R26 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 40 <u>12</u> m above ground level.	Activity status when compliance not achieved: DIS RDIS Matters of discretion are restricted to: <u>CMUZ-MD19 - Height⁹</u>
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified sS structures	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification

⁹ Belgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes to LCZ-BFS1.

shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary ¹⁰ in accordance with the diagrams in Appendix APP3.	An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS5 Road boundary landscaping	
1. Where a site does not have a building is not built along the entire to a road boundary, landscaping shall be provided along the full length of the road boundary <u>not occupied by building</u> , ¹¹ except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS6 Road boundary setback, glazing and verandah	
1. All buildings shall: a. be built to the road boundary;	Activity status when compliance not achieved: RDIS

¹⁰ Kainga Ora [325.305]

¹¹ RMA Schedule 1 Clause 16(2) and Bellgrove Rangiora Ltd [408.64].

<ul style="list-style-type: none"> b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule. 	<p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LCZ-BFS8 Outdoor storage areas	
<p>1. Any outdoor storage or parking¹² areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS9 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ul style="list-style-type: none"> a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²; d. three or more bedrooms 90m². 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development</p> <p>Notification</p>

¹² Bellgrove Rangiora Ltd [408.65].

<p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>¹³ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LCZ-BFS10 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁴ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LCZ-BFS11 Building coverage	
<p>1. The maximum building coverage shall be 55%.</p>	<p>Activity status when compliance not achieved with: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD16 - Coverage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
LCZ-BFS12 Mandeville North	
<p>1. Development in the zone shall meet the following requirements:</p> <ol style="list-style-type: none"> any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or landscaping areas; 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD17 - Mandeville North Business Area</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

¹³ RMA Schedule 1 Clause 16(2)

¹⁴ RMA Schedule 1 Clause 16(2)

- b. landscaping, footpath, and Mandeville Road access design shall occur:
- i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including:
 - a. trees to be capable of reaching a minimum height of 8m;
 - b. a minimum of one tree per 10m of road boundary frontage; and
 - c. a maximum tree spacing of 15m.
 - ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm.
 - iii. by an accessway with a minimum width of 6m.
 - iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m.
 - v. as a 3m wide footpath adjacent to the north-western boundary;
 - c. the site shall be fenced to prevent pedestrian access from and onto Tram Road;
 - d. any building shall be finished to achieve a light reflectance value of less than 45%;
 - e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided;
 - f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road.

Advisory Note

- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{15 16}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

¹⁵ Transpower [195.43].

¹⁶ Horticulture NZ [295.80].

	<p>properties in greater than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁷</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p>	
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¹⁷ Transpower [195.43].

	<p>e. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the</p>	
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	<p>stockyards and ancillary platforms); a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁸</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically</p>	<p>Activity status when compliance not achieved:</p> <p>N/A¹⁹</p>

¹⁸ Transpower [195.43].

¹⁹ Transpower [195.43].

	<p>impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²⁰ electricity distribution line	
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing.</u>²¹ activities and development adjacent to a 66kV or 33kV<u>major</u>²² electricity distribution line involve the following: 	<p>Activity status when compliance not achieved: N/A</p>

²⁰ Mainpower [249.94].

²¹ Mainpower [249.95].

²² Mainpower [249.94].

	<p>a. new a sensitive activity and or a new buildings or structure²³ (excluding accessory buildings)²⁴ within 6m²⁵ of the centreline of a 66kV or 33kV major²⁶ electricity distribution line or within 10m 6m²⁷ of the visible outer edge of a²⁸ foundation of an associated a pole, pi-pole²⁹ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁰</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³¹</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is</p>	
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²³ Mainpower [249.94].

²⁴ Mainpower [249.94].

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³² electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³² Mainpower [249.94].

LFRZ - Large Format Zone

Introduction

The purpose of the Large Format Zone is to provide areas for large format retail activities.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LFRZ-O1	Large Format Retail Zone integration Large format retail activities are enabled in the zone, while ensuring: <ol style="list-style-type: none"> 1. activities do not compromise Town Centre role and function; 2. activities do not undermine investment in public amenities and facilities in the Town and Local Centre Zones; 3. amenity values are managed within the zone and at the interface with adjacent residential zones; and 4. activities are integrated with the surrounding transport network.
Policies	
LFRZ-P1	Large Format Retail Zone function Provide for commercial activities within the Large Format Retail Zone that are difficult to accommodate within commercial centres due to their scale or functional requirements <u>and other commercial activities that are more suited to out of centre locations</u> ¹ , while; <ol style="list-style-type: none"> 1. avoiding small scale retailing, offices, <u>and</u> community facilities, <u>and managing new</u>² supermarkets and department stores to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. requiring large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development; and 3. requiring the potential adverse effects on the transport system to be avoided or mitigated.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more

¹ Woolworths [282.99 and 282.115]

² Clampett Investments Ltd [284.494] and Woolworths [282.76]

specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include furthermore specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.³

LFRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450 800m² GFA. ⁴	Activity status when compliance not achieved with LFRZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LFRZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LFRZ-R2 Large format retail	
<i>This rule does not apply to <u>supermarkets or</u> department stores provided for under LFRZ-R146⁵; or any supermarket provided for under LFRZ-R19.⁶</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R5 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R6 Parking lot and parking building	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R7 Emergency service facility	

³ Woolworths [282.132]

⁴ Foodstuffs [267.13] and Woolworths [282.75]

⁵ Foodstuffs [267.14]

⁶ Clampett Investments Ltd [284.495] and Woolworths [282.76]

Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R8 Ancillary office	
Activity status: PER Where: 1. a maximum of 250m ² or 25% of building GFA (whichever is lesser).	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
LFRZ-R9 Food and beverage outlet	
Activity status: PER Where: 1. the activity shall occupy a maximum of 150m ² GFA; and 2. the activity shall not be located within 50m of another food and beverage outlet <u>the total food and beverage GFA for 'Waimak Junction' shall not exceed 2,000m²; and</u> 3. <u>the total food and beverage GFA for Southbrook shall not exceed 1,500m².⁷</u>	Activity status when compliance not achieved: DIS
LFRZ-R10 Drive through restaurants	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R11 Service station	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R12 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LFRZ-R13 Commercial services	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution	Activity status when compliance not achieved: N/A
LFRZ-R14 <u>Expansion of an existing New supermarket or department store, or expansion of an existing supermarket or department store by more than 20% GFA⁸</u> <u>LFRZ-R1 applies in addition to this Rule⁹</u>	

⁷ Clampett Investments Ltd [284.502]

⁸ Clampett Investments Ltd [284.495] and Woolworths [282.76]

⁹ Woolworths [282.76]

Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design ¹⁰ CMUZ-MD12 - Commercial activity distribution	Activity status when compliance not achieved: N/A
LFRZ-R15 Department store ¹¹	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R156 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R167 Community facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R18 New supermarket ¹²	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R179 Residential unit	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1820 Residential activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1921 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R202 Health care facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R213 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R224 Office	
Activity status: NC	Activity status when compliance not achieved: N/A

¹⁰ RMA Schedule 1 Clause 16(2)¹¹ Clamptett Investments Ltd [284.495]¹² Clamptett Investments Ltd [284.495] and Woolworths [282.76]

LFRZ-R2 35 Retail activity comprising less than 450m ² GFA	
Activity status: NC <i>Advice note: this minimum size requirement rule applies to all new retail activities, irrespective of whether the retail activity is covered by another rule in this zone.</i> ¹³	Activity status when compliance not achieved: N/A
LFRZ-R2 46 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LFRZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculations, shall be: <ol style="list-style-type: none"> 10m above ground level in the Large Format Retail Zone at Smith Street, Kaiapoi where located within 30m of the southern boundary of the zone. 12m above ground level in the all other Large Format Retail Zones, except where specified in LFRZ-BFS2. 	Activity status when compliance not achieved: DIS
LFRZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified s Structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary ¹⁴ in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback

¹³ RMA Schedule 1 Clause 16(2)

¹⁴ Kainga Ora [consequential to 325.305]

<p>Recreation Zones shall be 10m.</p> <p>2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the 10m building setback.</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.</p>
<p>LFRZ-BFS4 Internal boundary landscaping</p>	
<p><i>This rule shall not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is instead covered by LFRZ-BFS9.</i></p>	
<p>1. Landscaping shall be provided along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD6 - Internal boundary landscaping</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.</p>
<p>LFRZ-BFS5 Road boundary landscaping</p>	
<p><i>This rule does not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is provided for under LFRZ-BFS9.</i></p>	
<p>1. Landscaping shall be provided along the full length of the road boundary, except from vehicle crossings or where buildings are built to the road boundary under LFRZ-BFS6 (1)(d). This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD8 - Road boundary landscaping</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.</p>
<p>LFRZ-BFS6 Road boundary setback</p>	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> 10m from the road boundary with any arterial road or collector road; 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; 3m from the road boundary of all other roads; no building setback is required under <p>(a), (b) or (c) above where the road-facing façade is at least 40% glazed.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD7 - Road boundary setback, glazing and verandah</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.</p>

<p>2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the building setback.</p>	
LFRZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LFRZ-BFS8 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification Any application arising from this rule shall not be limited or publicly notified.</p>
LFRZ-BFS9 Additional requirements for the Large Format Retail Zone at Smith Street, Kaiapoi.	
<p>1. Within the Large Format Retail Zone at Smith Street, Kaiapoi:</p> <ol style="list-style-type: none"> a 5m deep Landscape Area along the southern zone boundary shall be provided with: <ol style="list-style-type: none"> a minimum of one native specimen tree for every 10m, spaced at a maximum distance of 10m apart, or a minimum distance of 8m; at least 50% of other plants capable of growing to at least 1.5m at maturity selected from the plant schedule in Table LFRZ-1; and trees required shall be at least 1.8m high at the time of planting and of a species capable of growing to at least 8m at maturity. tree planting shall be provided along the Smith Street boundary and the Council reserve (west) boundary: 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping CMUZ-MD8 - Road boundary landscaping Notification Any application arising from this rule shall not be limited or publicly notified.</p>

¹⁵ RMA Schedule 1 Clause 16(2)

<ul style="list-style-type: none"> i. at a minimum of one tree for every 15m; ii. spaced at a maximum of 15m apart or a minimum of 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre line of any water or stormwater pipeline. <p>c. any building walls within 20m distance from the 10m setback along the southern zone boundary, and which face directly or are generally parallel to the Kaiapoi River, shall be painted or finished in recessive colours in the natural range of browns, greens and greys, with a reflectivity of no more than 35%.</p> <p>d. any fencing within 10m of the zone boundary shall be limited to stock fencing or wire mesh security fencing. Security fencing shall not exceed 2.7m in height and shall be located on the inside of the 5m Landscape Area along the southern boundary.</p>	
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Table LFRZ-1: Plant schedule

Botanical	Common Name
Trees and Shrubs	
<i>Austoderia richardii</i>	toi toi
<i>Coprosma robusta</i>	karamū
<i>Cordyline australis</i>	cabbage tree
<i>Hebe salicifolia</i>	koromiko
<i>Hoheria angustifolia</i>	lacebark
<i>Pittosporum eugenioides</i>	lemonwood
<i>Pittosporum tenuifolium</i>	kōhūhū
<i>Podocarpus totara</i>	tōtara
<i>Sophora microphylla</i>	kōwhai
Wet Tolerant Planting	
<i>Carex secta</i>	sedge
<i>Juncus edgariea</i>	common rush

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{16 17}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

¹⁶ Transpower [195.43].

¹⁷ Horticulture NZ [295.80].

	<p>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.¹⁸</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p>	
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¹⁸ Transpower [195.43].

	<p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;ii. is a maximum of 2.5m in height above ground level;iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p>	
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	<p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁹</p>	
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¹⁹ Transpower [195.43].

All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²⁰</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

²⁰ Transpower [195.43].

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ²¹ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,²² activities and development adjacent to a 66kV or 33kV <u>major</u>²³ electricity distribution line involve the following: <ol style="list-style-type: none"> new a sensitive activity and or a new buildings or structure²⁴ (excluding accessory buildings)²⁵ within <u>6m</u>²⁶ of the centreline of a 66kV or 33kV <u>major</u>²⁷ electricity distribution line or within 40m <u>6m</u>²⁸ of the visible outer edge of a²⁹ foundation of an associated a pole, pi-pole³⁰ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³¹ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV 	Activity status when compliance not achieved: N/A

²¹ Mainpower [249.94].

²² Mainpower [249.95].

²³ Mainpower [249.94].

²⁴ Mainpower [249.94].

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

	<p>electricity distribution line, pole or tower.³²</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major³³ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³² Mainpower [249.94].

³³ Mainpower [249.94].

MUZ - Mixed Use Zone

Introduction

The purpose of the Mixed Use Zone is to provide for land that was 'red' zoned following the Canterbury Earthquakes 2010/2011. It is located adjacent to the Kaiapoi Town Centre. The Mixed Use Zone is intended to provide for a wide range of business, commercial and residential uses that support the regeneration of the Kaiapoi Town Centre.

The zone contains one remaining residential activity (identified in APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For this site, the chapter also refers to rules and built form standards in the General Residential Zone.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MUZ-O1	Kaiapoi regeneration support Development within the Mixed Use Zone supports the regeneration of the area and supports the role, function and continued viability and vitality of the Kaiapoi Town Centre.
MUZ-O2	Existing residential activities Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	
MUZ-P1	Integration with the town centre Provide for a mixture of commercial, <u>community</u> ¹ and residential activities in the Mixed Use Zone where these: <ol style="list-style-type: none"> 1. support the Kaiapoi Town Centre's identified function, role, <u>anticipated built form</u> and <u>existing and anticipated</u> amenity values;² 2. are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the Kaiapoi Town Centre; and 3. support the ongoing regeneration of the Kaiapoi township.
MUZ-P2	Amenity values Promote a high standard of amenity within the zone, adjacent to residential and open space and recreation zones, and existing sites in private ownership that are listed in MUZ-APP1 by: <ol style="list-style-type: none"> 1. requiring an urban design assessment for large buildings; 2. requiring development to be in accordance with MUZ-APP1; and 3. setting built form standards to manage adverse boundary effects.

¹ Department of Corrections [52.10]

² Kāinga Ora [325.311]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.³

MUZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450m ² GFA.	Activity status when compliance not achieved with MUZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with MUZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
MUZ-R2 Large format retail	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R4 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R5 Office	
Activity status: PER Where: 1. in Kaiapoi East office activities shall occupy a maximum of 3,500m ² net GFA across the entire area;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution

³ Woolworths [282.132]

<p>2. in Kaiapoi South office activities shall occupy a maximum of 2,500m² net GFA across the entire area; and</p> <p>3. in Kaiapoi West office activities shall occupy a maximum of 1,000m² net GFA across the entire area.</p>	
MUZ-R6 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R7 Recreation activities and recreation facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R8 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R9 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R10 Food and beverage outlet	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R11 Entertainment activity	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R12 Retail activity	
<i>This rule does not apply to Large Format Retail provided for by MUZ-R2; or Food and beverage outlets provided for by MUZ-R10.</i>	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. in Kaiapoi East, retail activities shall occupy a maximum of 3,500m² GFA across the entire area; 2. in Kaiapoi South, retail activities shall occupy a maximum of 2,500m² GFA across the entire area; and 3. in Kaiapoi West, retail activities shall occupy a maximum of 1,000m² GFA across the entire area. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD12 - Commercial activity distribution</p>
MUZ-R13 Residential unit	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD11 - Residential development</p>

	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-R14 Residential activity	
Activity status: PER Where: 1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-R15 Any activity on a site listed in Appendix-APP1	
<i>That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R10, GRZ-R14 and GRZ-R15.</i>	
Activity status: PER Where: 1. the activity shall meet the applicable activity specific standards of the General Residential Zone.	Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone Matters of discretion are restricted to: 1. As set out in the applicable matters of discretion of the General Residential Zone
MUZ-R16 Any activity on a site listed in Appendix-APP1	
Activity status: PER Where: 1. the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone.	Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone Matters of discretion are restricted to: 1. As set out in the applicable matters of discretion applying to the General Residential Zone
MUZ-R17 Drive through restaurants	
Activity status: PER Where: 1. the activity shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
MUZ-R18 Public transport facility	
Activity status: PER	Activity status when compliance not achieved: DIS
MUZ-R19 Parking lot and parking building	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design

1. the activity is not to be located adjacent to or across a road from the Natural Open Space Zone; 2. the activity is not to be located adjacent to or across a road from a site identified in Appendix-APP1.	
MUZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
MUZ-R21 Community Corrections Activities⁴	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R22 Educational facility⁵	
Activity status: PER	Activity status when compliance not achieved: N/A
MUZ-R234 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and yard based suppliers	Activity status when compliance not achieved: N/A
MUZ-R242 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and yard based suppliers	Activity status when compliance not achieved: N/A
MUZ-R253 Industrial activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design	Activity status when compliance not achieved: N/A
MUZ-R264 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
MUZ-R275 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

⁴ Department of Corrections [52.11]⁵ Ministry of Education [277.55]

Built Form Standards

MUZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	<p>Activity status when compliance not achieved: DIS <u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 – Height</u> ⁶</p>
MUZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified s Structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary ⁷ in accordance with the diagrams in Appendix APP3.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MUZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoins any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MUZ-BFS4 Internal boundary landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MUZ-BFS5 Road boundary landscaping	
1. Landscaping shall be provided along the full length of the road boundary, except from	<p>Activity status when compliance not achieved: RDIS</p>

⁶ Kāinga Ora [325.319]

⁷ Kāinga Ora [325.320]

<p>vehicle crossings or where buildings are built to the road boundary under MUZ-BFS6 (e).</p> <p>2. The landscape strip required under (1) shall be:</p> <ol style="list-style-type: none"> 3m along Hilton Street to the west of Black Street; as specified in MUZ-APP1; or if not specified under (a) and (b), a minimum of 2m. <p>3. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MUZ-BFS6 Road boundary setback	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> 10m from the road boundary with any arterial road or collector road; 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; 3m from the road boundary of all other roads; or the distance specified in MUZ-APP1; no building setback is required under (a) to (c) above where the road-facing façade is at least 40% glazed. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p>
MUZ-BFS7 Outdoor storage areas	
<p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
MUZ-BFS8 Residential units	
<p>1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> studio 35m²; one bedroom 45m²; two bedroom 60m²; three or more bedrooms 90m². 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD11 - Residential development</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>

<p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>⁸ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	
MUZ-BFS9 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>⁹ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>
MUZ-BFS10 Rail boundary setback¹⁰	
<p><u>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: <u>CMUZ-MD13 - Rail boundary setback</u></p> <p>Notification</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 KiwiRail where the consent authority considers this is required, absent its written approval.</u></p>
MUZ-BFS10 ODP Kaiapoi regeneration area	
<p>1. Development shall be in accordance with the fixed elements of MUZ-APP1.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD15 - Kaiapoi regeneration areas</p>

⁸ RMA Schedule 1 Clause 16(2)

⁹ RMA Schedule 1 Clause 16(2)

¹⁰ KiwiRail [373.92]

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

MUZ-APP1 - Kaiapoi Mixed Use Business ODP

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p><u>used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <ul style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;</u>^{11 12} <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid</u> 	
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¹¹ Transpower [195.43].

¹² Horticulture NZ [295.80].

	<p><u>support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code</p>	
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¹³ Transpower [195.43].

	<p>of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs</p>	
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	<p>in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁴</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive</p>	<p>Activity status when compliance not achieved:</p> <p>N/A¹⁵</p>

¹⁴ Transpower [195.43].

¹⁵ Transpower [195.43].

	<p>farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁶ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>¹⁷ activities and development adjacent to a 66kV or 33kV <u>major</u>¹⁸ electricity distribution line involve the following: <p>a. new a sensitive activity and or a new buildings <u>or structure</u>¹⁹ (excluding accessory buildings)²⁰ within <u>6m</u>²¹ of the centreline of a 66kV</p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.95].

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

²⁰ Mainpower [249.94].

²¹ Mainpower [249.94].

	these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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TCZ - Town Centre Zone

Introduction

The purpose of the Town Centre Zone is to provide for the District's principal employment and commercially focused areas. They are the primary focal points for community and other activities at the highest density of development. Town Centre Zones are located in Rangiora, Kaiapoi, Oxford and Woodend.

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres ~~as identified in the RPS¹~~. For the life of this District Plan the ~~emerging North~~ Woodend Town Centre, ~~which is an emerging Key Activity Centre, located at North Woodend²~~ will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
TCZ-O1	Town Centre Zone activities and function Town Centres: <ol style="list-style-type: none"> 1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities; 2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities; 3. provide the greatest scale of built form of all zones; and 4. are accessible by a range of modes of transport including public transport.
Policies	
TCZ-P1	Town Centre Zone hierarchy Recognise that: <ol style="list-style-type: none"> 1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure; 2. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment³.
TCZ-P2	Town Centre Zone activities and form Within Town Centres: <ol style="list-style-type: none"> 1. enable the widest range of retail, commercial, community, recreation and service activities, with the greatest concentration and scale of built form; 2. encourage medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities;

¹ Ravenswood Developments Limited [347.1]

² Ravenswood Developments Limited [347.1]

³ Ravenswood Developments Limited [347.77]

	<ol style="list-style-type: none"> 3. provide for other activities only where these do not adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities; 4. have well designed large buildings and active frontages to principal shopping streets; 5. provide for pedestrian priority within the retail core while ensuring accessibility by a range of modes of transport; 6. support patronage of public transport by encouraging a well located and connected transport interchange; 7. encourage the provision of shared parking and loading to the side or rear of primary building facades in order to avoid visually or physically dominating the streetscape; 8. manage the effects of buildings and activities at the interface with more sensitive zones; and 9. avoid activities that are incompatible with the zone.
TCZ-P3	Rangiora Central ODP Ensure development covered by the TCZ-APP1: <ol style="list-style-type: none"> 1. contributes positively to the amenity values of the area, and to the quality and enjoyment of the environment, for those living, working or visiting the area; and 2. creates active frontages at ground floor level and visual interest in building design.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁴

TCZ-R1 Construction or alteration of or addition to any building or other structure

*This rule does not apply to development in the North Woodend Town Centre Zone where resource consent is required under rule DEVNWD-R4 and DEV-NWD-MD2.*⁵

⁴ Woolworths [282.132]

⁵ Ravenswood Developments Limited [347.79]

Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); b. any building or addition is less than 450m ² GFA; and c. any new building or addition does not have frontage to a Principal Shopping Street.	Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
TCZ-R2 Retail activity	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R3 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R4 Office	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R5 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R6 Emergency service facility	
Activity status: PER Where: 1. the emergency service facility is not located on Principal Shopping Street frontage.	Activity status when compliance not achieved: DIS
TCZ-R7 Gymnasium	
Activity status: PER Where: 1. the gymnasium shall not be located on the ground floor of a Principal Shopping Street.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
TCZ-R8 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R9 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R10 Entertainment activity	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R11 Educational facility	

Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R12 Childcare facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R13 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R14 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
TCZ-R15 Visitor accommodation	
Activity status: PER Where: <ol style="list-style-type: none"> any <u>visitor accommodation residential activity</u>⁶ shall be above ground floor on Principal Shopping Street frontages; or any <u>visitor accommodation residential activity</u>⁷ shall be located to the rear of commercial activities on Principal Shopping Street. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R16 Residential unit	
Activity status: PER Where: <ol style="list-style-type: none"> any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R17 Residential activity	
Activity status: PER Where: <ol style="list-style-type: none"> any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
TCZ-R18 Drive through restaurants	
Activity status: PER Where: <ol style="list-style-type: none"> the drive through restaurant shall not be located within 30m of any Residential Zones. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
TCZ-R19 Service station	

⁶ RMA Schedule 1 clause 16(2)

⁷ RMA Schedule 1 clause 16(2)

Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
TCZ-R20 Public transport facility	
Activity status: PER Where: 1. the public transport facility shall be located within 400m of a Principal Shopping Street.	Activity status when compliance not achieved: DIS
TCZ-R21 Parking lots and parking buildings	
Activity status: PER Where: 1. the parking lot or parking building shall not have any frontage on a Principal Shopping Street.	Activity status when compliance not achieved: DIS
TCZ-R22 Development in Rangiora Central	
Activity Standard: PER Where: 1. activities within Sub-Areas A to D of the TCZ-APP1, shall be limited to: a. Sub-Area A: i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. public open space. b. Sub-Area B: i. retail activities at the ground floor; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles. c. Sub-Area C: i. retail activities at the ground floor; ii. a range of activities on upper floors potentially including public car parking and residential; and iii. loading and manoeuvring for service vehicles. d. Sub-Area D: i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles.	Activity Status when compliance not achieved: DIS

2. development in all other respects shall be in accordance with TCZ-APP1 - Rangiora Central ODP.	
Advisory Note <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the TCZ-APP1 - Rangiora Central ODP, the ODP substitutes the provision. 	
TCZ-R23 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
<u>TCZ-R24 Community Corrections activities⁸</u>	
<u>Activity status: PER</u>	<u>Activity status when compliance not achieved: N/A</u>
TCZ-R254 Trade supplier <i><u>This rule does not apply in the North Woodend Town Centre Zone, which is covered by rule DEV-NWD-R3.⁹</u></i>	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
TCZ-R265 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
TCZ-R276 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
TCZ-R287 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
TCZ-R298 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

TCZ-BFS1 Height

⁸ RMA Schedule 1 Clause 16(2)

⁹ Ravenswood Developments Limited [347.79 and 347.85]

<ol style="list-style-type: none"> 1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: <ol style="list-style-type: none"> a. for Rangiora and Kaiapoi: <ol style="list-style-type: none"> i. 4215m above ground level, except as specified under (ii) below; ii. 4821m above ground level in the Residential Height Bonus Area Precinct where: <ol style="list-style-type: none"> a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and b. the maximum road wall height of any building shall be 4218m; b. for all other areas, 12m above ground level. 3. All heights shall be calculated as per the height calculation. 	<p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height¹⁰</u></p>
TCZ-BFS2 Height in relation to boundary when adjoining a street	
<p>4. In areas subject to a maximum permitted height limit of 18m, buildings shall not project beyond a 45° recession plane measured from the maximum road wall height and angling into the site in accordance with the diagrams in Appendix APP3¹¹, except that this rule shall not apply to access ways or service lanes.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p>
TCZ-BFS3 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
<ol style="list-style-type: none"> 1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. and where specified sStructures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary¹² in accordance with the diagrams in Appendix APP3. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS4 Internal boundary setback	

¹⁰ Kāinga Ora [325.331] for all amendments to TCZ-BFS1

¹¹ RMA Schedule 1 Clause 16(2)

¹² Kāinga Ora [325.333]

<p>1. The minimum building setback from internal boundaries of sites that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS5 Internal boundary landscaping	
<p>1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m wide.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS6 Road boundary landscaping	
<p>1. Where a site is not built to road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS7 Road boundary setback, glazing and verandahs	
<p>1. All buildings shall:</p> <ul style="list-style-type: none"> a. in Rangiora, Kaiapoi and Woodend, be built to the road boundary, except where a site has frontage to both a Principal Shopping Street and another road, in which case buildings need only to be built to the Principal Shopping Street frontage; b. in Oxford, be built within 4m of the road boundary; c. provide pedestrian access directly from the following where applicable; <ul style="list-style-type: none"> i. the road boundary; ii. public open space; iii. the Kaiapoi River. d. have visually transparent glazing for elevations facing the road as follows: 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<ul style="list-style-type: none"> i. a minimum of 60% of the ground floor; and ii. a minimum of 20% of any upper floor; e. on boundaries fronting a Principal Shopping Street (excluding a vehicle <u>or pedestrian/cycle</u>¹³ accessway), have a verandah that extends along the full length of the building elevation facing the road; f. verandahs are to extend a minimum of 3m from the building façade; g. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (6^{f14}) may be reduced where necessary to comply with this rule; h. buildings shall be built across 100% of the width of any site frontage with a Principal Shopping Street (excluding a vehicle accessway). 	
TCZ-BFS8 Rail boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <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 KiwiRail where the consent authority considers this is required, absent its written approval.</p>
TCZ-BFS9 Outdoor storage areas	
<ol style="list-style-type: none"> 1. Any outdoor storage <u>or parking</u>¹⁵ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS10 Residential units	
<ol style="list-style-type: none"> 1. The minimum net floor area (excluding garages, balconies, and any communal 	<p>Activity status when compliance not achieved: RDIS</p>

¹³ Ravenswood Developments Limited [347.83]

¹⁴ RMA Schedule 1 Clause 16(2)

¹⁵ Foodstuffs [67.9] and Z Energy [86.11]

<p>lobbies stairwells and plant rooms) per residential unit shall be:</p> <ol style="list-style-type: none"> studio 35m²; one bedroom 45m²; two bedroom 60m²; three or more bedrooms 90m². <p>2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m.</p> <p>3. Where a garage is not provided with the residential unit, each residential unit shall have:</p> <ol style="list-style-type: none"> an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁶ 5m² with a minimum dimension of 1.5m; and waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>CMUZ-MD11 - Residential development</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
TCZ-BFS11 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁷ 5m² with a minimum dimension of 1.5m. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved:</p> <p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

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¹⁶ RMA Schedule 1 Clause 16(2)

¹⁷ RMA Schedule 1 Clause 16(2)



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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{18 19}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

¹⁸ Transpower [195.43].

¹⁹ Horticulture NZ [295.80].

	<p>substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.²⁰</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from</p>	
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²⁰ Transpower [195.43].

	<p>the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes; iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking</p>	
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	<p>shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²¹</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²²</p>

²¹ Transpower [195.43].

²² Transpower [195.43].

	<p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²³ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing,</u>²⁴ activities and development adjacent to a 66kV or 33kV <u>major</u>²⁵ 	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

²³ Mainpower [249.94].

²⁴ Mainpower [249.95].

²⁵ Mainpower [249.94].

	<p>electricity distribution line involve the following:</p> <p>a. new a sensitive activity and or a new buildings or structure²⁶ (excluding accessory buildings)²⁷ within 6m²⁸ of the centreline of a 66kV or 33kV major²⁹ electricity distribution line or within 40m 6m³⁰ of the visible outer edge of a³¹ foundation of an associated a pole, pi-pole³² or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³³</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³⁴</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is</p>	
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²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³⁵ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³⁵ Mainpower [249.94].

Matters of Discretion for all Commercial and Mixed Use Zones

CMUZ-MD1	<p>Trade suppliers and yard based suppliers</p> <ol style="list-style-type: none"> 1. The extent to which the activity adversely affects the function or capacity of the zone to provide primarily for commercial and community activities. 2. Any benefits from a trade or yard-based supplier providing a buffer between commercial activities and any adjacent industrial zones. 3. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre or zone, especially where the site has frontage to a Principal Shopping Street. 4. The extent to which the activity generates traffic and amenity effects that impact on the day to day operation and amenity of the commercial centre or zone.
CMUZ-MD2	<p>Drive through restaurants and service stations</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the development, including consideration of the numbers of people and/or vehicles using the site, adversely effects of the amenity values of the surrounding area, and any practicable mitigation measures to manage those effects. 2. The effects of the design and location of landscaping, parking areas and vehicles access on visual amenity of the streetscape and pedestrian safety. 3. The effects of location, design and management of buildings, including storage and servicing facilities, on the amenity values of nearby residential properties, including potential visual effects and any night time noise effects.
CMUZ-MD3	<p>Urban design</p> <ol style="list-style-type: none"> 1. The extent to which the development: <ol style="list-style-type: none"> a. recognises and reinforces the centre's role, context, and character, including any natural, historic heritage or cultural assets; b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. provides a human scale and minimises building bulk while having regard to the functional requirements of the activity¹; e. is designed to recognise CPTED principles, including surveillance, effective lighting, management of public areas and boundary; f. incorporates landscaping to increase amenity values, especially within surface car parking areas; g. provides safe, legible, and efficient access for all transport users; and h. where relevant, has regard to the objectives of any Town Centre Master Plan to support their recovery, long term growth and a high level of amenity-; and i. <u>has operational or functional requirements, or site constraints, which justify departure from the standard, including:</u> <ol style="list-style-type: none"> i. <u>the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard;</u> ii. <u>the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity;</u>

¹ Foodstuffs [267.5].

	<p>iii. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical;</u></p> <p>iv. <u>the scale of the proposal in the context of the existing site, existing development and the centre.</u>²</p>
CMUZ-MD4	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential, rural and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect of reduced sunlight admission to the street and the extent of any visual overbearing and obtrusiveness from the recession plane intrusion on the street. 3. The effect on privacy of residents and other users in the adjoining site. 4. The scale of building and its effects on the character of any adjoining residential zones. 5. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 6. The effect on outlook from adjoining sites. 7. The extent to which the recession plane breach and associated effects reflect the functional requirements of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
CMUZ-MD5	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
CMUZ-MD6	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
CMUZ-MD7	<p>Road boundary setback, glazing and verandah</p> <ol style="list-style-type: none"> 1. The extent to which the activity: <ol style="list-style-type: none"> a. provides for continuity of façades and verandah coverage along the street frontage; b. provides visual interest and activation appropriate to the context and character of the site and surrounds; c. incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building; d. provides for main entrances, verandah coverage, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;

² Foodstuffs [267.5]

	<ul style="list-style-type: none"> e. provides for functional and quality space for public amenity and accessibility, such as for outdoor dining or retail laneways, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity; f. results in the visual dominance of vehicles through the use of space between the building and the street for car parking, vehicle manoeuvring or loading; g. maintains transport safety through not extending verandahs over the active road carriageway; h. reduces amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road; i. adversely affects the amenity and outlook of residential, rural, or open space and recreation zones; j. presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade; and k. mitigates the visual effects of a reduced setback through site frontage landscaping and the character of existing building setbacks in the wider streetscape-; l. <u>has operational or functional requirements, or site constraints, which justify departure from the standard, including:</u> <ul style="list-style-type: none"> i. <u>the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard;</u> ii. <u>the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity;</u> iii. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical;</u> iv. <u>the scale of the proposal in the context of the existing site, existing development and the centre.</u>³ 2. For neighbourhood centres only, the extent to which the road is a strategic or arterial road with reduced amenity, and a road setback coupled with landscaping mitigates the adverse amenity effects of the traffic.
CMUZ-MD8	<p>Road boundary landscaping</p> <ul style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent of any effects on the outlook and amenity of residential zones or open space and recreation zones from any reduction in landscaping. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, or the display of trade supplier or yard-based goods for sale, along the site frontage. 4. <u>the extent to which the activity has operational or functional requirements, or site constraints, which justify departure from the standard, including:</u> <ul style="list-style-type: none"> a. <u>the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard;</u>

³ Foodstuffs [267.8] and Z Energy [286.10]

	<ul style="list-style-type: none"> b. <u>the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity;</u> c. <u>for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical;</u> d. <u>the scale of the proposal in the context of the existing site, existing development and the centre.</u>⁴
CMUZ-MD9	<p>Outdoor storage and waste management</p> <ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. 5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location. 6. <u>Any functional or operational reasons why the required screening cannot be provided in full.</u>⁵
CMUZ-MD10	<p>Acoustic insulation</p> <ol style="list-style-type: none"> 1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources. 2. The effectiveness of any alternative acoustic insulation technology or materials. 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site. 4. Any reverse sensitivity effects on existing or future permitted business activities to operate or establish without undue constraint from residential accommodation that does not provide the required noise insulation. 5. The location of any nearby business activities and the degree to which the amenities of the sensitive activities may be adversely affected.
CMUZ-MD11	<p>Residential development</p> <ol style="list-style-type: none"> 1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone: <ol style="list-style-type: none"> a. the extent to which any residential or visitor accommodation ground floor habitable room adversely affects the function of the zone to provide for primarily commercial activities; b. the extent to which any residential or visitor accommodation ground floor habitable room does not adversely affect the capacity of the zone to accommodate future demand for commercial and community activities; c. the extent to which the building frontages will deliver a visually interesting and high amenity streetscape for pedestrians; d. the extent of any effects on the continuity of shopping frontages; and e. the extent to which an acceptable level of residential amenity and privacy can be provided to future occupants of residential ground floor habitable room. 2. In relation to minimum unit size, the extent to which:

⁴ Foodstuffs [267.7] and Z Energy [286.9]

⁵ Z Energy [86.11]

	<ul style="list-style-type: none"> a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity values of current and future occupants and the surrounding neighbourhood; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted; <u>and</u> d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and⁶ e. <u>the</u>⁷ nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration. <ul style="list-style-type: none"> 3. In relation to storage space: <ul style="list-style-type: none"> a. the extent to which the reduction in storage space will adversely affect the functional use of the residential unit and the amenity of neighbouring sites, including public spaces; and b. the extent to which adequate and accessible space is provided on the site for the storage of waste and recycling bins, bicycles and clothes drying facilities are provided on the site. 4. In relation to outdoor living space: <ul style="list-style-type: none"> a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide an appropriate level of amenity and meet outdoor living needs of likely future residents. 5. In relation to any proposed non-residential activities: <ul style="list-style-type: none"> a. the extent to which the activity will adversely affect residential amenity values, including consideration of: <ul style="list-style-type: none"> i. character, duration, scale and intensity; ii. hours of operation; iii. noise from patrons onsite and those arriving and leaving; iv. traffic generation and vehicle movements, including servicing vehicles; and v. any proposed measures that mitigate adverse effects by means such as the provision of screening, buffer areas, local topography, site layout (including location of point of sale) or operational practices. 6. In relation to the Mixed-Use Zone: <ul style="list-style-type: none"> a. the extent to which the proposal is consistent with the vision, goals or objectives of the Kaiapoi Town Centre Plan 2028 and Beyond; b. the extent to which the proposal supports regeneration and provides a high level of amenity; c. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest; d. the extent to which the proposal involves a design that enables conversion of the buildings to commercial activities, especially the ground floor; and e. the extent to which the proposal contributes to achieving a mix of uses within the regeneration area.
CMUZ-MD12	Commercial activity distribution

⁶ Kāinga Ora [325.344]

⁷ RMA Schedule 1 Clause 16

	<ol style="list-style-type: none"> 1. If a Local Centre, <u>or a Large Format Retail Zone</u>,⁸ the extent to which the activity adversely affects the role, function and capacity of the nearest Town Centre to provide for primarily commercial and community activities. 2. If a Neighbourhood Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town and Local Centre to provide for primarily commercial and community activities. 3. Any adverse effects on the amenity values and streetscape of the site, especially where sites have frontage to a principal shopping street. 4. Effects, including traffic generation, that affect daily operation and amenity of the nearest town centre.
CMUZ-MD13	Rail boundary setback <ol style="list-style-type: none"> 1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.
CMUZ-MD14	Kaiapoi large format retail <ol style="list-style-type: none"> 1. Any effects of the location and species of tree planting in relation to: <ol style="list-style-type: none"> a. public water supply and stormwater infrastructure; and b. the effectiveness of tree planting in enhancing the character and amenity of the streetscape and boundaries. 2. The extent to which any stormwater management area, including margins and plantings is designed and managed to fully drain as quickly as possible after a rainfall event and to avoid attracting bird species that are a hazard to aircraft. 3. The extent to which the departure from DEV-KLFR-APP1 will result in adverse or positive outcomes. 4. For all other matters, the extent of any adverse impacts on amenity values of the site and adjacent sites.
CMUZ-MD15	Kaiapoi regeneration areas <ol style="list-style-type: none"> 1. The extent to which the departure from the layout in MUZ-APP1 is appropriate, taking into account: <ol style="list-style-type: none"> a. the vision, objectives and principles expressed in the Kaiapoi Town Centre Plan 2028 and Beyond; and b. any actual or potential impact on the delivery of integrated infrastructure including road, pedestrian/cycle ways, water, wastewater, stormwater and open space across the whole MUZ-APP1 area.
CMUZ-MD16	Building coverage <ol style="list-style-type: none"> 1. The extent to which a greater building coverage: <ol style="list-style-type: none"> a. provides an adequate area for site access, manoeuvring, and other activities; b. affects the amenity values of the adjoining sites or public spaces due to the visual dominance and/or scale of development; and c. is mitigated through the provision of landscaping/screening.
CMUZ-MD17	Mandeville North Business Area <ol style="list-style-type: none"> 1. In the Mandeville North Business Area: <ol style="list-style-type: none"> a. the quality of building design, architectural features and details, use of colour and building materials; b. the extent to which tree planting and landscaping achieves a high quality outcome and mitigates adverse visual effects, amenity effects and scale of business activities; c. the location of buildings, outdoor storage and loading areas and carparking and its design in relation to adjoining reserves and roads;

⁸ Woolworths [267.15]

	<ul style="list-style-type: none"> d. the extent to which any signs within the building is integrated with buildings' architectural detail; e. the extent to which the principles of CPTED are incorporated into any development; f. effects on the amenity values of the surrounding residential zones and rural zones; g. effects on the safe and efficient functioning of Tram Road and onsite vehicle circulation to discourage through traffic within the zone, including traffic calming measures; h. methods to prevent adverse traffic impacts on the function, safety and use of Tram Road from right turn manoeuvres into and out of the zone and the eastern service entrance; i. methods to ensure that the eastern service access is only used as an entrance from Tram Road; and j. standard of construction of roads, service lanes and accessways.
CMUZ-MD18	<p>Parking lots and parking buildings</p> <ul style="list-style-type: none"> 1. The extent to which proposed parking dominates the streetscape, disrupts active frontages and pedestrian circulation; 2. The extent to which the parking undermines the centre's ability to accommodate activity at ground floor level, contributing to an active built frontage and viable centre; 3. Any adverse effects of vehicle access points and traffic movements on the safe and efficient operation of the transport system; 4. The extent to which the location and design of the parking access and manoeuvring areas support pedestrian and cyclist safety; and 5. Any adverse effects of the parking/access points on adjoining zones and the extent of mitigation available.
CMUZ-MD19	<p>Height⁹</p> <ul style="list-style-type: none"> 1. <u>The extent to which the building affects local environmental conditions including increased shading and for buildings over 30m in height, the wind in nearby public spaces;</u> 2. <u>The extent to which the building affects / integrates with nearby heritage buildings and values;</u> 3. <u>The extent to which the building undermines or supports the Principal Shopping Street and associated urban form;</u> 4. <u>The extent to which the building reflects a human scale through the use of building form, design and modulation;</u> 5. <u>The extent to which the design reduces visual dominance / creates visual interest or an attractive local landmark;</u> 6. <u>The extent to which the building displays high design quality;</u> 7. <u>The extent to which the building takes account of longer views of taller buildings providing visual interest and supporting the character of the centre;</u> 8. <u>The potential for adverse commercial distribution and transport effects; and</u> 9. <u>The extent to which the height breach is a consequence of raising the land to meet flood hazard requirements.¹⁰</u>

⁹ Kāinga Ora [325.331]

¹⁰ Kāinga Ora [325.331] and [325.319]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 28

Hearing Stream 10 Part 3: Area specific matters – SPZ – Whaitua Motuhake – Special Purpose Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 10** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 28 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the SPZ – Waitua Motuhake – Special Purpose Zones Chapters and the submissions received on those chapters and their provisions. The relevant chapters are:
 - HOS – Hospital
 - KR – Kaiapoi Regeneration
 - PBKR – Pines Beach and Kairaki Regeneration
 - PR- Pegasus Resort
 - MCC – Museum and Conference Centre
3. Part A of this report covers the HOS – Hospital, KR – Kaiapoi Regeneration and MCC – Museum and Conference Centre Chapters. Part B covers the PR – Pegasus Resort Chapter and Part C covers the PBKR – Pines Beach Kairaki Regeneration Chapter. In accordance with our approach set out in Report 1, we have not produced a separate report on the KN – Kāinga Nohoanga Chapter which was heard at the same time as SASM – Ngā whenua tapu o ngā iwi – Sites and areas of significance to Māori in Hearing Stream 2.
4. We have structured our discussion into three parts, for each of these chapters. We have then structured our discussion for each part as follows:
 - (a) **The first section** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **The following sections** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **The final section** contains our conclusions.
5. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of

how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

6. We record that all submissions on the provisions relating to the HOS – Hospital, KR – Kaiapoi Regeneration, MCC – Museum and Conference Centre, PR – Pegasus Resort and PBKR – Pines Beach Kairaki Regeneration Chapters have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Report, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
7. In accordance with the approach set out in Report 1, this Report focuses only on 'exemptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
8. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
9. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

10. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Part A - HOS – Hospital, KR – Kaiapoi Regeneration and MCC – Museum and Conference Centre

HOS – Hospital Zone

11. The reporting officer did not recommend any amendments in response to the six submissions HOS – Hospital Zone chapter. We have reviewed and agree with the reporting officer's recommendations.

KR – Kaiapoi Regeneration Zone

12. The submissions on the KR – Kaiapoi Regeneration Chapter related to the appropriateness of certain activities within the SPZ(KR) and the interface between the SPZ(KR) and the adjoining Natural Open Space Zone. We note that any matters relating to rezoning were considered in Hearing Stream 12 and are not the subject of this report.
13. We received no evidence from submitters to the SPZ(KR). We received a thorough and comprehensive s42A report, responses to our preliminary questions to the report author and a Reply Report from the report author. Having reviewed these and questioned the report author at the hearing, we accept and agree with the report author's recommendations and reasons in respect of all the submissions.

MCC – Museum and Conference Centre Zone

14. With the exception of the broad relief sought by Rolleston Industrial Developments Limited and Clampett Investments Limited, the MCC – Museum and Conference Centre Chapter received only one submission, in support. We recommend the submission in support be accepted.
15. We do not address these three chapters further.

3. Part B – SPZ(PR) – Special Purpose Zone – Pegasus Report

Outline of matters addressed in this section

16. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

17. The submissions related to focusing the provisions more on Pegasus Resort becoming a major tourist centre and including a hierarchy of preference of how effects from infrastructure are managed.
18. This report does not cover two submissions seeking rezoning, which were addressed in Hearing Stream 12A and are covered in Report 33. We note that the submission from DEXIN seeking rezoning also sought amendments to some of the SPZ(PR) provisions. We have addressed the requested amendments in Report 33.

Key issues

19. The issues in contention on this chapter addressed in this report are:
 - (a) Interpretation
 - (b) Policy SPZ(PR)-P3

Interpretation

Overview

20. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

21. The submission we consider here is from Sports and Education Corp¹ which sought amendments to the definitions nesting tables in respect of Commercial Activities, Education Facility and Major Sports Facility to include specific references to resort-related activities.
22. By the conclusion of the hearing and the Reply Report, it had been narrowed down that the reasons the amendments were sought was in respect to the link between the definitions nesting table and TRAN-APP6. At the hearing, the submitter clarified that if TRAN-APP6 was deleted, then the inclusion of the definitions sought in respect of the definitions nesting table would no longer be required. The s42A report author, Ms Manhire, was concerned about the inclusion of the definitions may have implications for the rest of the Plan. Given we have recommended that TRAN-APP6 be deleted, we accept Ms Manhire's recommendation that no amendments are necessary, for the reasons expressed by Ms Manhire and Ms Pearson for the submitter.

Policy SPZ(PR)-P3 Landscape and character

Overview

23. The Panel's recommended amendments to SPZ(PR)-P3, over and above the amendments recommended by the s42A report author, is summarised below:

¹ 416.14

Provision	Panel recommendations
Policy SPZ(PR)-P3	Delete the term “country club facilities” and include “in accordance with the Pegasus design guidelines” at the end of the policy.

Amendments and reasons

24. The submission we consider here is that from Sports and Education Corp² which sought replacement of golf course and country club facilities with “Pegasus Resort Landscape”.
25. The s42A report author recommended:
 - (a) Accepting the submission in part and deleting country club facilities for the reason that the country club facilities do not form part of the existing parkland character of the area; and
 - (b) Rejecting the other aspects of the submission point, for the same reasons.
26. Ms Pearson provided evidence at the hearing. She accepted that the deletion of country club facilities was a positive change and the retention of golf course as it is a central component of the existing landscape. Her concern was that the wording of the policy with this deletion would not provide direction to plan users of the type of built form that is anticipated within the landscape. She put forward alternative relief to the inclusion of Pegasus Resort Landscape of including reference to the Pegasus design guidelines, to reduce the potential that this policy would be interpreted in an overly conservative manner. She noted Mr Lunday’s advice that the design guidelines were *‘designed specifically to respond to the receiving environment paying respect to the golf course landscape, the distant hills, the cultural landscape and the existing built form’*.
27. Ms Manhire did not change her position in respect of the wording of SPZ(PR)-P3 in her Reply Report. Her view was the landscape character values of the golf course and mountain range could still be provided for while establishing new buildings. She also expressed the view that referring to an external document that can be amended would not maintain amenity values.
28. We preferred Ms Pearson’s evidence and her recommended inclusion of reference to the Pegasus design guidelines in the policy. We were unclear as to why Ms Manhire does not support the reference to the Design Guidelines in this policy, given they are referenced in SPZ(PR)-P5, which requires that all subdivision and development to be in accordance with these guidelines. The guidelines are also referenced in Rules 6, 10, 11, 12, 13, 14, 15 and the matters of discretion. Our understanding is that they also form part of the Plan given their inclusion in APP2. Therefore, we find that her argument they could be changed at any time is incorrect. We find that inclusion of the reference to the Pegasus Design Guidelines will provide more certainty for plan users in implementing the policy and is therefore the more appropriate option. Finally, we note that we have recommended a Clause 16 RMA amendment so that the first reference to the Pegasus Resort Urban Design Guidelines has the shortened version “Pegasus Design Guidelines”,

² 416.5

so as to provide consistency through the document. Consequentially we have recommended amending the title to Pegasus Resort Urban Design Guidelines immediately after the ODP.

4. Part C – SPZ(PBKR) – Special Purpose Zone – Pines Beach and Kairaki Regeneration

Outline of matters addressed in this section

29. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

30. Seven original submission points and eight further submissions were received on the SPZ(PBKR) – Pines Beach and Kairaki Regeneration Zone Chapter. The seven submissions raised 31 submission points, and the eight further submissions raised 20 points. The submissions related to concerns about the potential effects of the provisions on lease land.

Key issues

31. The issues in contention on this report addressed in this report are:
- (a) Objective SPZ(PBKR)-O2
 - (b) Appendices - APP1 - 2 and 3 Chichester Street.

Objective SPZ(PBKR)-O2

Overview

32. The Panel's recommended amendments to SPZ(PBKR)-O2 over and above the amendments recommended by the s42A report author, is summarised below:

Provision	Panel recommendations
Objective SPZ(PBKR)-O2	Amending the objective to read: New buildings and activities <u>in the Special Purpose Zone – Pines Beach and Kairaki Regeneration</u> are natural hazard resilient.

Reasons

33. The submission we consider here is from Environment Canterbury³ which sought amendments so that terminology is more consistent with the RPS. We were advised by Ms Steven that this objective is specific to policy SPZ(PBKR)-P4 and SPZ(PBKR)-R17, relating to natural hazard sensitive activities on sites not listed in Appendix APP1, which

³ 316.183

requires that any building is a temporary relocatable building. We asked questions about the relationship of this objective with the Natural Hazards Chapter in both preliminary questions and for the reply report. In her Reply Report, Ms Steven recommended amending the objective to read “Within the SPZ(PBKR) zone, new buildings are natural hazard resilient”. Ms Steven’s view was that the submission did not provide scope for this wording change, however, as it was limited to providing more consistency with the RPS provisions.

34. We considered this matter carefully. We agree with Ms Steven’s advice that the objective would benefit from being amended to better specify its purpose and that it is over and above the Natural Hazard Chapter’s objectives and policies. Our view that such an amendment would provide clarification of the objective and can be done using Clause 16 of Schedule 1. We have recommended a slight rewording of the objective to that proposed by Ms Steven. We consider this to be a more appropriate outcome.

Appendices APP1 – Regeneration Area Remaining Private Residences and Alternate Zone

Overview

35. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

36. This was a matter where the Waimakariri District Council⁴ sought to rezone 2 and 3 Chichester Street from Settlement Zone to General Residential Zone. In her s42A report, Ms Steven recommended that the submission be accepted. In response to a Panel question about why these two properties were not treated the same as other residential properties, we were advised that these are the only two remaining residential properties located in the Pines Beach Regeneration Area. It was explained that the preferred alternate zoning is Settlement Zone, but that would only work effectively if NOSZ-R1 was amended to include reference to the Settlement Zone and relevant provisions to provide a rule pathway for residential activities to occur. NOSZ-R1 specifically provides for any activity on a site listed in APPENDIX APP1, where it complies with all applicable activity standards and built form standards in the General Residential Zone.
37. We were advised that there was no scope within the Council submission for NOSZ-R1 to be amended to reference the Settlement Zone. Ms Steven considered that the only appropriate relief was to accept the Council’s submission and rezone the land to General Residential. We accept and agree with Ms Steven’s advice. We recommend that the Council makes note of this matter and address it through a future plan change process.

⁴ 367.23

5. Conclusion

38. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: the SPZ(HOS) Hospital, SPZ(PBKR) Pines Beach and Kairaki Regeneration, SPZ(KR) Kaiapoi Regeneration, SPZ(PR) Pegasus Resort and SPZ(MCC) Museum and Conference Centre Zones. Our recommended amendments are shown in Appendix 2.
39. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1:**Submitter attendance and tabled evidence for Special Purpose Zone (Hospital) - Hearing Stream 10**

Attendee	Speaker	Submitter No.
Council reporting officer	• Bryony Steven	N/A
Tabled Evidence		
Health NZ - Te Whatu Ora	• Tony Hampton	68

Submitter attendance and tabled evidence for Special Purpose Zone (Kaiapoi Regeneration) - Hearing Stream 10

Attendee	Speaker	Submitter No.
Council Reporting Officer	• Shelley Milosavljevic	N/A
Tabled evidence		
N/A	• N/A	N/A

Submitter attendance and tabled evidence for Special Purpose Zone (Museum and Conference Centre) - Hearing Stream 10

Attendee	Speaker	Submitter No.
Council reporting officer	• Peter Wilson	
Tabled Evidence		
N/A	• N/A	N/A

Submitter attendance and tabled evidence for Special Purpose Zone (Pines Beach and Kairaki) - Hearing Stream 10

Attendee	Speaker	Submitter No.
Council reporting officer	• Bryony Steven	
Tabled Evidence		
N/A	• N/A	N/A

Submitter attendance and tabled evidence for Special Purpose Zone (Pegasus Resort) - Hearing Stream 12A

Attendee	Speaker	Submitter No.
Council reporting officer	• Jessica Manhire	N/A
Howard Stone	• Margo Perpick • Joanne Sunde	191
DEXIN	• Amanda Dewar • Sam Huo • James Lunday • David Smith • Melissa Pearson	377

Tabled Evidence		
Howard Stone	<ul style="list-style-type: none"> • Giles Learman • Neil Cox 	191
DEXIN	<ul style="list-style-type: none"> • Andrei Cotiga • Jenny Bull • Keren Bennett • Mike Moore • Timothy Heath 	377

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) Special Purpose Zone Pegasus Resort

Appendix 2: (2) Special Purpose Zone Hospital

Appendix 2: (3) Special Purpose Zone Museum and Conference Centre

Appendix 2: (4) Special Purpose Zone Pines Beach and Kairaki Regeneration

Appendix 2: (5) Special Purpose Zone Kaiapoi Regeneration

Appendix 2: (6) Regeneration Area Remaining Private Residences and Alternate

Special Purpose Zone - Pegasus Resort

Introduction

The purpose of the Special Purpose Zone (Pegasus Resort) is to provide for a high-quality visitor resort centred around the existing 18-hole international championship golf course. The zone provides for hotel and visitor accommodation, existing large residential lots, a spa and hot pool complex, golf education and [golf](#)¹ country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort.

The zone is divided into seven distinct activity areas (references correspond to SPZ(PR)-APP1 and are referred to in the Activity Area Rules Tables as follows):

- Activity Area 1: Spa.
- Activity Area 2: Spa Village.
- Activity Area 3: Golf Square.
- Activity Area 4: Golf Village.
- Activity Area 5: Village Fringe.
- Activity Area 6: Golf Course.
- Activity Area 7: Residential.

The key differences between these activity areas are the types of development enabled (as guided by SPZ(PR)-APP1) and the extent to which activities such as commercial golf resort activity and visitor accommodation can occur. This recognises that some activity areas predominantly perform functions relating to the existing golf course, or existing residential areas, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by the Pegasus Resort Urban Design Guidelines ([Pegasus](#)² design guidelines) (Appendix 2).

Activity Area 1 — Spa provides for tourism activities, centred around the development of a Spa/Wellness and Hot Pool Complex, aimed at being a regionally significant tourism destination. This complex necessitates and provides for other activities that support the visitor experience, for example, a landmark hotel defining the main entrance to the golf course on the corner of Pegasus Boulevard and Mapleham Drive and an at-grade car park that services the Spa/Wellness and Hot Pool Complex and Hotel.

Activity Area 2 — Spa Village provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a 'village' look and feel. Activity Area 2 will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre — any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

Activity Area 3 — Golf Square contains the existing golf club facilities. The architectural design of these buildings is intended to set the tone for the built form of the rest of the zone, as set out in the Pegasus Design Guidelines. Development in this activity area is expected to be limited to a future

¹ Consequential amendment to Sports and Education Corp [416.2]

² RMA Schedule 1 Clause 16(2)

country club and associated activities directly related to the operation of the golf course, as opposed to visitor accommodation or commercial golf resort activities found elsewhere in the zone.

Activity Area 4 — Golf Village is a development area for activities that support the primary golf course activity. Activities enabled by the ODP include an already consented Hotel and a Golf Education Facility, both of which are likely to be used by tourists visiting the zone for either golf instruction or playing the course for leisure or competition.

Activity Area 5 — Village Fringe is an active part of the existing golf course, however it has been identified as a separate activity area as it needs to provide for the relocation of two golf holes in order to enable the development of Activity Areas 1 and 2. It also serves as a buffer area between visitor accommodation and commercial golf resort activities found in the Spa Village and the residential sites located to the north.

Activity Area 6 — Golf Course contains the balance of the existing golf course not covered by the Village Fringe Activity Area and enables the ongoing operation and development of this course as a major sports facility.

Activity Area 7 – Residential contains eight enclaves of residential sites with an average lot size of approximately 2000m². These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7 also include two additional residential sites that were created as balance lots and are now being developed for residential activity.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(PR)-O1	Tourist destination The establishment of ^{a3} regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u> ⁴ and limited small-scale commercial activity and ancillary activity.
SPZ(PR)-O2	Design components The development of <u>spa/wellness and hot pool complex-a tourism resort</u> ⁵ centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.
Policies	

³ RMA Schedule 1 clause 16(2).

⁴ Sports and Education Corp [416.2]

⁵ Sports and Education Corp [416.3]

SPZ(PR)-P1	Outline development plan Use and development of land shall: <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in SPZ(PR)-APP1, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below; 2. ensure that development: <ol style="list-style-type: none"> a. results in a vibrant, mixed-use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>,⁶ small-scale commercial activities and ancillary activities; b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; c. retains and supports the relationship to, and where possible enhances recreational features; d. is in accordance with the Pegasus design guidelines; e. achieves a high level of landscape, visual and amenity values; and f. encourages mixed use developments that are in accordance with SPZ(PR)-APP1 as a means of achieving coordinated, sustainable and efficient development outcomes; and 3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, SPZ(PR)-APP1.
SPZ(PR)-P2	Infrastructure services Ensure the efficient and effective provision of infrastructure that avoid, remedy or mitigate any adverse effects on water quality and landscape, visual and amenity values and are consistent with the design approach taken for Pegasus township.
SPZ(PR)-P3	Landscape and character Provide for the landscape character values of the golf course, country club facilities ⁷ and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings <u>in accordance with the Pegasus design guidelines</u> ⁸ .
SPZ(PR)-P4	Provision of commercial activities Ensure that the amenity values for visitors to the resort and the residents living in Activity Area 7 is maintained or enhanced through: <ol style="list-style-type: none"> 1. only providing for commercial activities that meet the definition of commercial golf resort activity; 2. having individual and maximum caps on the floor area of commercial golf resort activity; and 3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including outside areas and storage; and b. controls on emissions including noise, light and glare.
SPZ(PR)-P5	Urban design elements Encourage high quality urban design by:

⁶ Sports and Education Corp [416.4]

⁷ Sports and Education Corp [416.5]

⁸ Sports and Education Corp [416.5]

	<ol style="list-style-type: none"> 1. requiring all development to be in accordance with SPZ(PR)-APP1, which establishes an integrated and coordinated layout of open space; buffers and building setbacks; building height modulation and limits; roading purpose; built form; and streetscape design; 2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines; 3. encouraging design responses that respond to the cultural values and visual character of the area; 4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained; 5. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and 6. provision of secure, visible and convenient cycle parking.
SPZ(PR)-P6	Open areas Recognise the important contribution that the open areas provided by the Village Fringe Activity Area and the Golf Course Activity Area that adjoin the visitor accommodation and village areas make to the identity, character, amenity values, and outlook of the zone for residents and visitors.
SPZ(PR)-P7	Golf activity Enable golf course activities and ancillary facilities that: <ol style="list-style-type: none"> 1. support the golf course within the Golf course activity area; and 2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.
SPZ(PR)-P8	Village fringe Provide for the relocation of two golf holes within the village fringe.
SPZ(PR)-P9	Residential development Provide for residential development located within Residential activity area, while ensuring amenity values resulting from views over the golf course are maintained with no intensification of residential activity beyond what is provided for in the Activity Rules and Built Form Standards.

Activity Rules

SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(PR)-R2 Residential activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 7 excluding Lot 212 DP 403716 and Lot 230 DP 417391). 	Activity status when compliance is not achieved: DIS

Activity Status: CON Where: 2. the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and 3. only one residential unit per site. Matters of control are restricted to: SPZ-PR-MCD2 - Residential design controls <u>Design Considerations</u> ⁹ SPZ-PR-MCD8 - Flooding hazard	Activity status when compliance is not achieved: DIS
Activity status: NC Where: 4. the activity occurs within Activity Areas 1 to 6.	Activity status when compliance is not achieved: N/A
SPZ(PR)-R3 Residential unit	
Activity status: PER Where: 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391).	Activity status when compliance is not achieved: NC
SPZ(PR)-R4 Minor residential unit	
Activity status: PER Where: 1. the activity occurs within Activity Area 7 ⁽¹⁰⁾ including Lot 212 DP 403716 and Lot 230 DP 417391); 2. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 3. there shall be only one minor residential unit per site; and 4. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance is not achieved: NC
SPZ(PR)-R5 Accessory building or structure	
Activity status: PER	Activity status when compliance is not achieved: N/A
SPZ(PR)-R6 Major sports facility	
Activity status: PER Where:	Activity status when compliance is not achieved: NC

⁹ RMA Schedule 1 clause 16(2).

¹⁰ RMA Schedule 1 clause 16(2).

<ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 3, 5 and 6; 2. the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am; 3. any tennis court surfaces are either dark green or grey in colour; 4. any tennis court fencing is chain mesh or similar, and grey or black in colour; 5. the GFA of any single building is less than 2,000m²; and 6. landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2. 	
SPZ(PR)-R7 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 3, 5 and 6. 	Activity status when compliance is not achieved: NC
SPZ(PR)-R8 Helipad	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and 2. the helipad is not constructed over existing underground infrastructure. 	Activity status when compliance is not achieved: NC
Advisory Note <ul style="list-style-type: none"> • The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation. 	
SPZ(PR)-R9 New stormwater or recreation water bodies	
Activity status: CON Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 5 and 6; 2. resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and 3. the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction. Matters of control and discretion are restricted to:	Activity status when compliance is not achieved: NC

<p>SPZ-PR-MCD1 - Stormwater or recreational water bodies</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p>SPZ(PR)-R10 Visitor accommodation <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i></p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 2; 2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and 3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD7 - Visitor accommodation SPZ-PR-MCD8 - Flooding hazard <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R11 Hotel</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 1 and 4; 2. the maximum number of hotel accommodation units within Activity Areas 1 and 4 shall be 180; and 3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard <p>Notification</p>	<p>Activity status when compliance is not achieved: NC</p>

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	
SPZ(PR)-R12 Spa/wellness and hot pool complex	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 1; and 2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R13 Commercial golf resort activity	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 1 to 4; 2. there is a maximum of 2,500m² GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1; 3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m² GFA per tenancy; and 4. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R14 Golf country club	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 3; and 	<p>Activity status when compliance is not achieved: NC</p>

<p>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
SPZ(PR)-R15 Golf education facility	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 4; and 2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R16 Primary production	
<p><i>This rule does not apply to plantation commercial¹¹ forestry and woodlots provided for under SPZ(PR)-R20; or mining and quarrying activities provided for under SPZ(PR)-R23.</i></p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
SPZ(PR)-R18 Large format retail	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
SPZ(PR)-R19 Supermarket	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>

¹¹ s44A of RMA.

SPZ(PR)-R20 Plantation-Commercial¹² forestry and woodlots	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R21 Intensive indoor primary production	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R22 Commercial services	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R23 Mining and quarrying activities	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R24 Office	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R25 Funeral related services and facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R26 Waste management facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R27 Trade supplier	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R28 Service station	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R29 Motorised sports facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R30 Industrial activity	

¹² s44A of RMA.

Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R31 Boarding kennels	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R32 Cattery	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R33 Composting facility	
Activity status: NC	Activity status when compliance is not achieved: N/A

Built Form Standards

SPZ(PR)-BFS1 Visitor accommodation unit standards	
<ol style="list-style-type: none"> The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be: <ol style="list-style-type: none"> Studio 25m²; One bedroom 35m²; Two bedroom 50m²; and Three or more bedrooms 80m²; Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m; Where a garage is not provided with the unit, each visitor accommodation unit shall have an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and External lighting shall be limited to down lighting only, at a maximum of 1.5m above the finished floor level of the building, with the light source shielded from horizontal view. 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS2 Visitor accommodation waste management	
<ol style="list-style-type: none"> All visitor accommodation shall provide: <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p>

<p>b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.</p>	<p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>SPZ(PR)-BFS3 Building height</p>	
<p>1. The maximum height of buildings above ground level shall be:</p> <ul style="list-style-type: none"> a. Activity Area 1 - 16m at 3 storeys; b. Activity Area 2 - 12m at 3 storeys; c. Activity Area 3 - 9m at 2 storeys; d. Activity Area 4 - 14m at 3 storeys; e. Activity Area 5 - 8m at 2 storeys; f. Activity Area 6 - 6m at 1 store^{e13}y; and g. Activity Area 7 - 10m at 2 storeys (with the exception of Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m). <p>2. The minimum height of buildings shall be:</p> <ul style="list-style-type: none"> a. Activity Area 2 - 6m at 1 storey. 	<p>Activity status when compliance is not achieved: NC</p>
<p>Calculation method for SPZ(PR)-BFS5</p> <p>1. For the purpose of calculating the height, the following shall be excluded:</p> <ul style="list-style-type: none"> a. items listed in the definition of height calculation; and b. in Activity Areas 1 and 4 only, a pavilion building to a maximum of 30% of the building footprint to enable the activation of a living roof, provided that the maximum height as measured from the finished floor level of the living roof is not exceeded by more than 4m. 	
<p>SPZ(PR)-BFS4 Building coverage</p>	
<p>1. The building coverage shall not exceed the maximum percentage of net site area:</p> <ul style="list-style-type: none"> a. Activity Area 1 - 35%; b. Activity Area 2 - 35%; c. Activity Area 3 - 20%; d. Activity Area 4 - 35%; e. Activity Area 5 - 3%; f. Activity Area 6 - 3%; and g. Activity Area 7 - 20% 	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to: SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values</p>
<p>SPZ(PR)-BFS5 Living roof</p>	
<p>1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m² shall include a living roof.</p>	<p>Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to: SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values</p>

¹³ RMA Schedule 1 clause 16(2).

SPZ(PR)-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> Pegasus Boulevard (Activity Areas 1 and 4) - 20m; Pegasus Boulevard (Activity Area 3) - 5m; Setbacks to be provided in Activity Area 7 (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 10m from any internal boundary or road boundary; and Setbacks to be provided in Activity Area 7 on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; and Any building or structure shall be no less than 10m from any internal boundary or other road boundary; Setbacks to be provided on Lot 212 DP 403716 as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and Any building or structure shall be no less than 10m from any internal boundary or other road boundary. 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD6 - Boundary setback <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p>Exemption</p> <ul style="list-style-type: none"> The setback provisions do not apply to the temporary storage of non-motorised caravans. 	
SPZ(PR)-BFS7 Landscaping	
<ol style="list-style-type: none"> The minimum amount of landscaped area in each activity area shall be: <ol style="list-style-type: none"> Activity Area 1 - 40%; Activity Area 2 - 30%; Activity Area 3 - 30%; Activity Area 4 - 40%; Activity Area 5 - 90%; and Activity Area 6 - 90%. 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-BFS8 Outdoor storage	
<ol style="list-style-type: none"> All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight. 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-BFS9 Commercial waste management	

<ol style="list-style-type: none"> 1. All commercial activities shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of no less than 5m² with a minimum dimension of 1.5m; and b. waste management areas shall be screened or located behind buildings when viewed from any road or public space. 	<p>Activity status when compliance is not achieved: DIS</p>
<p>SPZ(PR)-BFS10 Building and structures colours and reflectivity</p>	
<ol style="list-style-type: none"> 1. Any buildings and structures within the Activity Areas 1 to 6 shall meet the following requirements: <ol style="list-style-type: none"> a. exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthly mid tones and achieve reflectivity between 5% and 22%; and b. roofs of all structures including trim shall be finished in their natural colours or coloured dark tones and achieve reflectivity between 5% and 12%. 	<p>Activity status when compliance is not achieved: DIS</p>
<p>SPZ(PR)-BFS11 Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391</p>	
<ol style="list-style-type: none"> 1. All buildings must be constructed on-site from new or high quality recycled materials; 2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials: <ol style="list-style-type: none"> a. brick; or b. natural stone; or c. river rock; or d. texture plaster over brick, or polystyrene or other suitable sub base for plaster; or e. stained or painted timber weather-board, wooden shingles, timber board batten; or f. surface coated concrete block; or g. solid plaster or glazing. 3. All roofing material on any building shall be either: <ol style="list-style-type: none"> a. tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel); or b. steel (comprising pre-painted, long run pressed or rolled steel); or c. shingles; or 	<p>Activity status when compliance is not achieved: DIS</p>

<p>d. slate; or e. membrane roofing.</p> <p>4. No reflective or visually obtrusive roof, wall or joinery materials, colours or mirror glass may be used for any building;</p> <p>5. No exterior cladding, no roofing material, no guttering or down pipe material comprising unpainted and/or exposed zinc coated products may be used on any building;</p> <p>6. No buildings shall be erected using concrete or treated wooden piles without providing a solid and durable skirting board or other enclosure around the exterior of the building(s) from ground height to the underside of the wall cladding;</p> <p>7. No accessory building shall be erected except in conjunction with or following construction of the residential unit and all such buildings shall be constructed with permanent materials comprising timber, stone or other permanent materials in character with the residential unit;</p> <p>8. Air conditioning units must not be set into or protrude from the building(s). Any external air conditioning units must be properly screened;</p> <p>9. No building shall be erected, altered, placed or permitted to remain other than buildings designed for residential activity and any accessory building;</p> <p>10. Clotheslines and letterboxes must be unobtrusive and of good quality in terms of design and location. The positioning of any letterbox shall be adjacent to but not on the road reserve; and</p> <p>11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary.</p>	
SPZ(PR)-BFS12 Site layout Pegasus Resort ODP	
<p>1. Development shall be in accordance with SPZ(PR)-APP1.</p> <p>2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1:</p> <p>a. development shall facilitate a road connection at fixed road access points¹⁴ shown on SPZ(PR)-APP1 to enable</p>	<p>Activity status when compliance not achieved: DIS</p>

¹⁴ RMA Schedule 1 Clause 16(2)

<p>vehicular access to roads which connect with Pegasus Boulevard and Mapleham Drive, provided that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 shall be acceptable;</p> <p>b. the provisions for breaks in the landscape buffer identified along the Pegasus Boulevard to accommodate entry and egress into and out of the site or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road networks; and</p> <p>c. resizing, resitting and the provision of additional proposed stormwater ponds.</p>	
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Matters of Control or Discretion

SPZ-PR-MCD1	Stormwater or recreational water bodies <ol style="list-style-type: none"> 1. Landscaping, planting and screening; 2. Accessibility for maintenance purposes; 3. Design capacity; and 4. Integration into the stormwater network.
SPZ-PR-MCD2	Design considerations <ol style="list-style-type: none"> 1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1. 2. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> a. the bulk, scale, location and external appearance of buildings; b. the creation of active frontages adjacent to roads and public spaces; c. setbacks from roads; d. landscaping; e. streetscaping design; f. application of CPTED principles; g. focus on sustainable design to reduce carbon footprint; h. provision for internal walkways, paths, and cycleways; and i. appropriate legal mechanism to ensure implementation of design responses as relevant; 3. Lighting design that meets the character and amenity values for the activity area. 4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance. 5. Enhancement of ecological and natural values.
SPZ-PR-MCD3	Transportation <ol style="list-style-type: none"> 1. Safe, resilient, efficient functioning and sustainable for all transport modes. 2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.

	<ol style="list-style-type: none"> 3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring. 4. Road and intersection design in accordance with SPZ(PR)-APP1. 5. Compliance with the relevant standards contained within the Transport Chapter.
SPZ-PR-MCD4	<p>Amenity values</p> <ol style="list-style-type: none"> 1. Effects of the development on: <ol style="list-style-type: none"> a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori; b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects. 2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy. 3. Incorporation of effective mitigation such as landscaping or screening.
SPZ-PR-MCD5	<p>Golf facility considerations</p> <ol style="list-style-type: none"> 1. Maintaining the spatial extent of the 18 hole champion golf course. 2. Interface with public roads and open spaces. 3. Traffic generation, access and parking. 4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.
SPZ-PR-MCD6	<p>Boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites. 3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.
SPZ-PR-MCD7	<p>Visitor accommodation units</p> <ol style="list-style-type: none"> 1. In relation to minimum unit size, where: <ol style="list-style-type: none"> a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and

	<ul style="list-style-type: none">c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted.2. In relation to storage space, where:<ul style="list-style-type: none">a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; andb. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities.3. In relation to outdoor living space, where:<ul style="list-style-type: none">a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.
SPZ-PR-MCD8	<p>Flooding hazard</p> <ul style="list-style-type: none">1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including:<ul style="list-style-type: none">a. the location and type of infrastructure; andb. any restriction on floor levels as a result of flood hazard risk.2. The extent to which overland flow paths are maintained.3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material.4. Increased ponding or loss of overland flow paths.

Appendices

SPZ(PR)-APP1 - ODP





SPZ(PR)-APP2 – Pegasus Resort Urban¹⁵ Design Guidelines

Pegasus Design Guidelines

Relevant definition amendments

Amend the definition of 'commercial golf resort activity':

" ...

(e) gift/souvenir shop and any ancillary artisan workshops".¹⁶

¹⁵ RMA Schedule 1 Clause 16(2)

¹⁶ Sports and Education Corp [416.15]

Relevant planning map amendments

Amend the planning map to rezone the part of 1188 Main North Road (20 Te Haunui Lane), as outlined in red below, as SPZ(PR).¹⁷



Include the part of the Howard Stone site (20 Te Haunui Lane) in the Pegasus Resort ODP in the Planning Maps, as shown in SPZ(PR)-APP1 above.¹⁸

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

¹⁷ Howard Stone [191].

¹⁸ Howard Stone [191].

	<p><u>stockyards and ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production;</u>^{19 20}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding</u></p>	
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¹⁹ Transpower [195.43].

²⁰ Horticulture NZ [295.80].

	<p><u>2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²¹</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand</p>	
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²¹ Transpower [195.43].

	<p>Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for</p>	
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	<p>agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²²</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²³</p>

²² Transpower [195.43].

²³ Transpower [195.43].

	<p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²⁴ electricity distribution line	
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,²⁵ activities and development adjacent to a 66kV or 33kV <u>major</u>²⁶ electricity distribution line involve the following: 	<p>Activity status when compliance not achieved: N/A</p>

²⁴ Mainpower [249.94].

²⁵ Mainpower [249.95].

²⁶ Mainpower [249.94].

	<p>a. new a sensitive activity and or a new buildings or structure²⁷ (excluding accessory buildings)²⁸ within 6m²⁹ of the centreline of a 66kV or 33kV major³⁰ electricity distribution line or within 10m 6m³¹ of the visible outer edge of a³² foundation of an associated a pole, pi-pole³³ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁴</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³⁵</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line</p>	
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²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

	operator where the consent authority considers this is required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³⁶ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³⁶ Mainpower [249.94].

SPZ(HOS) - Special Purpose Zone - Hospital

Introduction

The purpose of the Special Purpose Zone (Hospital) is to provide for areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.

There are two existing hospital sites in the District, in Rangiora and Oxford, which are zoned Special Purpose Zone (Hospital). Their location is described further in Table SPZ(HOS)-1 below and shown on the planning map.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(HOS)-O1	Hospital and ancillary health related activities The evolving health needs of the District are supported by the efficient development of hospital and other health related activities on hospital sites in a way that recognises the amenity values of adjacent sites and manages environmental effects.
Policies	
SPZ(HOS)-P1	Development and use of hospital sites On the Rangiora and Oxford hospital sites: <ol style="list-style-type: none"> 1. enable more intensive and contained development of the hospital sites by hospital and other health related activities in preference to expansion beyond site boundaries; and 2. development of the hospital sites shall recognise and provide for amenity values, by: <ol style="list-style-type: none"> a. managing hospital site specific environmental effects, taking into account the functional need and operational need of the hospital site, and hospital site safety, security and accessibility; and b. managing environmental effects that may impact beyond hospital site boundaries, including effects on the amenity values of adjacent sites.
SPZ(HOS)-P2	Potential future re-development of hospital sites for alternative residential purposes On the Rangiora and Oxford hospital sites, provide for hospital sites no longer required for hospital and other health related activities to be re-developed for residential purposes.

Rules

How to interpret and apply the rules

1. Unless otherwise specified, the rules that apply to activities in the Special Purpose Zone (Hospital) are contained in the Activity Rules below, as well as any relevant District wide provisions.
2. For any part of any Special Purpose Zone (Hospital) site no longer required for hospital and other health related activities, the use or re-development for other purposes shall be determined in accordance with the provisions of the alternative zone identified for that site in Table SPZ(HOS)-1 below, which will be the provisions of the General Residential Zone, instead of being subject to the provisions of the Special Purpose Zone (Hospital). Any relevant District wide provisions will still apply.

Table SPZ(HOS)-1: Special Purpose Zone (Hospital) sites and alternative zoning

Site name / Street address	Legal description	Alternative zone
Rangiora Health Hub 161 Ashley St and 15 River Rd, Rangiora 7400	15 River Rd: Lot 1 DP 487604 (9,214m ²) (Title ref: 697969) 161 Ashley St: Lot 2 DP 487604 (1.4196ha) (Title ref: 697970)	General Residential Zone
Oxford Community Health Centre 45 Park Ave, Oxford 7430	Part Lot 1 DP 5041 (1.8629ha) (Title ref: CB24B/1254)	General Residential Zone

Activity Rules

SPZ(HOS)-R1 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(HOS)-R2 Hospital	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(HOS)-R3 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(HOS)-R4 Care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(HOS)-R5 Integrated family health centre	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(HOS)-R6 Any activity not provided for in the Special Purpose Zone (Hospital) as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	

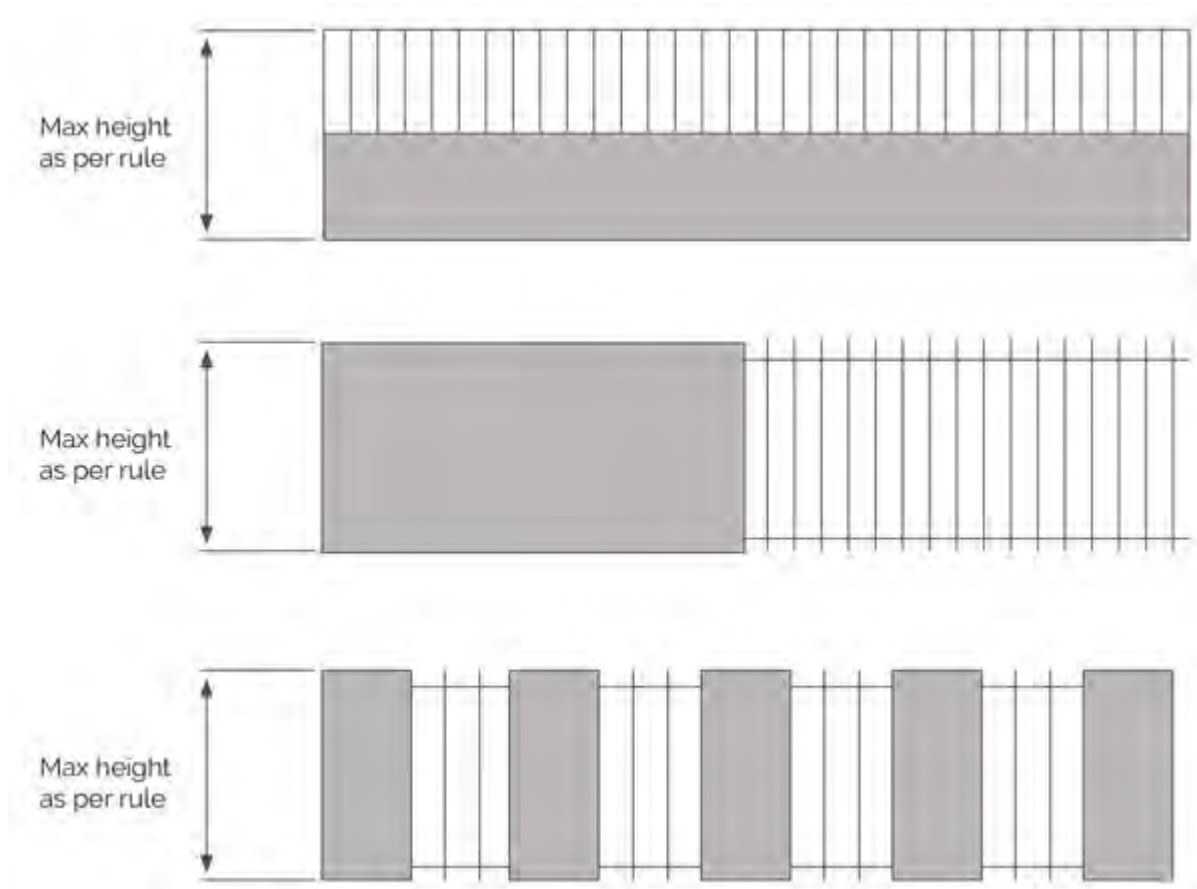
Activity status: DIS	Activity status when compliance not achieved: N/A
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Built Form Standards

SPZ(HOS)-BFS1 Building setbacks from site boundaries	
1. Any building shall be set back a minimum of 5m from any road boundary and any internal boundary of a site.	Built form status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-HOS-MD1 - Context and character SPZ-HOS-MD2 - Building and site design
SPZ(HOS)-BFS2 Building height	
1. Except as provided for in (2) below, the maximum building height above ground level shall be 15m; and 2. The maximum height any lift shafts, mechanical plant and other such ancillary equipment may project above the maximum building height shall be 4m.	Built form status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-HOS-MD1 - Context and character SPZ-HOS-MD2 - Building and site design
SPZ(HOS)-BFS3 Landscaping	
1. Landscaping strips shall be established for the length of site boundaries (excluding vehicle and pedestrian access points) within the building setbacks from road and internal boundaries in SPZ(HOS)-BFS1 and shall have a minimum width of 3m; 2. Landscaping strips shall be planted with a combination of trees, shrubs and ground cover species; 3. Lawn or ancillary amenity features shall comprise a maximum of 10% of the planted area of the landscaping strips; 4. Any trees shall be at least 1m high above ground level at the time of planting and be capable of achieving a height at maturity of at least 1.5m above ground level; and 5. All landscaping shall be maintained and, if diseased, damaged or dead, shall be replaced during the next planting season.	Built form status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-HOS-MD5 - Landscaping
Advisory Note <ul style="list-style-type: none"> It is recommended landscaping be comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity. 	
SPZ(HOS)-BFS4 Fencing	
1. Any site boundary fencing shall be established within the landscaping strips required in SPZ(HOS)-BFS3 above;	Built form status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-HOS-MD3 - Fencing

2. Boundary fencing shall not be comprised of security fencing;
3. Fencing along a road boundary shall have a maximum height of 1.2m above ground level and shall be at least 40% visually permeable as depicted in Figure SPZ(HOS)-1, to enhance visibility into the site from a road or other public place;
4. The maximum height of any fencing along an internal boundary shall be 1.5m above ground level; and
5. The maximum height of any security fencing shall be 2m above ground level.

Figure SPZ(HOS)-1: Examples of Visually Permeable Fencing



SPZ(HOS)-BFS5 Height in relation to boundary

1. Where an internal boundary adjoins any Residential Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures (except for poles, lightning rods, antennas, lift shafts, and mechanical plant) shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in

Built form status when compliance not achieved: RDIS

Matters of discretion are restricted to:

- SPZ-HOS-MD2 - Building and site design
- SPZ-HOS-MD6 - Height in relation to boundary

accordance with the diagrams in Appendix APP3.	
SPZ(HOS)-BFS6 Outdoor storage	
<ol style="list-style-type: none"> 1. Outdoor storage areas shall not be located within the building setbacks required in SPZ(HOS)-BFS1 or the landscaping strips required in SPZ(HOS)-BFS3 above; and 2. Any outdoor storage area visible from a public space or an adjoining site shall be screened from view either by a solid fence at least 1.8m in height above ground level, or by trees and shrubs. Any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reach a height at maturity of at least 1.8m above ground level. 	<p>Built form status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SPZ-HOS-MD4 - Outdoor storage</p>

Matters of Discretion

SPZ-HOS-MD1	<p>Context and character</p> <ol style="list-style-type: none"> 1. The extent to which the proposed development: <ol style="list-style-type: none"> a. addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites; b. provides for intensification of services within the existing site, and enables greater efficiency of use of the existing facilities and site, rather than requiring expansion beyond the site boundaries; and c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD2	<p>Building and site design</p> <ol style="list-style-type: none"> 1. The extent to which the proposed development: <ol style="list-style-type: none"> a. is designed and laid out to promote a safe environment taking into account the principles of CPTED; b. orientates active areas of buildings and the site to the street and site access points; c. in terms of built form and design, contributes positively to the amenity values of the hospital site and adjacent sites; d. avoids, remedies or mitigates actual or potential adverse visual and landscape effects resulting from building scale, form and location; e. provides for ease of access; f. avoids, remedies or mitigates actual or potential adverse shading, privacy or dominance effects on adjacent residential sites by buildings on the hospital site; g. in terms of height, increases building bulk and scale to the extent that it results in actual or potential adverse effects on visual or amenity values of adjacent residential sites; h. avoids, remedies or mitigates actual or potential adverse visual and nuisance effects on adjacent residential sites from traffic movement on hospital sites; and i. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

SPZ-HOS-MD3	Fencing <ol style="list-style-type: none"> The extent to which any proposed fencing: <ol style="list-style-type: none"> maintains visibility between the building(s) and the road; in terms of location, height and design, is designed and laid out to promote a safe environment, taking into account the principles of CPTED; provides variation in height, materials, and transparency; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD4	Outdoor storage <ol style="list-style-type: none"> The extent to which any proposed outdoor storage area: <ol style="list-style-type: none"> is visually integrated, screened or otherwise accommodated to avoid, remedy or mitigate any actual or potential adverse effects on visual or amenity values of adjacent residential sites; involves only partial or reduced screening that may be more appropriate to the site or area; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD5	Landscaping <ol style="list-style-type: none"> The extent to which any proposed landscaping: <ol style="list-style-type: none"> will avoid, remedy or mitigate any actual or potential adverse effects of the following, taking into account the extent to which the site is visible from adjoining sites or public places: <ol style="list-style-type: none"> building location, bulk and scale; vehicle access and parking areas; will contribute to the amenity values of adjacent residential sites and the public as well as the site; distributes landscaping across the site, while giving priority to locating appropriate landscaping in building setbacks from boundaries; is comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or is of ecologically similar origin, to enhance local or regional indigenous biodiversity; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD6	Height in relation to boundary <ol style="list-style-type: none"> The extent to which any height in relation to boundary intrusion: <ol style="list-style-type: none"> will result in: <ol style="list-style-type: none"> overshadowing and reduced sunlight admission on adjacent residential sites, taking into account the location of residential units on adjacent sites and the position of main living areas and outdoor living spaces; loss of privacy and outlook for adjacent residents; visual dominance; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER Where: <u>1. the activity is not a sensitive activity;</u>	Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to

	<p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <ul style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ul style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{1 2}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> 	<p>Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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¹ Transpower NZ Ltd [195.43].

² Horticulture NZ [295.80].

	<p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single</p>	
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³ Transpower NZ Ltd [195.43].

	<p>pole or pi-pole and any associated guy wire (but not a tower) that:</p> <ul style="list-style-type: none">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;ii. is a maximum of 2.5m in height above ground level;iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive</p>	
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	<p> farming activities, or a commercial greenhouse; f. mobile irrigation equipment used for agricultural and horticultural activities; g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure; h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴ </p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p> 1. activities and development within a National Grid Yard involve the following: a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; </p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁵</p>

⁴ Transpower NZ Ltd [195.43].

⁵ Transpower NZ Ltd [195.43].

	<p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major ⁶ electricity distribution line		
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> new, or expansion or extension of existing,⁷ activities and development adjacent to a 66kV or 33kV major⁸ electricity distribution line involve the following: <p>a. new a sensitive activity and or a new buildings s or</p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

⁶ Mainpower NZ Ltd [249.94].

⁷ Mainpower NZ Ltd [249.95].

⁸ Mainpower NZ Ltd [249.94].

	<p>structure⁹ (excluding accessory buildings)¹⁰ within 6m¹¹ of the centreline of a 66kV or 33kV major¹² electricity distribution line or within 40m 6m¹³ of the visible outer edge of a¹⁴ foundation of an associated a pole, pi-pole¹⁵ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁶</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁷</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none">• 66kV/33kV Major¹⁸ electricity distribution lines are shown on the planning map.	

⁹ Mainpower NZ Ltd [249.94].

¹⁰ Mainpower NZ Ltd [249.94].

¹¹ Mainpower NZ Ltd [249.94].

¹² Mainpower NZ Ltd [249.94].

¹³ Mainpower NZ Ltd [249.94].

¹⁴ Mainpower NZ Ltd [249.94].

¹⁵ Mainpower NZ Ltd [249.94].

¹⁶ Mainpower NZ Ltd [249.94].

¹⁷ Mainpower NZ Ltd [249.94].

¹⁸ Mainpower NZ Ltd [249.94].

	<ul style="list-style-type: none">• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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SPZ(MCC) - Special Purpose Zone - Museum and Conference Centre

Introduction

The purpose of the Special Purpose Zone (Museum and Conference Centre) is to provide for industrial activities, together with specific identified activities that are to be developed as a comprehensive complex. This is based on identified activities including a central museum, wedding venue, tavern and conference facility with associated non-permanent residential accommodation (tourists and short-stay visitors). The provisions of the Special Purpose Zone (Museum and Conference Centre) seek to provide for those activities at a specific location.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(MCC)-O1	Special Purpose Zone (Museum and Conference Centre) A comprehensively planned function centre with identified activities is enabled, and which does not undermine the role and function of the Rangiora Town Centre and its continued viability and vitality.
Policies	
SPZ(MCC)-P1	Special Purpose Zone (Museum and Conference Centre) Provide for a site specific comprehensive complex within the Special Purpose Zone (Museum and Conference Centre) that: <ol style="list-style-type: none"> enables the following primary functions: <ol style="list-style-type: none"> a museum, a conference facility, a wedding venue and event facility and visitor accommodation; provides for activities anticipated in any industrial zones where these do not cause adverse effects on amenity values on the activities listed in SPZ(MCC)-P1(1); and avoids office, retail, visitor accommodation and entertainment activities at a scale that could undermine the function and role of the Rangiora Town Centre and investment in public amenities and facilities.

Activity Rules

SPZ(MCC)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(MCC)-R2 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A

SPZ(MCC)-R3 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R4 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R5 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(MCC)-R6 Wedding and event facility	
Activity status: PER Where: 1. the activity occupies a maximum of 150m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R7 Food and beverage outlet	
Activity status: PER Where: 1. the activity occupies a maximum of 2,000m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R8 Museum/conference centre including ancillary retail	
Activity status: PER Where: 1. the activity occupies a maximum of 4,500m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R9 Gymnasium	
Activity status: PER Where: 1. the activity occupies a maximum of 200m ² of building GFA in the zone.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R10 Retail activity	
Activity status: PER Where: 1. other than already provided for under SPZ(MCC)-R1 to SPZ(MCC)-R3 and SPZ(MCC)-R7 to SPZ(MCC)-R8, any other retail activity shall be a maximum GFA of 2,400m ² .	Activity status when compliance not achieved: DIS
SPZ(MCC)-R11 Visitor accommodation	
Activity status: PER Where: 1. a maximum of 40 visitor accommodation units shall be provided in the zone.	Activity status when compliance not achieved: DIS

SPZ(MCC)-R12 Industrial activity	
Activity status: PER Where: 1. any industrial activity shall be set back a minimum of 50m from a museum and conference centre, wedding and event facility, and visitor accommodation; and 2. within the 50m setback, a minimum of 10m of landscaping shall be provided.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R13 Recreation facilities	
Activity status: PER Where: 1. the activity occupies a maximum of 2,000m ² of building GFA.	Activity status when compliance not achieved: DIS
SPZ(MCC)-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
SPZ(MCC)-R15 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A

Built Form Standards

SPZ(MCC)-BFS1 Height	
1. The maximum height of any building, including parapets shall be 15m, calculated in accordance with the definition of height calculations.	Activity status when compliance not achieved: DIS
SPZ(MCC)-BFS2 Height in relation to boundary adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with Appendix APP3, except for the following: a. flagpoles;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD1 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

<ul style="list-style-type: none"> b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
SPZ(MCC)-BFS3 Internal boundary building setback	
<p>1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD2 - Internal boundary setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS4 Landscaping	
<ul style="list-style-type: none"> 1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting. 3. Within any boundary with Lot 1 DP 352557, Lot 4 DP 352557 and Lot 3 DP 33763 shall be landscaped to a minimum depth of 10m. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-MCC-MD3 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<p>4. Landscaping shall be provided along the full length of the road boundary apart from vehicle crossings.</p> <p>5. Any landscaping required in (4) shall be a minimum of 2m deep and include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	
SPZ(MCC)-BFS5 Road boundary setback	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> 10m from the road boundary with any arterial road or collector road; 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; 3m from the road boundary of all other roads; and no building setback is required under (a), (b), or (c) where buildings located within 10m of the boundary make up less than 10% of the road boundary frontage. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD4 - Road boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS6 Outdoor storage areas	
<p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS7 Building coverage	
<p>1. The maximum building coverage shall be 50%.</p>	<p>Activity status when compliance not achieved: DIS</p>
SPZ(MCC)-BFS8 Waste management requirements for all commercial activities	
<p>1. A waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space, or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(MCC)-BFS6.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(MCC)-BFS9 Site Layout Museum and Conference ODP	

1. Development shall be in accordance with SPZ(MCC)-APP1.	Activity status when compliance not achieved: DIS
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Matters of Discretion

SPZ-MCC-MD1	Internal boundary landscaping <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD2	Internal boundary setback <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on any adjoining Residential Zones or Open Space and Recreation Zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-MCC-MD3	Internal boundary landscaping <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD4	Road boundary setbacks <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
SPZ-MCC-MD5	Outdoor storage and waste management <ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback.

	<ol style="list-style-type: none">3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location.
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Appendix

SPZ(MCC)-APP1 - Museum and Conference Centre ODP



EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{1 2}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <u>a. not be used for the handling or storage</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

¹ Transpower NZ Ltd [195.43].

² Horticulture NZ [295.80].

	<p>of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</p> <p>b. not permanently obstruct existing vehicle access to a National Grid support structure;</p> <p>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no</p>	
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³ Transpower NZ Ltd [195.43].

	<p>closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural</p>	
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	<p>activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴</p>	
All Zones	Activity status: NC Where:	Activity status when compliance not achieved: N/A ⁵

⁴ Transpower NZ Ltd [195.43].

⁵ Transpower NZ Ltd [195.43].

	<p>1. activities and development within a National Grid Yard involve the following:</p> <ul style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>⁶ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing.</u>⁷ 	Activity status when compliance not achieved: N/A

⁶ Mainpower NZ Ltd [249.94].

⁷ Mainpower NZ Ltd [249.95].

	<p>activities and development adjacent to a 66kV or 33kV <u>major</u>⁸ electricity distribution line involve the following:</p> <p><u>a. new a</u> sensitive activity and or a new buildings or structure⁹ (excluding accessory buildings)¹⁰ within <u>6m</u>¹¹ of the centreline of a 66kV or 33kV <u>major</u>¹² electricity distribution line or within 40m <u>6m</u>¹³ of the visible outer edge of a¹⁴ foundation of an associated a pole, <u>pi-pole</u>¹⁵ or tower; and or</p> <p><u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>¹⁶</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited</p>	
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⁸ Mainpower NZ Ltd [249.94].

⁹ Mainpower NZ Ltd [249.94].

¹⁰ Mainpower NZ Ltd [249.94].

¹¹ Mainpower NZ Ltd [249.94].

¹² Mainpower NZ Ltd [249.94].

¹³ Mainpower NZ Ltd [249.94].

¹⁴ Mainpower NZ Ltd [249.94].

¹⁵ Mainpower NZ Ltd [249.94].

¹⁶ Mainpower NZ Ltd [249.94].

¹⁷ Mainpower NZ Ltd [249.94].

	notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>¹⁸ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

¹⁸ Mainpower NZ Ltd [249.94].

SPZ(PBKR) - Special Purpose Zone - Pines Beach and Kairaki Regeneration

Introduction

The purpose of the Special Purpose Zone (Pines Beach and Kairaki Regeneration) is to provide for activities within parts of Kairaki and The Pines Beach that were badly affected by the Canterbury Earthquakes of 2010/2011. Some areas remain susceptible to liquefaction in future earthquake events and are susceptible to sea water inundation as a result of climate change.

The WRRZRP was developed in 2016 to identify long term uses for these regeneration areas. The WRRZRP identifies suitable activities depending on location, including recreation and ecological linkages, private lease, part of Tuhaitara Coastal Park, and residential activity for the remaining private residences. The majority of Tuhaitara Coastal Park, outside of land that is the subject of this chapter, is zoned Natural Open Space. The District Plan ~~must not be inconsistent with~~ shall have regard to¹ the WRRZRP.

This chapter sets out the provisions for:

- those parts of the regeneration areas identified in the WRRZRP as part of the Tuhaitara Coastal Park, but outside the Natural Open Space Zone;
- the remaining residential activities within these areas (identified in Appendix APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For these sites, the chapter also refers to the rules and built form standards of the Settlement Zone.

The remaining parts of The Pines Beach and Kairaki regeneration areas of the WRRZRP are subject to the provisions of the Open Space and Recreation Zones.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(PBKR)-O1	Specific activities and use New activities are complementary to and support the ongoing use, and management of the Tuhaitara Coastal Park and adjoining Natural Open Space Zone, and manage amenity values at the boundary with remaining private residences.
SPZ(PBKR)-O2	Natural hazard resilience New buildings and activities <u>in the Special Purpose Zone – Pines Beach and Kairaki Regeneration</u> ² are natural hazard resilient.
SPZ(PBKR)-O3	Residential activities Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	

¹ RMA Schedule 1 Clause 16(2)

² RMA Schedule 1 Clause 16(2)

SPZ(PBKR)-P1	Remaining properties in private ownership On remaining sites in private ownership identified in Appendix APP1, enable residential activity to continue and ensure adverse effects on these sites are generally consistent with those anticipated in the Alternative Zone specified in Appendix APP1.
SPZ(PBKR)-P2	Activities on sites not identified in Appendix APP1 On sites not identified in Appendix APP1: <ol style="list-style-type: none"> 1. enable recreation activities, conservation activities, education activities, cultural activities and public amenities; 2. provide for small scale retail, including food and beverage, activities that support recreation, education and conservation activities; 3. provide for ancillary offices associated with permitted activities; 4. provide for non-permanent residential activity and visitor accommodation where these support recreation, education and conservation activities in the Tuhaitara Coastal Park.
SPZ(PBKR)-P3	Building design On sites other than those identified in Appendix APP1, provide for buildings where they: <ol style="list-style-type: none"> 1. complement the surrounding natural environment and achieve a high level of onsite amenity, ³through³ for example, the use of natural materials, low scale design, and locally-sourced indigenous ecological enhancement planting; 2. integrate with and achieve a high quality, visually attractive development when viewed from the adjoining Natural Open Space Zone; 3. are designed to deter crime and encourage a sense of safety, reflecting the principles of CPTED; and 4. incorporate onsite treatment of stormwater and/or integrate with wider stormwater management systems where practicable.
SPZ(PBKR)-P4	Natural hazard resilience of buildings New natural hazard sensitive buildings and building extensions shall be: <ol style="list-style-type: none"> 1. in accordance with the requirements of the Natural Hazards Chapter; and 2. relocatable, when habitable and located on sites other than those identified in Appendix APP1, in order to avoid longer term natural hazards associated with sea level rise and land deformation in future earthquakes.

Activity Rules

SPZ(PBKR)-R1 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the applicable built form standards
SPZ(PBKR)-R2 Any activity on a site listed in Appendix APP1	
<i>That is permitted under the Settlement Zone in SETZ-R2 to SETZ-R10, SETZ-R14 and SETZ-R15.</i>	
Activity status: PER Where:	Activity status when compliance not achieved: as set out in the applicable rules of the Settlement Zone Matters of discretion are restricted to:

³ RMA Schedule 1 Clause 16(2)

1. the activity shall meet the applicable activity specific standards of the Settlement Zone; and 2. the activity shall meet the applicable built form and district wide standards applying to the Settlement Zone.	1. As set out in the applicable matters of discretion of the Settlement Zone.
SPZ(PBKR)-R3 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(PBKR)-R4 Customary practices	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(PBKR)-R5 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(PBKR)-R6 Retail activity on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all retail activity in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki; <u>and</u> 2. <u>the hours of operation that the retail activity is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> ⁴	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R7 Commercial services on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all commercial services in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki; <u>and</u> 2. <u>the hours of operation that the commercial service is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> ⁵	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R8 Community facility on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all community facility buildings in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale

⁴ Land Subcommittee – Pines and Kairaki Beaches Association [186.35].

⁵ Land Subcommittee – Pines and Kairaki Beaches Association [186.36].

SPZ(PBKR)-R9 Entertainment activity on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all entertainment activity buildings in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki; <u>and</u> 2. <u>the hours of operation that the entertainment activity is open to visitors, clients and deliveries shall be limited to 7:00am – 9:00pm Monday to Sunday.</u> ⁶	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R10 Ancillary offices to an education activity or conservation activities on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the office activity shall occupy a maximum GFA of 250m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R11 Cultural facility on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all cultural facility buildings in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R12 Educational facility on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m ² ; or 2. limited to an educational facility that: a. is ancillary to conservation activities; or b. increases awareness of the natural environment, conservation issues, historic heritage, or Ngāi Tahu culture.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R13 Public amenities on sites not listed in Appendix APP1	
Activity status: PER Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R14 Park management activities and/or park management facilities	

⁶ Land Subcommittee – Pines and Kairaki Beaches Association [186.38].

Activity status: PER Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m ² in The Pines Beach, and 250m ² in Kairaki.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R15 Car parking	
Activity status: PER Where: 1. any parking lot contains fewer than 10 parking spaces.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
SPZ(PBKR)-R16 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
SPZ(PBKR)-R17 Natural hazard sensitive activities on sites not listed in Appendix APP1	
Activity status: RDIS Where: 1. the building is designed as a relocatable building; and 2. a covenant is registered on the property's certificate of title confirming the relocatable building is not intended to be located on site permanently. Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale SPZ-PBKR-MD9 - Natural hazards	Activity status when compliance not achieved: NC
Advisory Note <ul style="list-style-type: none"> Modelled sea level rise will be actively monitored by the District Council and the information will be made available to property owners who have a limited duration resource consent condition applying. 	
SPZ(PBKR)-R18 Residential activity on sites not listed in Appendix APP1	
Activity status: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD8 - Visitor and residential accommodation	Activity status when compliance not achieved: N/A
SPZ(PBKR)-R19 Visitor accommodation	
Activity status: RDIS	Activity status when compliance not achieved: N/A

Matters of discretion are restricted to: SPZ-PBKR-MD8 - Visitor and residential accommodation	
SPZ(PBKR)-R20 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(PBKR)-R21 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A

Advice Note

SPZ(PBKR)AN1	<u>Activities and structures may also be subject to controls outside of the District Plan. Reference should be made to the Tūhaitara Coastal Park Reserve Management Plan 2022 and the Te Kōhaka o Tūhaitara Trust Deed of Lease.⁷</u>
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Built Form Standards, excluding sites identified in Appendix APP1

SPZ(PBKR)-BFS1 Building size	
1. The maximum GFA of any building shall be 100m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-BFS2 Height	
1. The maximum height of any building shall be 5m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD2 - Height and height in relation to boundary
Calculation method for SPZ(PBKR)-BFS2	
<ul style="list-style-type: none"> The height limit shall be determined as if the ground level was the minimum floor level required for a 0.5% annual exceedance probability flood level event; and Height shall also be calculated as per the definition of height calculations. 	
SPZ(PBKR)-BFS3 Height in relation to boundary	
1. Where an internal boundary adjoins Residential Zones, Open Space and Recreation Zones, or a site listed in Appendix APP1, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD2 - Height and height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

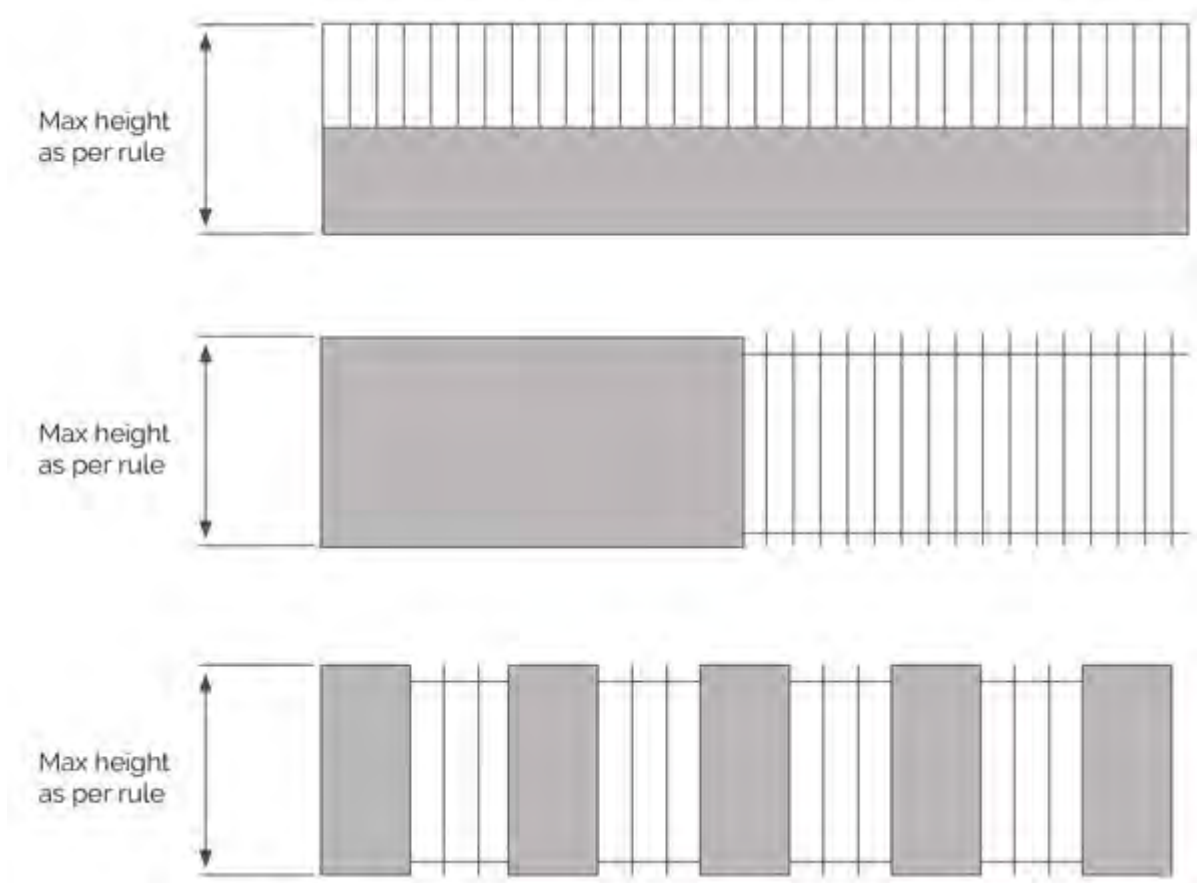
⁷ Land Subcommittee – Pines and Kairaki Beaches Association [186.10 and 186.31-186.45].

<p>ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 2m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
SPZ(PBKR)-BFS4 Internal boundary setback	
<p>1. The minimum building, caravan or motor home setback from internal boundaries:</p> <ol style="list-style-type: none"> that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 5m; and that are shared with a site listed in Appendix APP1 shall be 2m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD3 - Internal boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(PBKR)-BFS5 Internal boundary landscaping for non-residential activity	
<p>1. A landscape strip that is a minimum of 2m wide shall be provided along the full length of all internal boundaries that adjoins Residential Zones or Open Space and Recreation Zones or a site listed in Appendix APP1; and</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-PBKR-MD4 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.	
SPZ(PBKR)-BFS6 Road boundary setback	
1. All buildings shall be set back a minimum of 2m from a road boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD5 - Road boundary setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(PBKR)-BFS7 Outdoor storage areas	
1. Any outdoor storage or parking areas associated with non-residential activities shall be screened by 1.8m high solid fencing or landscaping at least 1.5m high at time of planting from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones, a site listed in Appendix APP1 or the road boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD6 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(PBKR)-BFS8 Ecological enhancement planting	
1. Ecological enhancement planting shall be provided as follows: <ol style="list-style-type: none"> a minimum of 10% of the net site area shall be planted and maintained with at least 75% being indigenous vegetation that is sourced from within the ecological district, comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space areas. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD7 - Ecological enhancement planting Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
Advisory Note <ul style="list-style-type: none"> This rule does not apply to activities not involving buildings, or to public amenities. 	
SPZ(PBKR)-BFS9 Building coverage	
1. The maximum building coverage shall be 35% of the net site area.	Activity status when compliance not achieved: DIS
SPZ(PBKR)-BFS10 Fencing	
1. All fencing between a road and the façade of a residential activity or visitor	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-PBKR-MD1 - Development design and scale

<p>accommodation, or within 2m of a boundary with a public reserve, walkway or cycleway shall be:</p> <p>a. shall be a maximum of 1.2m in height provided that any fence greater than 0.9m in height shall be at least 45% visually permeable as shown in Figure SPZ(PBKR)-1.</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.</p>
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Figure SPZ(PBKR)-1: Examples of Visually Permeable Fencing



SPZ(PBKR)-BFS11 Waste management requirements for all commercial activities	
<p>1. A waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(PBKR)-BFS7.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are limited to: SPZ-PBKR-MD6 - Outdoor storage</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.</p>

Matters of Discretion

SPZ- PBKR-MD1	Development design and scale <ol style="list-style-type: none"> 1. The extent to which the design, scale, density and longevity of the development results in adverse visual and amenity effects on adjoining residential sites or any open space and recreation zones. 2. The extent to which the development contributes positively to the adjacent street and public open spaces being safe and attractive, including the degree to which fencing enables interaction between the habitable building and public space. 3. The extent and design of landscaping and open spaces within the development. 4. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; b. makes pedestrian entrances and routes readily recognisable; and c. provides for good visibility with clear sightlines. 5. The extent to which the activity does not adversely affect the function or capacity of the nearby Kaiapoi Town Centre to provide for primarily commercial and community activities. 6. The extent to which the activity generates traffic and other effects <u>(including the hours of operation)</u>⁸ that impact on the day to day operation and amenity of the local community.
SPZ- PBKR-MD2	Height and height in relation to boundary <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect on privacy of residents and other users in the adjoining zones or on sites listed in Appendix APP1. 3. The scale of building and its effects on the character of any adjoining residential or open space and recreation zones. 4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 5. The effect on outlook from adjoining site. 6. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional requirement in a compliant manner.
SPZ- PBKR-MD3	Internal boundary setbacks <ol style="list-style-type: none"> 1. The scale and height of buildings, caravans or motor homes located within the reduced setback and their impact on the visual outlook of residents and users on adjoining Residential Zones or Open Space and Recreation Zones. 2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ- PBKR-MD4	Internal boundary landscaping <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.

⁸ Consequential amendment from Land Subcommittee – Pines and Kairaki Beaches Association [186.35, 186.36 and 186.38].

	<ol style="list-style-type: none"> The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. The extent to which the site is visible from adjoining sites in Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.
SPZ-PBKR-MD5	Road boundary setbacks <ol style="list-style-type: none"> The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road. Whether the reduced setback of the building is opposite Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.
SPZ-PBKR-MD6	Outdoor storage <ol style="list-style-type: none"> The extent of visual effects on the adjoining site. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
SPZ-PBKR-MD7	Ecological enhancement planting <ol style="list-style-type: none"> The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings; supports the growth of other vegetation and the restoration of habitat for indigenous species; is protected through the provision of space, or other methods, including plant protection barriers; and recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.
SPZ-PBKR-MD8	Visitor and residential accommodation <ol style="list-style-type: none"> The extent to which the residential activity or visitor accommodation supports recreation, education and conservation activities in the Tuhaitara Coastal Park. The extent to which the residential activity and visitor accommodation activity compliments and supports the amenity and enjoyment of the adjoining Natural Open Space Zone. The extent to which the residential activity and visitor accommodation activity results in adverse amenity effects on adjoining residential properties.
SPZ-PBKR-MD9	Natural hazards <ol style="list-style-type: none"> The period of time the proposed building is proposed to remain on site and the risk of flooding from localised rainfall events, an Ashley River/Rakahuri breakout event

	<p>and sea water inundation over that period, with reference to as built stop-bank heights and modelled storm surge, taking into account central government direction or guidance in relation to projected sea level rise.</p> <ol style="list-style-type: none"> The extent to which the building is readily relocatable. The extent to which the proposal avoids, remedies or mitigates the identified natural hazards risks, and includes the following: <ol style="list-style-type: none"> the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building; and proposals to manage residual risk. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community. The extent of positive effects resulting from the proposal on the local community and the Tuhaitara Coastal Park.
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>the activity is not a sensitive activity;</u> <u>buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>for a network utility;</u> or <u>a fence not exceeding 2.5m in height above ground level; or</u> <u>a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>a wintering barn;</u> <u>a building for intensive indoor primary production;</u>^{9 10} 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

⁹ Transpower [195.43].

¹⁰ Horticulture NZ [295.80].

	<p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹¹</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set</p>	
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¹¹ Transpower [195.43].

	<p>out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <ul style="list-style-type: none">a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:<ul style="list-style-type: none">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;ii. is a maximum of 2.5m in height above ground level;iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and	
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	<p>emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or</p>	
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	<p>footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹²</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority</p>	<p>Activity status when compliance not achieved: N/A¹³</p>

¹² Transpower [195.43].

¹³ Transpower [195.43].

	considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>¹⁴ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> ¹⁵ activities and development adjacent to a 66kV or 33kV <u>major</u> ¹⁶ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and <u>or a new</u> buildings <u>or structure</u> ¹⁷ (excluding accessory buildings) ¹⁸ within <u>6m</u> ¹⁹ of the centreline of a 66kV or 33kV <u>major</u> ²⁰ electricity distribution line or within 40m <u>6m</u> ²¹ of the visible outer edge of a ²² foundation of an associated a pole, <u>pi-pole</u> ²³ or tower; <u>and/or</u> <u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> ²⁴	Activity status when compliance not achieved: N/A

¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.95].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].

	<p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁵</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²⁶ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

Relevant planning map amendments

Amend the planning map for 2 Chichester Street (LOT 123 DP 7292), The Pines Beach to Natural Open Space Zone²⁷.

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Waimakariri District Council [367.23].

SPZ(KR) - Special Purpose Zone - Kaiapoi Regeneration

Introduction

The purpose of the Special Purpose Zone (Kaiapoi Regeneration) is to provide for those parts of Kaiapoi that were badly affected by the Canterbury Earthquakes of 2010/2011. The WRRZRP was prepared in 2016 to identify long term uses for these damaged areas, including the area covered by the Special Purpose Zone (Kaiapoi Regeneration). The WRRZRP identifies suitable land use activities depending on location, including recreation and ecological linkages, private lease for rural activities, and residential activity for the remaining private residences. The District Plan ~~must not be inconsistent with~~ shall have regard to¹ the WRRZRP.

The Special Purpose Zone (Kaiapoi Regeneration) applies to two areas covered by the WRRZRP. These are the areas to the north-east and south-east of the Kaiapoi Town Centre on either side of the Kaiapoi River.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(KR)-O1	Regeneration A range of activities are enabled which support the regeneration of the area and the role, function and continued viability of the Kaiapoi Town Centre.
SPZ(KR)-O2	Existing residential activities Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	
SPZ(KR)-P1	Supporting regeneration Provide for the ongoing and adaptive regeneration of the area while avoiding undermining the role, function, economic viability and investment in the public amenities and facilities of the Kaiapoi Town Centre.
SPZ(KR)-P2	Range of activities Support opportunities for regeneration by enabling a wide range of activities, including: <ol style="list-style-type: none"> the following primary activities: <ol style="list-style-type: none"> non-intensive agriculture; active sport and recreation; community gardens, community markets and community facilities; ecological restoration and enhancement; visitor attractions; education and conferences; and the following secondary and ancillary activities: <ol style="list-style-type: none"> visitor accommodation; temporary activities, events, buildings and structures;

¹ RMA Schedule 1 Clause 16(2)

	<ul style="list-style-type: none"> c. small scale retail facilities, including food and beverage; d. gymnasiums; and e. ancillary offices.
SPZ(KR)-P3	Design Provide for built development which: <ol style="list-style-type: none"> 1. achieves a visually attractive development when viewed from public spaces; 2. incorporates ecological enhancement planting to provide a high level of onsite amenity and support an improved natural environment; 3. incorporates onsite treatment of stormwater and/or integrates with wider stormwater management systems where practicable; 4. includes design measures to mitigate adverse effects at the boundaries with adjacent residential zones and open space and recreation zones and remaining privately-owned residential activities; and 5. manages natural hazard risk.
SPZ(KR)-P4	Continuation of pre-earthquake residential activities Enable residential activities on existing sites in private ownership and manage activities at the boundary to mitigate adverse effects on these sites.

Activity Rules

SPZ(KR)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with: <ol style="list-style-type: none"> a. all built form standards (as applicable); and b. the building or addition is less than 450m² GFA if located within 50m of any Open Space and Recreation Zones or Residential Zone. 	Activity status when compliance not achieved with SPZ(KR)-R1(1)a): As set out in the applicable built form standards Activity status when compliance not achieved with SPZ(KR)-R1(1)(b): RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R2 Any activity on a site listed in Appendix APP1	
<i>That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R9, GRZ-R11 and GRZ-R13.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall meet the applicable activity specific standards of the General Residential Zone. 	Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. As set out in the applicable matters of discretion for the General Residential Zone
SPZ(KR)-R3 Any activity on a site listed in Appendix APP1	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone. 	Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. As set out in the applicable matters of discretion applying to the General Residential Zone
SPZ(KR)-R4 Agriculture	

This rule does not apply to intensive outdoor primary production or intensive indoor primary production provided for by SPZ(KR)-R36.

Activity status: PER

Where:

1. any ~~forestry and~~² woodlot ~~less than 1ha~~³ shall be set back a minimum of the following distances:
 - a. 40m from any residential unit or minor residential unit on a site under different ownership;
 - b. 10m from any site boundary of a site under different ownership; and
 - c. 10m from any road boundary of a public road.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
RURZ-MD4 - ~~Forestry less than 1ha~~,⁴
Woodlots

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

SPZ(KR)-R5 Recreation activities and recreation facilities

Activity status: PER

Activity status when compliance not achieved: N/A

SPZ(KR)-R6 Office

Activity status: PER

Where:

1. the activity is an ancillary activity on the site; and
2. ancillary offices shall occupy a maximum of 250m² of GFA per building; or 10% of the GFA of all buildings on the site used for the activity the office is ancillary to, whichever is the lesser.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
SPZ-KR-MD1 - Development design and scale

SPZ(KR)-R7 Major sports facility

This rule does not apply to any motorised sports facility.

Activity status: PER

Where:

1. any outdoor recreation activity shall be set back a minimum of 50m from a boundary with any Residential Zones or a site listed in Appendix APP1; and
2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
SPZ-KR-MD1 - Development design and scale

SPZ(KR)-R8 Conference facility

Activity status: PER

Where:

1. any car parking area shall be set back a minimum of 20m from any boundary with any

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
SPZ-KR-MD1 - Development design and scale

² s44A RMA

³ s44A RMA

⁴ s44A RMA

<p>Residential Zones or a site listed in Appendix APP1;</p> <p>2. the maximum GFA of any building shall be 250m²; and</p> <p>3. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	
SPZ(KR)-R9 Visitor accommodation	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the maximum GFA of the activity on the site shall be 600m².</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R10 Conservation activities	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
SPZ(KR)-R11 Health care facility	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the facility shall be 200m²; and</p> <p>2. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R12 Cultural facility	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the activity shall be 200m²; and</p> <p>2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SPZ-KR-MD1 - Development design and scale</p>
SPZ(KR)-R13 Educational facility	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: N/A</p>
SPZ(KR)-R14 Childcare facility	
<p>Activity status: PER</p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the childcare facility shall be 200m²; and</p> <p>2. the hours of operation when the site is open to visitors, students, children, and deliveries</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SPZ-KR-MD1 - Development design and scale</p>

shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	
SPZ(KR)-R15 Customary harvesting	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R16 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R17 Community market	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R18 Public amenities	
Activity status: PER Where: 1. the activity shall comply with SPZ(KR)-BFS1 to SPZ(KR)-BFS10 (as applicable).	Activity status when compliance not achieved: N/A
SPZ(KR)-R19 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R20 Parking lots and parking buildings	
Activity status: PER Where: 1. the parking lot or parking building shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R21 Gymnasiums	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R22 Ancillary fitness and health care services	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KR)-R23 Community facility	
Activity status: PER Where: 1. any car parking area shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1; 2. the maximum GFA of any building shall be 200m ² ; and 3. the hours of operation when the site is open to visitors, students, children, and deliveries	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale

shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	
SPZ(KR)-R24 Retail activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the retail activity shall be ancillary to a primary activity on the same site; and 2. the retail activity shall cumulatively occupy a maximum of 400m² of GFA per building; or 10% of the GFA of all buildings on the same site used for the activity the retail is ancillary to, whichever is the lesser. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R25 Food and beverage outlet	
Activity status: PER Where: <ol style="list-style-type: none"> 1. food and beverage shall occupy a maximum of 450m² of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R26 Entertainment activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R27 Industrial activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the industrial activity shall be ancillary to a recreation activity on the same site; 2. shall occupy a maximum of 200m² of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser. 	Activity status when compliance with SPZ(KR)-R27 (1) not achieved: NC Activity status when compliance with SPZ(KR)-R27 (2) not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale
SPZ(KR)-R28 Retirement village	
Activity status: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale	Activity status when compliance not achieved: N/A
SPZ(KR)-R29 Care facility	
Activity status: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale	Activity status when compliance not achieved: N/A

SPZ(KR)-R30 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale	Activity status when compliance not achieved: N/A
SPZ(KR)-R31 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: SPZ-KR-MD1 - Development design and scale	Activity status when compliance not achieved: N/A
SPZ(KR)-R32 Motorised vehicle events	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KR)-R33 Motorised sports facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KR)-R34 Residential activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KR)-R35 Intensive outdoor primary production and intensive indoor primary production	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KR)-R36 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KR)-R37 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards, excluding sites identified in Appendix APP1

SPZ(KR)-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 12m above ground level.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KR-MD2 - Height and height in relation to boundary
SPZ(KR)-BFS2 Height in relation to boundary	
1. Where an internal boundary adjoins Residential Zones, Open Space and	Activity status when compliance not achieved: RDIS

<p>Recreation Zones, or a site listed in Appendix APP1, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p>Matters of discretion are restricted to: SPZ-KR-MD2 - Height and height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(KR)-BFS3 Internal boundary building setbacks	
<p>1. The minimum building setback from internal boundaries shall be as follows:</p> <ol style="list-style-type: none"> 20m for any building housing a recreation activity, a major sports facility or a conference facility; <u>10m for any site adjoining a Natural Open Space Zone;</u>⁵ and 6m for all other buildings. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD3 - Internal boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(KR)-BFS4 Internal boundary at grade car parking setbacks	
<p>1. The minimum at grade car parking setback from internal boundaries with Residential</p>	<p>Activity status when compliance not achieved: RDIS</p>

⁵ Steve Higgs [119.1 and 119.8]

<p>Zones or a site listed in Appendix APP1 shall be as follows:</p> <ol style="list-style-type: none"> 20m for any car parking associated with a major sports facility or conference facility; and 6m for all other buildings. 	<p>Matters of discretion are restricted to: SPZ-KR-MD3 - Internal boundary setbacks</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KR)-BFS5 Internal boundary landscaping for non-residential activities</p>	
<ol style="list-style-type: none"> A landscape strip that is a minimum of 2m wide shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones or a site listed in Appendix APP1; and any landscape strip required in (a) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD4 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KR)-BFS6 Road boundary setbacks</p>	
<ol style="list-style-type: none"> All buildings shall be set back a minimum of: <ol style="list-style-type: none"> 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; and 3m from the road boundary of all other roads; and no building setback is required under (a) to (b) above where the road-facing façade is for a retail activity and at least 40% glazed. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD5 - Road boundary setbacks</p>
<p>SPZ(KR)-BFS7 Outdoor storage areas</p>	
<ol style="list-style-type: none"> Any outdoor storage areas associated with non-residential activities shall be screened by 1.8m high solid fencing or landscaping at least 1.5m high at time of planting from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones, a site listed in Appendix APP1 or the road boundary. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD6 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KR)-BFS8 Ecological enhancement planting</p>	
<ol style="list-style-type: none"> Ecological enhancement planting shall be provided for all activities involving buildings as follows: <ol style="list-style-type: none"> a minimum of 10% of the delineated area for the activity associated with the building or buildings shall be planted and maintained with at least 75% being 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD7 - Ecological enhancement planting</p> <p>Notification</p>

<p>indigenous vegetation that is sourced from within the ecological district,</p> <p>comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space</p> <p>areas. This rule does not apply to outdoor recreation activities not involving buildings, or to public amenities.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(KR)-BFS9 Building coverage	
<p>1. The maximum building coverage shall be 35% of the net site area, or delineated area for the activity associated with the building or buildings.</p>	<p>Activity status when compliance not achieved: DIS</p>
SPZ(KR)-BFS10 Waste management requirements for all commercial activities	
<p>1. A waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(KR)-BFS7.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KR-MD6 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

Matters of Discretion

<p>SPZ-KR-MD1</p>	<p>Development design and scale</p> <ol style="list-style-type: none"> 1. The extent to which the design and scale of the development adversely affects any nearby natural and cultural environments, and any features or sites of significance to Ngāi Tūāhuriri. 2. The extent to which the design and scale of the development results in adverse visual and amenity value effects on adjoining residential sites or any Open Space and Recreation Zones. 3. The extent and design of landscaping and open spaces within the development. 4. The extent to which CPTED principles have been considered to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; b. clearly demarcates boundaries of public and private space; c. makes pedestrian entrances and routes readily recognisable; and d. provides for good visibility with clear sightlines and effective lighting. 5. The extent to which the activity does not adversely affect the function, viability and public investment in the Kaiapoi Town Centre to provide for primarily commercial and community activities.
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	6. The extent to which the activity generates traffic and other effects that impact on the day to day operation and amenity of the local community.
SPZ-KR-MD2	Height and height in relation to boundary <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining Residential Zones and Natural Open Space Zone or sites listed in Appendix APP1, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The scale of building and its effects on the character of any adjoining Residential Zones or Open Space and Recreation Zones, including outlook from adjoining properties in those zones. 3. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 4. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional needs in a compliant manner.
SPZ-KR-MD3	Internal boundary setbacks <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones. 2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-KR-MD4	Internal boundary landscaping <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.
SPZ-KR-MD5	Road boundary setbacks <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road. 2. The extent to which the reduced setback of the building is opposite Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.
SPZ-KR-MD6	Outdoor storage <ol style="list-style-type: none"> 1. The extent of visual effects on adjoining sites. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback.

	<ol style="list-style-type: none"> 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
SPZ-KR-MD7	<p>Ecological enhancement planting</p> <ol style="list-style-type: none"> 1. The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> a. is likely to achieve a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings; b. supports the growth of other vegetation and the restoration of habitat for indigenous species; c. is protected through the provision of space, or other methods, including plant protection barriers; and d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration. 2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used. 3. The design of the landscaping, having regard to the potential adverse effects on safety for pedestrians and vehicles.

EI-R51 Activities and development (other than earthworks) within a National Grid Yard		
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor</u> 	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p>primary production.^{6 7}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁸</p> <p>1. the activities and development within a National Grid Yard in (a)</p>	
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⁶ Transpower [195.43].

⁷ Horticulture NZ [295.80].

⁸ Transpower [195.43].

	<p>to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when</p>	
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	<p>necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height</p>	
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	<p>above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁹</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited</p>	<p>Activity status when compliance not achieved:</p> <p>N/A¹⁰</p>

⁹ Transpower [195.43].

¹⁰ Transpower [195.43].

	notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>¹¹ electricity distribution line	
All Zones	Activity status: NC Where: 1. new, or expansion or extension of existing. ¹² activities and development adjacent to a 66kV or 33kV <u>major</u> ¹³ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and or a new buildings or structure ¹⁴ (excluding accessory buildings) ¹⁵ within <u>6m</u> ¹⁶ of the centreline of a 66kV or 33kV <u>major</u> ¹⁷ electricity distribution line or within 40m <u>6m</u> ¹⁸ of the visible outer edge of a ¹⁹ foundation of an associated a pole, <u>pi-pole</u> ²⁰ or tower; and/or <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for</u>	Activity status when compliance not achieved: N/A

¹¹ Mainpower [249.94].¹² Mainpower [249.95].¹³ Mainpower [249.94].¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.94].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.94].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u>²¹</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²²</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²³ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²¹ Mainpower [249.94].

²² Mainpower [249.94].

²³ Mainpower [249.94].

APP1 - Regeneration Area Remaining Private Residences and Alternate Zone

Legal Description	Street Address	New Zone	Alternate Zone
LOT 2 DP 82245	14 A Bowler Street, KAIAPOI	Natural Open Space Zone	General Residential Zone
LOT 3 DP 46410	65 A Cass Street, KAIAPOI	Sport and Active Recreation Zone	General Residential Zone
LOT 123 DP 7292	2 Chichester Street, THE PINES BEACH	Natural Open Space Zone	Settlement Zone <u>General Residential Zone¹</u>
LOT 2 DP 317695	3 Chichester Street, THE PINES BEACH	Natural Open Space Zone	Settlement Zone <u>General Residential Zone²</u>
LOT 2 DP 9128	4 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52854	5 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 52645	11 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 7 DP 7293	15 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 1 DP 54440	19 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 54440	21 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 10 DP 9128	22 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 11 DP 7293	25 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52851	34 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone

¹ Waimakariri District Council [367.23].

² Waimakariri District Council [367.23].

		Zone	
LOT 17 DP 7293	39 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 18 DP 7293	41 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 19 DP 9128	42 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 5 DP 306793	51 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 1 DP 52856	53 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 52856	55 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 6 DP 52855	56 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52856	57 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 7 DP 52855	58 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 25 DP 7293	59 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
FLAT 2 DP 52689 ON Lot 26 DP 7293	61 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
FLAT 1 DP 52689 ON Lot 26 DP 7293	61 A Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 38 DP 29042	10 Kirk Place, KAIAPOI	Special Purpose Zone (Kaiapoi Regeneration)	General Residential Zone
LOT 120 DP 30505	45 Feldwick Drive, KAIAPOI	Open Space Zone	General Residential Zone
LOT 218 DP 33737	32 Gray Crescent, KAIAPOI	Open Space Zone	General Residential Zone
LOT 3 DP	14 Jones Street, KAIAPOI	Mixed Use Zone	General Residential

24841			Zone
LOT 40 DP 72744	21 Courtenay Drive, KAIAPOI	Natural Open Space Zone	General Residential Zone

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the IHP Hearings Panel

Recommendation Report 29

Hearing Stream 10A – Christchurch International Airport Ltd: Noise Contour and Bird Strike – PDP and Variation 1

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 18, 22 and 36**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation report 18 contains the PDP Panel's recommendations on the PDP's TRAN- Transport.

Recommendation report 22 contains the IHP Panel's recommendations on the PDP's Variation 1- Intensification Chapters and Rezoning Residential.

Recommendation report 36 contains the PDP Panel's recommendations on the PDP's Rezoning- Residential.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered).

The Hearings Panel for the purposes of **Hearing Stream 10A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae and Megan McKay.

1. Introduction: Report outline and approach

1. This is Report 29 of 37 Recommendation Reports prepared by the Hearings Panels appointed to hear and make recommendations on submissions on the Proposed Waimakariri District Plan (PDP) and Variation 1 to the PDP (Var 1). This report addresses the submissions on the PDP and Variation 1 relating to submissions made by and relevant to the Christchurch International Airport Ltd, related noise contour provisions and their requested bird-strike provisions.
2. One of the key issues to be addressed in the context of airport provisions, is the “Kaiapoi growth issue” where the land identified for future development in that town falls under the airport noise contour. Momentum Land Limited requested that the Panel change its approach to the Hearings Streams to allow for this issue to be dealt with in a more comprehensive manner. We raised this matter with the Council staff on Day 1 of Hearing Streams 1 and 2. Their initial advice was that the crux of the matter was the application and interpretation of the Airport Noise Contour and growth-related policies in the Canterbury Regional Policy Statement (RPS), and that it may be appropriate to hear all submissions relating to the Airport Noise Contour in one Hearing Stream. During these hearings, it was identified that it may also be appropriate for bird-strike submissions to be heard in this Hearing Stream.
3. The Panel sought feedback from the Council, Horticulture NZ, Kāinga Ora, Christchurch International Airport Ltd, and Environment Canterbury on how and when such a hearing could occur. All but Kāinga Ora supported the approach of hearing all airport related matters at one time. In response to Kāinga Ora’s concern about the process being different for Variation 1, the Panel noted that it would be issuing an integrated set of recommendations at the conclusion of all the hearings, and that these recommendations will distinguish between those made on the PDP and those made on Variation 1. However, we agreed it was appropriate to hear these issues together for the sake of efficiency.
4. Christchurch International Airport Ltd also responded to the Panel with a memo identifying which of its submission points they intended to address at this Hearing.¹ This recommendation report addresses the 118 submission points from CHRISTCHURCH INTERNATIONAL AIRPORT LTD identified in that memorandum, which essentially address their concern on the potential for Airport operations to experience reverse sensitivity effects from noise sensitive activities located within the Airport noise contours, and from activities that can potentially exacerbate bird strike.
5. Of these submissions, 79 submission points relate to the Airport noise contours, 30 submission points relate to bird strike, and nine submission points raise matters applicable to both the Airport noise contours, and bird strike. These 118 submission points received eight further submissions, raising 285 further submission points. Two-hundred and eighty-two further submission points opposed, and three supported,

¹ Memorandum of counsel on behalf of Christchurch International Airport Ltd dated 14 August 2023.

Christchurch International Airport Ltd's submission points. These submissions were assessed in a s42A Report by Mr Neil Sheerin.

6. The submissions received in relation to the Variation 1/Intensification Planning Instrument (IPI) were assessed in a s42A Report prepared by Mr Peter Wilson. His report sits alongside the s42A report on the PDP authored by Mr Neil Sheerin. We also note that Mr Wilson provided further comment and analysis on the matters addressed here in his s42A report for Hearing Stream 12E, which addressed a number of zoning requests that are affected by the Airport noise contours.
7. Because of the nature of this particular hearing, we have structured our report slightly differently to our other Recommendation Reports. We focus on the two main issues rather than the specific provisions they relate to. That is simply because the changes sought by the individual submissions are repeated across many provisions but essentially seek the same outcome. This Recommendation Report does however contain the usual appendices as follows:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
8. In accordance with the approach set out in Report 1, our Reports generally focus only on 'exceptions', where we do not agree fully or in part with the s42A report authors' final recommendations and/or reasons, and/or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. We have applied that approach for the most part in this recommendation report. However, the two key issues were subject to considerable contested evidence and legal submissions, culminating in four Joint Witness Statements from the planning, acoustic and bird strike experts involved in the process. While we agree with the final recommendations of the Council's report authors on these matters, subject to some refinements, we have provided a relatively brief (given the volume of evidence) overview of the concerns in this report, structured around the JWSs with added commentary where necessary.
9. In coming to our recommendation on these matters, we reiterate that all submissions and further submissions identified in the s42A reports listed above have been taken into

account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions, Joint Witness Statements and written Reply Reports, which are available on the Council's website. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.

10. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
11. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
12. A fuller discussion of our approach in this respect is set out in Report 1.

2. Noise Sensitive Development under the 50dB Airport Noise Contour

The Kaiapoi growth issue

13. The issue that consumed the majority of time at the hearing, and which was the main focus of the evidence presented, related to the "Kaiapoi growth issue". Much of the land identified for future development in Kaiapoi falls under the airport noise contour. The Christchurch International Airport Ltd submission² sought amendments to policies

² 254.21

within the Urban Form and Development chapter to avoid noise sensitive activities within the Air Noise Contour at Kaiapoi, except at densities provided for by the Operative Waimakariri District Plan (operative District Plan) in existing residential zones. Momentum Land Ltd opposed this submission on the basis that it essentially means that no further growth of Kaiapoi can occur, as the only new development area in Kaiapoi is partially beneath the contour.

14. Associated submissions from Christchurch International Airport Ltd sought amendments which would achieve the same outcome, as follows:
 - Amend the Subdivision provisions to restrict density in Residential Zones to the operative District Plan minimum lot sizes.³ This would restrict growth at Kaiapoi, including areas identified for future urban development where Christchurch International Airport Ltd consider no growth should occur. Momentum Land Ltd opposes this as they propose to rezone and develop the land within the future development area at Kaiapoi;
 - Amend the Noise Chapter introduction, and objectives and policies, to avoid noise sensitive activities in areas of Kaiapoi that are not currently in the residential zone, and to restrict densities in existing residential zones;⁴
 - Amend residential provisions to restrict all noise sensitive activities beneath the 50 dBA Ldn Airport Noise Contour.⁵
15. In relation to Variation 1, Christchurch International Airport Ltd sought the retention of the proposed Airport Noise qualifying matter and alignment with the operative 50dBA contour across all operative zones, recognition of the remodelled annual average and outer envelope contours, and changes to the minimum allotment size for subdivision underneath the contour.⁶ Other submitters sought the deletion of all the aircraft/airport noise provisions, including any mapped noise overlays and contour maps,⁷ while others sought a reduction of its spatial extent.⁸

Policy 6.3.5(4) of the RPS

16. Critical in determining this issue is the interpretation of the Airport Noise Contour and growth-related policies in the RPS, in particular Policy 6.3.5(4) and what was referred to as the 'Kaiapoi Exemption'. The relevant part of that policy is:

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:

...

³ 254.44

⁴ 254.55 and [254.57

⁵ 254.71 and [254.72

⁶ 81.1 and 81.11

⁷ Kāinga Ora [80.21] supported in a further submission by Momentum Land Ltd [FS 23]

⁸ Momentum Land Ltd [43.4], David Lawry [44.2], Helen Mary Sparrow [52.3]

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

...

17. The interpretation of this policy, and its relationship with higher order documents and recent court decisions, was the subject of much debate. The planning experts were asked to address this issue in their JWS. Several different views were expressed in relation to the construction of this policy, with Mr Kyle, planner for Christchurch International Airport Ltd, opining that the inclusion of the words *‘including by avoiding noise sensitive activities’* is clear and directive. In terms of the ‘material harm’ test from the *Port Otago* decision, he believed *“the policy is drafted [as] such that the decision-maker has already set out that material harm would occur if noise-sensitive activities are not avoided”*. In his view, *“the key means to achieve its outcome is to avoid noise sensitive activities in the area subject to the contour.”* Ms Mitten for ECan agreed with Mr Kyle, while Mr Walsh⁹ favoured Mr Kyle’s and Ms Mitten’s interpretation *“but considers it odd that a future development area would be included in Map A, CRPS if residential development within that area was not possible”*.
18. Both Mr Sheerin and Ms Harte for Momentum Land Ltd considered the policy badly written and open to differing interpretations. Mr Sheerin considered *“the use of ‘including’ after the first part of the policy, implies ‘avoidance’ of new noise sensitive activities within the Airport noise contour may not be an exclusive position.”* Mr Lindenberg, for Kāinga Ora, agreed it was directive but considered the ‘exclusions’ the key to the ‘avoid’ directive.
19. The planners also addressed the ‘Kaiapoi Exemption’ question directly and were again divided on its interpretation. Mr Kyle and Ms Mitten were of the view that the exemption does not cover the future development area in Kaiapoi while Mr Walsh favoured this position but considers that the drafting is not clear or helpful. Mr Kyle addressed the issue comprehensively at paragraphs 67-73 of his HS10A evidence. In his view *“the Kaiapoi Development Area, ... is not the same as “an existing residentially zoned urban area”, “a residential greenfield area identified for Kaiapoi” or “a residential greenfield priority area”. It is a distinct and different construct and, based on my interpretation, does not find any support for conversion to residential use or intensification via Policy 6.3.5 (4).”*

⁹ Rolleston Industrial Developments Ltd [160] and Carter Group Property Limited [237]

20. On the opposite side of the ledger were the two s42A report authors (Mr Wilson and Mr Sheerin), along with Ms Harte and Mr Lindenberg. Their position was that Policy 6.3.5(4) does provide an exemption for 'future development land' in Kaiapoi. Mr Sheerin considered that the reference to 'residential greenfield area' in the policy *"is a generic term that would include existing and future greenfield areas including future development areas."*
21. The Panel tends to agree with the planners who consider the policy to be unclear and ambiguous thus making it open to interpretation. We acknowledge the comments of Ms Mitten around what she says the policy drafters had intended and Mr Kyle's observation regarding the 'recommendation with respect to Plan Change 1' (which is not referenced) at paragraph 69 of his EIC. However, we agree with Mr Fowler, legal counsel for Momentum Land Ltd¹⁰, where he said at his paragraph 56, that *"meaning must be derived from its text and in the light of its purpose and context"* and that *"Interpretation should be undertaken in a manner that avoids absurdity, is consistent with the expectations of property owners and consistent with the practical administration of the relevant provision."* He went on to submit:

57. Taking all relevant matters into account, there is a strong argument to support a "purposive" approach to interpretation of the Policy 6.3.5(4) rather than the "literal" approach advanced by CHRISTCHURCH INTERNATIONAL AIRPORT LTD. A purposive approach would enable Policy 6.3.5(4) to be read and applied in a manner that allows for residential development within the Kaiapoi Growth Area and the FDA at Kaiapoi whilst mitigating as far as practicable potential reverse sensitivity effects on the airport.

22. Viewed in this light, we accept the position of Mr Sheerin and Mr Wilson in relation to the interpretation of this policy, which is supported by Ms Harte. The outcome sought by this policy is that development does 'not affect the efficient operation' of the airport. Mr Kyle says the 'key means to achieve that is to avoid', a turn of phrase which does not suggest that 'avoiding' is the only means. We agree with Mr Sheerin that use of the word 'including' provides other options which would include mitigation if it achieved the 'outcome of not affecting the efficient operation' of the airport. Mr Wilson also came to this conclusion in what he called the 'second test' in his response to the Panel's questions in Hearing Stream 10A when he said:

"In this context, 'avoid' is not a direct prohibition on residential activities, it requires a test of the noise sensitive activity back on its effects on the efficient operation of the airport - a consideration of level of risk. That then leads to a consideration of necessary measures to turn noise-sensitive activities into something that is not noise-sensitive or less noise sensitive. This could include density controls or building design standards."

23. Essentially what Mr Wilson discusses here is the 'material harm' consideration that the *Port Otago* case highlights. We disagree with Mr Kyle's view on this matter. We go back

¹⁰ Hearing Stream 12E

to the thing that must not be materially harmed – *the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure*. Having heard extensive evidence on this matter, we consider there have always been a range of management options in resource management to avoid ‘material harm’ on a resource, which in this case could well be ‘mitigation’ to ensure there is no ‘material harm’ in relation to the efficient operation of the airport. We come back to this issue later in this discussion when considering whether development within the contour can be provided for without causing the material harm in question.

24. Mr Wilson’s ‘first test’ from that same response to the Panel’s questions addressed the issue of the ‘*Kaiapoi exemption*’. He carried out a comprehensive review of the RPS to understand what the term ‘residential greenfield area identified for Kaiapoi’ actually means. He concluded that *“It is clear to me from the context of how this terminology is used in the other CRPS policies that the term “greenfields” in its various forms, describes both greenfield priority areas and Future Development Areas (as set out in Map A). It encompasses both.”*
25. We largely agree with his conclusions. In terms of the three exceptions listed in Policy 6.3.5(4), Kaiapoi has ‘existing residential zoned land’ which is covered by the first exemption, and ‘greenfield priority areas’ which are covered by the third exemption. The question then becomes what does the ‘residential greenfield area identified for Kaiapoi’ provided for in the second exemption apply to? It is clearly not an existing residential zone, and it is not a ‘greenfield priority’ area either, as they are mapped. The logical answer is that it applies to the Future Development Areas, which are greenfield areas identified for future residential development. As Mr Walsh opined, it would be odd that a future development area would be included in Map A if residential development within that area was not possible. Accepting that the second exemption applies to the FDU’s avoids the ‘absurdity’ Mr Fowler spoke of and is consistent with both the expectations of property owners and the practical administration of the provision.
26. Even if we are wrong on this, we have found in our recommendation report for the UFD chapter that the responsive planning provisions of the NPS-UD allows decision makers to set aside the restrictions and limitations of lower-level planning documents where they have not been updated to reflect the requirements of the higher order document. However, to do so the development would still need to provide significant development capacity and contribute to well-functioning environment as defined by the other provisions of the RPS and NPS-UD. Part of that will be ensuring the effects of new development on the airport are managed in accordance with Policy 6.3.5(5). We discuss this in relation to restrictions proposed on the density provisions by Variation 1 below.
27. We therefore agree with the s42A report authors, Ms Harte and Mr Lindenberg that the development of the Kaiapoi FDAs is provided for under the *“residential greenfield area identified for Kaiapoi”* exemption in Policy 6.3.5(4).

The ‘Existing Residential Zones’ Exemption

28. We address here Mr Kyle’s position that the exemption for ‘existing residential’ zones is somehow locked into the ‘status quo’ density of those zones as of the time the plan was notified. The s42A report authors did not agree with this interpretation. Both Mr Wilson and Mr Fowler (as did Ms Perpick in Hearing Stream 7B) introduced the recommendation report of the Independent Hearings Panel on Plan Change 14 Housing and Business Choice for Christchurch City.¹¹ That recommendation report considered many of the issues that are in front of us. On this issue, it concluded that:

“The policy does not go so far as to freeze in time the intensification that was allowed in those zoned areas as at that date. If the land was residentially zoned as at 6 December 2013, then any new development is not subject to the avoidance direction in Policy 6.3.5(4).”

29. We agree. There is no such qualification expressed within the exception in Policy 6.3.5(4) of the RPS.

Noise Effects on Residential Development under the Contour

30. The conclusion we have reached above is important in the context of not only Christchurch International Airport Ltd’s submission to maintain the densities provided for by the Operative Waimakariri District Plan (operative District Plan) in existing residential zones but also in terms of the airport noise qualifying matter provisions within Variation 1, which limits the application of the MDRS underneath that contour.
31. In his reply report for the Hearing Stream 12E residential rezonings, Mr Wilson was asked to respond to any relevant issues that arise from the PC14 IHP’s recommendations. He noted that the PC14 IHP’s recommendation is *“a more recent decision and considered the airport noise matters in substantially more depth”* than other plan change recommendations referred to us (such as PC71 for the Selwyn District). He advised that the PC14 IHP made the following recommendations:
- *Apply the MDRS and rezone all relevant residential zones within the 50, 55, and 65 dB Ldn Noise Contours to MRZ and HRZ.*
 - *Provide for 1 to 3 new residential units on a site within the 50 dB noise contour, with a requirement that each residential unit be insulated and provided with ventilation.*
 - *For the 55 dB and 65 dB contours, retain the qualifying matter for residential activities in these locations, as non-complying and prohibited activities. This in turn means removing the qualifying matter for the 50 dB contour.*
32. In terms of the consistency between the PC14 recommendations and the PDP, he commented as follows:
- *There is no Kaiapoi exemption equivalent for Christchurch City in CRPS policy 6.3.5.*
 - *The Selwyn 50 dB contours cover only a small portion of their current and proposed residential zones, whereas they cover most of Kaiapoi.*

¹¹ Dated 29 July 2024

- *The proposed airport noise qualifying matter for airport noise (with the 1 unit and 200m² allotment size limitation) is now inconsistent with the PC 14 IHP recommendation, which removes this qualifying matter from relevant residential zones under the 50 dB contour.*
 - *The PC14 IHP considers that insulation and ventilation standards within buildings is more appropriate than a blanket withholding of intensification. This is consistent with my recommendations on the PDP and V1 to date.*
 - *The proposed airport noise qualifying matter was intended to maintain the status quo development pattern in Kaiapoi in response to the intensification enabled by the MDRS.*
 - *It may be inconsistent with the Kaiapoi exemption in the CRPS, although as I stated in stream 10A, the qualifying matter does not technically need to be consistent with the CRPS provisions.*
33. Mr Wilson went on to summarise this in his conclusion as follows:
- *There is no barrier to rezoning the Kaiapoi FDA from previous decisions by other Councils. I consider the PC14 decision to be the most relevant in a Kaiapoi context, as it was also dealing with the 50 dB contour in a built-up existing urban area.*
 - *The removal of the 50 dB airport noise qualifying matter for Kaiapoi, provided that the relevant PDP noise standards are appropriate, may be needed if consistency is to be achieved with PC 14, although this could similarly wait until the outcome of the CRPS review.*
 - *Pathways to consider the airport noise matter and the flooding matter are available under the CRPS on its own and under the NPSUD.*
34. We agree with Mr Wilson's final position on this matter, as we have come to very similar conclusions to that of the PC14 IHP in relation to the threat that residential development within the 50dB contour poses to the safe and efficient operation of the Airport. The acoustic experts¹² all agreed *"that houses between the 50 dB Ldn contour and 55 dB Ldn contour will achieve the indoor design noise level of 40 dB Ldn with windows closed and with windows ajar."* While the experts agreed *"that annoyance and complaints are not tightly correlated"*, they also agreed *"that the distribution of complaints and their location is a useful consideration in understanding how the airport and its operations are perceived by the community."* We were not presented with any evidence that indicated that the community of Kaiapoi perceives the operation of the airport as a concern.
35. Dr Clarke, an acoustic expert for Momentum Land Limited and Mike Greer Homes, gave evidence that most countries have imposed a regulatory threshold on aircraft noise exposure at around 55dB Ldn, which was accepted by all the other experts in the JWS. His opinion was that outside of the 55dB Ldn contour very few people will be affected, and that only sporadic noise complaints will be registered. On that basis, he considered that 55dB Ldn is the appropriate threshold in this case, which was again agreed by the experts in the JWS, with the exception of Ms Smith for Christchurch International Airport Ltd. Dr Clarke noted that below this exposure level (i.e. the 50dB Ldn contour) the number of complaints will remain relatively stable as there will always be a small

¹² Joint Witness Statement -Acoustics – HS10A

percentage of people who will complain no matter how low the limit exposure level is defined.

36. Dr Clarke's evidence was supported by Mr Reeve, also an acoustic expert for Momentum Land Ltd and Mike Greer Homes. His evidence addressed NZS 6805:1992 which provides guidance relating to the appropriate land use planning controls to protect community health and amenity values without unduly restricting the operation of airports. He advised that the standard *"requires the modelling of future projected aircraft noise to establish an Air Noise Boundary (ANB) and Outer Control Boundary (OCB), defined by 65 dBA Ldn and 55 dBA Ldn noise contours respectively."* He said that the 50dB Ldn contour is not mentioned in the standard. Because they use the 50dB Ldn contour, both Mr Reeve and Dr Clarke consider the Christchurch International Airport to be an outlier, both nationally and internationally.

Outdoor Amenity and Health Effects

37. While the experts agree that houses under the 50dB L_{dn} contour will achieve the appropriate indoor design noise level, Christchurch International Airport Ltd was also concerned with annoyance levels experienced in outdoor areas, along with health effects. We did not receive any direct evidence in relation to health effects¹³ and very limited evidence on outdoor effects. We agree with the PC14 IHP view on this matter when they said, *"any suggestion that more people living within the noise contours wishing to enjoy their outdoor living areas would be subject to either inappropriate health effects or give rise to CIAL reverse sensitivity effects is purely speculative."*¹⁴
38. We note that three of the acoustic experts involved in the JWS (Mr Styles, Mr Reeve and Dr Clarke) all considered that *"the background noise environment should be considered when setting regulatory noise thresholds. This might result in higher noise thresholds for aircraft noise in areas already exposed to other higher noise levels (e.g. in urban areas and close to busy roads)."* Ms Smith agreed that the background noise environment is a relevant consideration for noise effects assessment and stated that while it may be relevant for regulatory thresholds, it is not always practicable to account for background noise on a macroscale.
39. Our observation above, that we were not presented with any evidence that indicated that the community of Kaiapoi perceives the operation of the airport as a concern, is just as valid to outdoor living as it is to effects on indoor living and sleep. Unlike the environment in the *Robinson Bay Trust*¹⁵ decision (that Ms Appleyard asked us to place significant weight on) which has little, if any, current urban development, the township of Kaiapoi was established well before the airport was, and the FDAs are either located within the town or are attached to it. We would not expect any change in the community's perception of the airport as a consequence of the town expanding into these areas, as they are not geographically distinct.

¹³ Ms Appleyard sought to introduce evidence on health effects via another hearing stream, but the Panel did not accept this as the hearing on airport matters had been concluded

¹⁴ Independent Hearings Panel - Plan Change 14 Housing and Business Choice Recommendations Report – Part 4 of 8, paragraph 344

¹⁵ Robinsons Bay Trust & Ors v Christchurch CC, C 60/2004, 13 May 2004, Smith J (EnvC) (Interim decision).

40. The Panel also highlight the evidence we received from Dr Chiles, an acoustics expert who appeared at Hearing Stream 5 for KiwiRail and the New Zealand Transport Agency (NZTA). He referred us to NZTA's 'Assessment of Plan Provisions to Provide for Human Health and Amenity in accordance with Section 32 of the Resource Management Act', Version 8, October 2021. He said that the aim of this document is to assist NZTA in achieving a gradual reduction in health and amenity effects on activities in close proximity to the state highway network. That report promotes a permitted activity rule in district plans for outdoor living areas that is based on a maximum road noise level of 57 db_{LAeq}(24). We observe that this is a higher level of noise than will be experienced from aircraft under the 50dB contour and will be noise that is generated for longer durations than noise generated by air traffic in that contour air space.

The Remodelled Contour

41. The planners were divided in the JWS with respect to the remodelled contour, and whether or not it should be included in the PDP through our recommendations,. While Mr Walsh, Mr Kyle and Mr Phillips considered significant weight should be ascribed to the 2023 amended contours, they acknowledged that the amended contours need to go through a statutory process associated with the RPS review. As a consequence, they recommended that decisions on rezonings affected by the contours should be deferred until this matter is resolved. Mr Wilson, Mr Sheerin, Mr Lindenberg and Ms Mitten considered that the draft remodelled contours have no weight and that the only contour that should be applied is the 50dB Ldn contour on Map A. Ms Mitten considered that this contour is the operative contour in the RPS, and that the PDP must give effect to it.
42. We agree with Mr Wilson, Mr Sheerin, Mr Lindenberg and Ms Mitten on this point. We also acknowledged the evidence of Dr Clarke who had significant concerns with the noise modelling assumptions made by Christchurch International Airport Ltd in establishing the new contours. His evidence was that *"by assuming that aircraft source noise characteristics as well as the air traffic management procedures and thus the resulting flight tracks will not change over the next 60 years, the modelers have ensured that the contours will be significantly larger than they should be."* He went on to say that *"in 60 years, when the demand is forecast by CHRISTCHURCH INTERNATIONAL AIRPORT LTD to be near the practical capacity, single-aisle aircraft will likely be at least 5dB quieter than the current generation of single-aisle aircraft, and the variability in flight tracks will be much lower"*. This suggests to us that the new contours will be subject to much debate when they are considered in the coming RPS review.
43. The Court in *Robinson Bay Trust* decision were alive to this issue when it said:
"the 50 dBA Ldn line does not foreclose future options. It enables the parties in the sense of conserving options for the future (and future generations). These options apply to both the landowner and the airport. If the 50 dBA Ldn noise contour restrains the landowner at all it does so only in a temporary sense. The policy could be changed in the future to realise the potential for any appropriate development. We conclude that the 50 dBA Ldn line preserves the potential of land for future generations."

Conclusion and Recommendation

44. We conclude, on the evidence, that the exception in Policy 6.3.5(4) of the RPS does apply to the FDUs on Map A for Kaiapoi. Even if our interpretation is incorrect, we also conclude that the responsive planning provisions of the NPS-UD enable us to step aside from any limitations or restrictions imposed by the relevant planning documents when they have not been updated to account for the direction of that higher order document. We address the relationship between the NPS-UD and the PDP in greater depth in our UFD Chapter Recommendation Report.
45. We acknowledge the importance of the Christchurch International Airport; however, we are not satisfied that the evidence provides sufficient nexus between residential development under the 50dB Ldn contour leading to restrictions on the operation of the airport. In fact, the evidence indicates to the Panel that allowing development under the 50dB Ldn contour will not cause 'material harm' to the safe and efficient operation of the airport at all. Accordingly, the Panel do not consider density controls within the contour are necessary particularly given the requirement for indoor design levels to be achieved under the contour (Rule NOISE-R17).
46. As a consequence, we recommend that the 50 dB Ldn airport noise qualifying matter for Kaiapoi be removed as recommended by Mr Wilson for consistency purposes and to align with the approach of Christchurch City Council.
47. Accordingly, we recommend the following changes to the PDP and Variation 1:
 - Delete the qualifying matter - airport noise and the associated matter of discretion RES- MD15 from MRZ-BFS1 (Variation 1)¹⁶
 - Delete RES-MD15 from the 'Matters of Discretion for all Residential Zones' Variation 1)¹⁷
 - Delete 'Medium Density Residential Zone (with qualifying matter – airport noise) from Table SUB-1 (Variation 1)¹⁸
 - Delete 'Airport noise – Christchurch International Airport' from Table RSL-1 Qualifying matters.¹⁹

3. Bird Strike

Overview

48. Christchurch International Airport Ltd lodged 30 submission points seeking a range of amendments to the PDP specific to the issue of bird strike. These are listed in Table A3 in Appendix A of Mr Sheerin's s42A report. In summary, the submission requested the following:

¹⁶ Kāinga Ora [80.21] supported in a further submission by Momentum Land Ltd [FS 23]

¹⁷ Kāinga Ora [80.21] supported in a further submission by Momentum Land Ltd [FS 23]

¹⁸ Kāinga Ora [80.21] supported in a further submission by Momentum Land Ltd [FS 23]

¹⁹ Kāinga Ora [80.21] supported in a further submission by Momentum Land Ltd [FS 23]

- Include new definitions for the terms ‘bird strike’ and ‘bird strike risk activity’²⁰
 - Include new rules and standards relating to the types of vegetation able to be planted within freshwater body setbacks, for the purpose of ‘minimising potential habitat for bird strike risk species’²¹
 - Include new rules in various zones to provide for ‘appropriate regulation’ of ‘bird strike risk activities’ within an 8km radius and a 13km radius of the Airport runways, including for ‘the creation of new temporary or permanent waterbodies or stormwater basins’ and ‘any waste management facility’²²
 - Amend Rural Zone rules to regulate quarrying within a 13km radius of the Airport runways as a potential ‘bird strike risk activity’, with clauses seeking to require applications for such quarrying to be notified directly to Christchurch International Airport Ltd;²³
 - Add a new matter of discretion relating to ‘bird strike risk’ into various zones²⁴
 - Amend Rural Zone rules to make any new ‘waste management facility’ within a 13km radius of the Airport runways a non-complying activity, along with clauses seeking to require applications for such facilities to be notified to Christchurch International Airport Ltd;²⁵
 - Include within the PDP Planning maps ‘bird strike risk management areas’ within an 8km radius and a 13km radius of the Airport runways as a new overlay.²⁶
49. Christchurch International Airport Ltd’s submissions on this issue attracted 81 further submission points from five further submitters, all in opposition. Kāinga Ora²⁷ opposed the whole Christchurch International Airport Ltd submission, while Momentum Land Ltd²⁸ opposed all submissions to the extent that the relief sought by Christchurch International Airport Ltd conflicts with or impedes the relief sought by them in their original submission. Hort NZ,²⁹ NZ Pork,³⁰ and Fulton Hogan Ltd³¹ all opposed submissions that impacted on their particular industry (horticulture, pig farming, and quarrying respectively).

Reasons and amendments

50. In summary, the Panel accepts the evidence of Dr Rachel McClellan, an independent ecologist who reviewed Christchurch International Airport Ltd’s submission on this issue for Council, and the recommendations from the s42A report author, Mr Sheerin, that reflect that evidence, with two exceptions discussed below.

²⁰ 254.4

²¹ 254.41 and 254.42

²² 254.132 to 254.143

²³ 254.101, 254.102, 254.112 and 254.113

²⁴ 254.119 and 254.144 to 254.148

²⁵ 254.103 and 254.114

²⁶ 254.150

²⁷ FS 88

²⁸ FS 63

²⁹ FS 47

³⁰ FS 49

³¹ FS 118

51. This matter was subject to both ecological and planning expert conferencing. The only matter that the ecologists (Dr McClellan for Council, and Dr Bull for Christchurch International Airport Ltd) agreed upon that required amendments to the PDP, was that any waste management facility in the district needs to have a bird strike management plan. Their reasoning was *“because any facility that deals with organic waste has the potential to attract black-backed gulls, and act as a significant food source.”* They noted that this *“also includes sewage facilities due to the management of human waste.”*
52. On the basis of that agreement, Mr Sheerin recommended a new matter of discretion/control for the rural and industrial zones. That reads as follows:
“Whether any proposed new waste management facility or composting facility has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues to demonstrate the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft”
53. Mr Kyle agreed that this was appropriate.
54. The difficulty the Panel has with this recommendation is that waste management facilities and composting facilities are, for the most part, ‘discretionary’ activities within the Rural and Industrial Zones, not restricted discretionary activities to which the proposed provision would apply to. We recommend instead a solution to the issue that is reasonably simple with respect to the Rural Zones, as explained below.
55. Christchurch International Airport Ltd requested amendments to RURZ-P8 that included inserting “managing the risk of bird strike to aircraft using Christchurch International Airport”. Our recommendation in our Rural Chapter report breaks this policy into two separate policies, with one addressing reverse sensitivity and the other addressing adverse effects on sensitive effects. We do not see this as a reverse sensitivity matter – it is a direct environmental effect. However, the recommended RURZ-P9 manages effects on sensitive activities, which are defined and do not include the international airport. Hence, we recommend that a new policy be included in the general rural policy provisions that addresses the matter. In association with that, we also recommend the introduction of a ‘Bird Strike Management Overlay’ on the planning maps. The overlay will reflect a 13km radius of the Christchurch International Airport runway thresholds, as shown on the Christchurch City District Plan.
56. With respect to the Industrial zone provisions, INZ-P6 deals with managing adverse effects within Industrial zones. However, the structure of this policy is such that it is again difficult to retrofit the policy to address this issue. Hence, we again recommend a new policy be added to the general industrial policy provisions, similar to that recommended for the rural zones.
57. The Panel also notes the ecological experts had assumed that this amendment would also apply to *“sewage facilities due to the management of human waste”* but this was not addressed by Mr Sheerin. Mr Kyle considered that the control should also be

extended to *“sewage treatment and disposal facilities”*, along with a range of other activities such as *“fish and commercial food processing activities with external food storage or waste areas accessible to birds”* and *“abattoirs and freezing works”*.

58. The Panel agrees with Mr Kyle as we cannot distinguish the effects of these activities from those of waste management and composting facilities. As a consequence, we recommend that a definition of ‘bird strike risk activity’ be included in the PDP and that these activities become restricted discretionary activities, where they are located within the Bird Strike Management Overlay.
59. The rules to give effect to this recommendation will be slightly different in each zone due to how such activities are currently addressed in the various zones. Food processing and abattoir activities fall within the definition of ‘heavy industry’ in the PDP. That is a permitted activity in the Heavy Industrial zone (HIZ) but is discretionary in General Industrial zones (GIZ). Hence, ‘bird strike risk activities’ currently permitted in the HIZ will now become restricted discretionary activities when located within the Bird Strike Management Overlay.
60. All industrial activities, with the exception of rural industrial activities, are discretionary within the Rural zone. It is probable that *“abattoirs and freezing works”* fall within the definition of Rural Industry, which “means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.” Hence, an amendment is required to both RLZ-R11 and GRUZ-R11 to identify any rural industry that is a bird strike risk activity as restricted discretionary activities.
61. In terms of *“sewage treatment and disposal facilities”*, we note these are provided for in the EI chapter by EI-R46. This rule permits the ‘construction of new, or renewal or upgrading of existing wastewater systems’ in zones other than ‘Residential Zones, Commercial and Mixed-Use Zones, Special Purpose Zones, or Open Space and Recreation Zones’. Hence, they are permitted in the Industrial and Rural Zones. However, we again recommend that these activities become restricted discretionary within the ‘Bird Strike Risk Management Overlay’.
62. This change is complicated by the INZ provisions, where there is an integration issue with the EI chapter. As discussed in our EI report, all provisions relating to infrastructure are generally to be located within the EI chapter. However, the definition of ‘Heavy Industry’ also includes ‘storage and disposal of sewage, septic tank sludge or refuse’ while we note that “Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds” are controlled activities under HIZ-R12 in the HIZ.
63. These activities fall under the definition of a ‘wastewater system’ so there is both an internal conflict within the HIZ and an integration issue with the EI chapter. However, we do not have scope to resolve this in our recommendations but recommend that Council address this issue in the next plan change. We have, however, recommended an advice note to the new bird strike rule in the HIZ zone that clarifies that other rules may also apply to such activities (which would include HIZ-R12).

64. Associated with the recommended changes is the 'bird strike risk management matter of discretion. Except for some minor amendments, we have largely adopted the provision proposed by Mr Sherin.

65. The final form of the changes we recommend are as follows:

(a) Add the following definition to the definition section of the PDP:

Bird Strike Risk Activity

means the following activities:

- a) *waste management facilities;*
- b) *composting facilities;*
- c) *fish and commercial food processing activities with external food storage or waste areas accessible to birds;*
- d) *abattoirs and freezing works; and*
- e) *the treatment plants, canals, wetlands, lagoons, infiltration basins, and irrigated land of wastewater systems.*

(b) Add new policy RURZ-P10 to the General Objectives and Policies for the Rural Zones chapter and add new policy INZ-P7 to the General Objectives and Policies for the Industrial Zones chapter, as follows:

RURZ- P10 Management of Bird Strike Risk Activities

Manage the risk of bird strike to aircraft from new or upgraded bird strike risk activities that are to be located within the 'Bird Strike Risk Management Overlay'.

³²

INZ- P7 Management of Bird Strike Risk Activities

Manage the risk of bird strike to aircraft from new or upgraded bird strike risk activities that are to be located within the 'Bird Strike Risk Management Overlay'.

³³

(c) Add the following to the conditions attached to GRUZ-R11 and RLZ-R11:

"Activity status: PER

Where:

....

x. the rural industry is not a new or upgraded bird strike risk activity located within the 'Bird Strike Risk Management Overlay'.

³² Christchurch International Airport Ltd 254.135 and 148

³³ Christchurch International Airport Ltd 254.135 and 148

Activity status when compliance with x is not achieved: RDIS

- (d) Add a new rule to the Heavy industrial Zone as follows:

HIZ-R13 Bird Strike Risk Activities

This rule applies in addition to the other rules in this table.

Activity status: PER

Where:

1. *any new or upgraded bird strike risk activity is not within the 'Bird Strike Risk Management Overlay'.*

Activity status when compliance is not achieved: RDIS

Matters of discretion are restricted to:

INZ-MCD13- New Waste Management Facilities or Composting Facilities

- (e) Add to EI-R46 (5):

(i) within the 'Bird Strike Risk Management Overlay'³⁴;

Activity status when compliance with 5(i) not achieved: RDIS

- (f) Add a new matter of discretion to the matters of control and discretion for the Rural, Industrial, and Energy and Infrastructure Chapters, which applies to the above policies and rules:

Bird Strike Risk Management

The extent to which the activity has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues to demonstrate the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft.

- (g) Amend the Planning Maps to include a 'Bird Strike Risk Management Overlay' within a 13km radius measured from the Christchurch International Airport runway thresholds shown on the Christchurch City District Plan.

66. These recommended changes do not change the recommendation on the relevant Christchurch International Airport Ltd submissions. They remain an 'accept in part'.

³⁴ Christchurch International Airport Ltd 254.135 and 148

Conclusion and s32AA Evaluation

67. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to the Rural and Industrial Zone chapters, along with the EI chapter. Our recommended amendments are shown in Appendix 2.
68. In terms of the further evaluation required under s32AA of the Act, we consider that the changes we have recommended are more efficient and effective in achieving the objectives of the PDP and will ensure that the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions. We also consider the changes will improve the useability of the plan.

Appendix 1: Submitter attendance and tabled evidence for Airport Noise Contours and Bird Strike - PDP - Hearing Stream 10A

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> • Neil Sheerin • Rachel McClellan 	N/A
Momentum Land Limited & Mike Greer Homes	<ul style="list-style-type: none"> • Margo Perpick (Legal) • John-Paul Clarke – Airport Noise Expert • William Reeve – Acoustic Engineer • Fraser Colegrave – Economist • Patricia Harte – Planner • Brian Putt - Planner 	FS 63
Kainga Ora	<ul style="list-style-type: none"> • Brendon Liggett – Corporate • Nick Whittington - Legal • Jon Styles – Noise Consultant • Lance Jimmieson – Ventilation MD Jacksons Engineering Advisers • Matt Lindenberg – Principal Planner - Becca 	FS 88
CIAL	<ul style="list-style-type: none"> • Jo Appleyard (Legal – Chapman Tripp) • Natalie Hampson – Economics Director Savy Consulting (Evidence on PDP and V1) • Gary Sellars – Housing Capacity, Consultant Colliers Valuation • Dr Leigh Bull – Bird Strike – Director BlueGreen Ecology • Laurel Smith – Acoustics Consultant Marshall Day • Sebastian Hawken – Airport Safeguarding – Manager Airbiz • John Kyle – Planning – Director Mitchell Daysh • Felicity Hayman – Environmental & Planning Manager (CIAL) 	254
Tabled Evidence		
BP Oil NZ Ltd, Mobil Oil NZ Ltd, and Z Energy Ltd (the Fuel Companies)	<ul style="list-style-type: none"> • Jarrod Dixon, SLR Consulting 	FS 104
Horticulture NZ	<ul style="list-style-type: none"> • Sarah Cameron, Senior Environmental Policy Advisor 	FS 47
NZ Pork	<ul style="list-style-type: none"> • Hannah Ritchie, Environment and Planning Manager 	FS 49
Fulton Hogan	<ul style="list-style-type: none"> • Helen Caley, National Resource Consents Planner 	FS 118

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the Independent Hearings Panel

Recommendation Report 30

Hearing Stream 11 Part 3: Area specific matters- Designations (Waimakariri District Council)

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to notices of requirement - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 11** comprised the Independent Hearings Panel Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae and Megan McKay.

1. Introduction

Report outline and approach

1. This is Report 30 of 37 Recommendation Reports prepared by the IHP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP). This report is different to other reports in that it addresses the Waimakariri District Council (in its role as a requiring authority) rolled-over designations, modified designations and notices of requirement (NoR) for new designations to be included in the Designations Chapter of the Proposed District Plan and submissions made on those designations and new notices of requirement.
2. This is a separate report to the one that addresses other requiring authority notices of requirement to be included in the Designations Chapter of the Proposed District Plan. The reason for this distinction is that the IHP was appointed in respect to the WDC's NoRs and the full PDP Hearings Panel was appointed in respect to other requiring authorities NORs.
3. This report makes recommendations to Waimakariri District Council in its role as requiring authority under Clause 9(2) of Schedule 1 of the RMA in accordance with s168A(4) of the RMA to confirm, modify, impose conditions or withdraw the requirement. Waimakariri District Council, on receipt of the recommendation can make its decision on our recommendations.
4. We have structured our discussion on this topic as follows:
 - (a) **Section 2** sets out the statutory considerations for all designations
 - (b) **Section 3** summarises key contextual matters, including key issues/themes in the evaluation and submissions, and our subsequent evaluation and recommendations
 - (c) **Section 4** contains our conclusions.
5. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Summary table of recommendations on each submission point.** For each submission point and further submission point, we provide a recommendation as to whether it should be accepted or rejected.
 - (c) **Appendix 3: Recommended amendments to the Designations – Tracked from notified version.** This sets out the final amendments we recommend be made to the Waimakariri District Council designations in the Designations Chapter. The amendments show any specific wording of the amendments we have

recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference.

- (d) Where whole conditions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the requiring authority, submitters and s42A Report authors have referred to specific conditions, and our analysis of these in the Recommendation Reports. New whole conditions are prefaced with the term 'new' and deleted conditions are shown as struck out, with no subsequential renumbering in either case.
- 6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to the designation or notice of requirement, a particular submission point, evidence at the hearing, or another matter.
- 7. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Statutory considerations for all Designations

- 8. The plan review process triggers a number of processes under the RMA specific to designations. Some of these processes take place prior to notification of the Proposed Plan. Waimakariri District Council has dual roles and functions due to it being a territorial authority responsible under the RMA for both the District Plan and its review, and because it is also a requiring authority responsible for its own designations within the District Plan and the review process.
- 9. The various steps required of Waimakariri District Council in respect to designations and the PDP process are outlined below.
- 10. S168(2) of the RMA enables a requiring authority to give notice to a territorial authority of its requirement(s) for a designation for a public work or project, or in respect of any land, water, subsoil, or airspace where restriction is necessary for the safe or efficient functioning or operation of a public work or project.

Notifying Designations in the PDP

- 11. For existing designations, under clause 4, Schedule 1 RMA, a territorial authority is required, prior to the notification of a PDP, to invite all requiring authorities who have designations existing under the ODP (but which have not lapsed) to give written notice to the territorial authority stating whether or not they require their existing designation(s) to be rolled over to the PDP, with or without modification. Any modifications are required to be included in the requiring authority's written notice together with reasons for such modifications.

12. In addition to rollover designations, a requiring authority may also give written notice requesting a new site to be designated. The territorial authority can then include this requirement in the PDP in accordance with Clause 4(5) of Schedule 1 RMA.
13. Clause 4(6), Schedule 1 RMA provides that a territorial authority may include, in its PDP, any requirement for a designation or existing designation that the territorial authority has responsibility for in its district. This report addresses the territorial authority's own designations.

Rolling over designations

14. A number of designations set out in Appendix 1 to this decision were rolled over without modification and no submissions were received on these. Clause 9(3) of schedule 1 reads;

"Nothing in this clause shall allow the territorial authority to make a recommendation or decision in respect of any existing designations... that are included without modification and on which no submissions are received"

15. Accordingly, the designations that have rolled over without modifications (and which are not subject to any submission) are included in Appendix 1 and attract no further comment from the IHP. They are deemed to be confirmed and are included in the PDP without further consideration.

16. The s42A Report summarised the matters to be considered when making a recommendation or a decision on a NoR. The territorial authority must have regard to matters listed in s168A(3) or s171(1) and must not have regard to trade competition. It must provide reasons for the recommendation or decision. S168A(3) and s171(1) provide that:

(1) When considering a requirement and any submissions received, a territorial authority must, subject to Part II, consider the effects on the environment of allowing the requirement, having particular regard to -

(a) any relevant provisions of -

(i) a national policy statement;

(ii) a New Zealand coastal policy statement;

(iii) a regional policy statement or proposed regional policy statement;

(iv) a plan or proposed plan; and

(b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if –

(i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or

(ii) it is likely that the work will have a significant adverse effect on the environment; and

(c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and

(d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

17. The Panel's recommendations and decisions for each requiring authority have been made, taking into account all of the information provided to the Panel, including the NoR documentation, submissions, written briefs of evidence and evidence presented at the hearing.
18. In this situation, as Waimakariri District Council is the requiring authority the process we have followed is set out in s168A, and we have made a recommendation to the Council in respect of all Waimakariri District Council designations under s168A(4) (a) through (d).
19. We confirm that we have considered, subject to Part 2, all of the matters set out in s168A(3) when making our recommendations. We have also made our recommendations with the overall consideration of meeting the single sustainable management purpose of the RMA, as set out in s5.
20. It is important to note that our ability to test and assess the merits and effects of each proposed designation was somewhat constrained, given that the Waimakariri District Council in its role as requiring authority and submitters were not represented at the hearing. We are therefore obliged to rely solely on the papers; namely the NoR documentation, the content of submissions, and the s42A Report (including the RoR). This means that, apart from our questions to the reporting officer, we were not able to test the matters raised by submitters or receive any response to those or the s42A Report from any requiring authority.
21. On the above basis, and in the absence of any other expert evidence to the contrary, we adopt Mr Blay's assessments against the statutory considerations for each proposed/rolled over designation and ultimately accept his recommendations.
22. Furthermore, and regarding rollover of designations, the Panel has adopted the approach from Mr Blay in the s42A Report; namely that where designations which have been rolled over from the ODP without modification and where there have been no submissions, these are confirmed as set out in Appendix 1.
23. We do not consider that there are any other matters under s168A(d) that are relevant to our determination.

3. Summary of the notices of requirement, themes and our evaluation and recommendations

Outline of matters addressed in this section

24. In this section, we provide relevant context around which our evaluation of the NoRs, the evaluation and submissions received on them is based. Our discussion includes:
 - (a) summary of the NoRs; and
 - (b) themes raised in the evaluation and submissions; and

- (c) our evaluation and recommendations on the NoRs

Notices of requirement

25. The NoR that this report focuses on is WDC-47 – Rangiora East Road Connection. This NoR is for roading purposes, between Lineside Road and Northbrook Road, Rangiora. The lapse date sought is 20 years. Waimakariri District Council proposed ten conditions for inclusion in its NoR.
26. As we have set out earlier, we otherwise adopt and accept the s42A report author's other recommendations in respect to the other NoRs sought or rolled over by Waimakariri District Council and do not address these further.

Themes raised in the evaluation and submission

27. The key issues raised through submissions and consideration of WDC-47 were:
- (a) Operational traffic effectiveness and efficiency of the overall proposal;
 - (b) Inclusion of conditions as agreed between the Council and Transpower
 - (c) Additional conditions relating to (a) and ecological matters.
28. The s42A report author proposed conditions to address the matters raised above.

Our evaluation and recommendations

29. We note, accept and recommend the inclusion of the s42A report author's recommended conditions in respect to:
- (a) Transpower's submission; and
 - (b) An operational traffic assessment of the functionality and integration of the road connection into existing roading infrastructure at the time of construction.
30. The other matter was in respect to the ecological conditions 11 to 25 recommended by the s42A report author. In summary, in reviewing the recommended conditions, we had concern as to whether some of the ecological conditions proposed by Mr Blay fell within a regional council's functions under s30 of the RMA, rather than a designation under s31 of the RMA.
31. We carefully considered Mr Blay's position as to the appropriateness of these conditions being included, as set out in his s42A report, his response to our preliminary question as to how the conditions fall within the scope of a designation, and his Reply Report. Mr Blay's final recommended ecological conditions removed some of the recommended conditions, which he acknowledged as being more appropriately falling into a regional council's functions. After reading through his Reply Report, the outstanding conditions that we had concerns with were:
- (a) the second half of condition 19, relating discharges prior to treatment that would adversely affect water and habitat quality;
 - (b) condition 21 (refueling of machinery within proximity of a waterbody)
 - (c) condition 24 (machinery used in or near waterways being free of aquatic pests).

32. Having reviewed these conditions, we find that they address matters covered and relating to regional council functions under s30 of the RMA, in particular:
- (a) The second half of condition 19 relates to s30(1)(f) the control of the discharge of contaminants into or onto land, air, or water and discharges of water to water
 - (b) Condition 21 relates to:
 - i. s30(1)(f) the control of the discharge of contaminants into or onto land, air, or water and discharges of water to water
 - ii. s30(1)(c) the control of the use of land for the purpose of the maintenance and enhancement of the quality of water in water bodies (ii) and the maintenance and enhancement of ecosystems in water bodies (iii)
 - (c) Condition 24 relates to s30(1)(c)(ii) and (iii) as above.
33. Our view is that it is unnecessary and inappropriate for a designation to include conditions that are beyond the functions of a territorial authority to administer and fall within the regional council's functions. Accordingly, the set of conditions we have recommended do not include these.

4. Conclusion

34. For the reasons summarised above, we recommend the Waimakariri District Council's rolled-over and modified designations and new NoRs for designations be confirmed, subject to our recommended amendments to WDC-47, as shown in Appendix 3.

Appendix 1: Submitter attendance and tabled evidence for Council Designations - Hearing Stream 11

Attendee	Speaker	Submitter No.
Hearing Stream 11 – Council Designations		
Council reporting officer	• Garry Blay	
Tabled Evidence		
N/A	• N/A	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

WDC - Waimakariri District Council

Rangiora Airfield	
Designation unique identifier	WDC-1
Designation purpose	Airfield purposes
Site identifier	Merton Road Lots 1 and 2 DP 320694 Lot 1 DP 24674 RS 38634 Lots 2, 3 and 4 DP 410643
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D094.
WDC-1 Rangiora Airfield designation conditions <ol style="list-style-type: none"> 1. All buildings shall be set back 100m from the centreline of the stopbank of the Ashley River/Rakahuri. 2. All buildings shall be set back 10m from a road boundary. 3. All buildings shall be set back 3m from an internal boundary. 4. There shall be no imbedded runway lighting. 	
Land within Rangiora Airfield 65dBA noise contour	
Designation unique identifier	WDC-2
Designation purpose	Restriction to avoid noise sensitive activities, and manage activities which pose a risk to aircraft movements
Site identifier	Surrounding land within the 65dBA noise contour for Rangiora Airfield (not owned by Waimakariri District Council) Lots 1 and 5 DP 410643 Part RES 3101 Lot 2 DP 426606 Part RS 33396 Closed road SO 5157 RES 4988
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D095.
Sparks Lane Stormwater Management Area	
Designation unique identifier	WDC-3
Designation purpose	Stormwater management purposes
Site identifier	151 Northbrook Road, Rangiora Part RS 793 (4.6ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary, except secondary where it intersects with designation WDC-47 Rangiora East Road Connection
Conditions	No
Additional information	New designation WDC-3 to WDC-34
District formed legal roads	
Designation unique identifier	WDC-4
Designation purpose	Roading purposes
Site identifier	All District formed legal roads
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Rangiora Transfer Station	
Designation unique identifier	WDC-5
Designation purpose	Solid waste purposes
Site identifier	284 Flaxton Road, Rangiora Lot 1 DP 45749 (5.1ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	New designation WDC-3 to WDC-34
WDC-5 Rangiora Transfer Station designation conditions <ol style="list-style-type: none"> 1. Offensive wastes shall not be permitted to enter the site. Offensive waste shall include tannery waste, resins, offal, poultry waste, meat works waste, animal manure, and 	

any other matter reasonably considered to be offensive by virtue of its odour or its putrescible condition or which might otherwise pose a risk to health and safety. Prominent signage shall be erected at the office/kiosk to bring to the attention of customers/visitors to the refuse station the requirement to declare any hazardous waste to the office/kiosk operator.

2. Any hazardous or offensive wastes which shall be dumped at the refuse transfer station and which shall be observed by staff employed on the site shall forthwith be removed from other waste, and relocated and stored in the hazardous goods area. Storage shall be in sealed bins. Such waste will be removed for disposal off-site as soon as shall be reasonably practicable, and in any event within six weeks of the time of interception.
3. A manifest of any and all hazardous or offensive wastes found to have entered the site, and the actions taken in respect thereof shall be maintained. A summary of the manifest shall be submitted to the Waimakariri District Council and to the Canterbury Regional Council at six-monthly intervals from the date of commencement of use of the site. The manifest shall be available for inspection at all reasonable times by Waimakariri District Council and/or Canterbury Regional Council staff.
4. The No 1 hazardous waste area shall be internally compounded, so as to contain any spillages which may occur within the hazardous waste area. The containment shall be designed so as to have a capacity of not less than 1000 litres. In the event that the volume of the hazardous/offensive waste stored in the hazardous goods area exceeds 1000 litres, the same shall be forthwith removed from the site, and redirected to appropriate disposal facilities. The No 2 hazardous waste store shall be internally compounded.
5. The use of the site shall be conducted, and buildings and landscaping developed, so as to ensure that as a result of any activity conducted within the site, the noise level (L_{10}) as measured within the notional boundary of any rural dwelling shall not exceed the following limits:
 - a. Monday to Saturday 7 a.m to 7 p.m: 55 dBA L_{10}
 - b. Sunday & Public Holidays 9 a.m to 7 p.m: 55 dBA L_{10}
 - c. At all other times:
 - i. 45 dBA L_{10}
 - ii. 75 dBA L_{max}
 - d. When measured at the boundary of any adjacent industrial zoned site, the noise level shall not exceed 65 dBA L_{10} .
 - e. Noise levels shall be measured and assessed in accordance with the requirements of NZS6801:1991 – measurement of sound – and NZS6802:1991 – assessment of environmental sound.
6. Artificial lighting shall:
 - a. Be directed downwards.
 - b. Be directed away from site boundaries and the road reserve such that light spill onto neighbouring sites or the road reserve is avoided.
 - c. Not distract traffic or interfere with any traffic aids or signals.
7. Signage:
 - a. There shall be no more than one freestanding sign.
 - b. Any sign shall not exceed 7.5m in height.
 - c. The display area of any sign shall not exceed 12m².
8. All landscaping within the site shall be maintained, and all trees shall be provided with irrigation to the satisfaction of the District Council's Resource Planning and Regulation Manager. Any diseased, dying or dead trees and/or shrubs shall forthwith be removed, and the same shall be replaced as soon as shall be reasonably practicable and in accordance with good horticultural practices, with trees and or shrubs of the same or a similar species.

9. The hours of operation for the transfer station shall be not more than the following:
 - a. Open to staff for operational purposes: 7.00 a.m. to 10.00 p.m.
 - b. Open to the public:
 - i. 7.00 a.m. to 4.30 p.m. (1st April to 31st September).
 - ii. 7.00 a.m. to 8.30 p.m. (1st October to 31st March).
 - c. The site may be open to the public every day except Christmas Day and Good Friday, unless such opening shall otherwise be contrary to law.
10. With the exception of material placed in recycling bins, and hardfill disposed at the hardfill drop off area, any and all refuse brought onto and disposed of at the site shall be removed from the site for disposal off-site to appropriate facilities as soon as shall be reasonably practicable and in any event within a maximum period of 24 hours from the time that the refuse is brought on to the site.
11. A management plan shall be prepared, in consultation where appropriate with the Waimakariri District Council, the Canterbury Regional Council, the New Zealand Fire Office, and the Medical Officer of Health, which shall provide inter alia for the following:
 - a. Regular site clean-ups throughout each day;
 - b. A regular litter control programme to ensure that litter is collected both on the site and on the adjoining road network (where such litter can reasonably be attributable to the transfer station operation) on at least a daily basis;
 - c. The accurate recording of refuse types and tonnages;
 - d. The regular washing down of the pit area during each day;
 - e. The thorough wash down of the refuse pit area at the end of each working day;
 - f. The implementation and management of appropriate pest control programmes to ensure pests, including rodents, flies and birds are kept under control;
 - g. A load checking programme which, as a minimum, shall include the following:
 - i. The random inspection of incoming refuse loads;
 - ii. The inspection of any suspicious refuse loads to ensure that the same do not contain hazardous or offensive material;
 - iii. The recording of all load checking undertaken and the results found;
 - iv. The training of transfer station personnel to assist them to recognise hazardous and offensive wastes.
 - h. Safety, contingency and emergency plans in the event that there is a spillage, or other emergency situation, which plans shall specify the appropriate staff responsibilities, and the actions required to control and redirect any and all spillages to the contaminated water sump, in the event that there is a spillage in an uncontaminated stormwater/run-off area;
 - i. A register of any and all complaints logged with the refuse transfer station, which register shall detail the nature of the complaint, the name of the complainant if that is available, the date and time of the complaint and the action taken to remedy or deal with the complaint;
 - j. A 24-hour telephone number available to members of the public, in the event that there is a complaint relating to the site. Such number shall be shown on signage on the Rangiora-Flaxton Road entry point.
 - k. All staff employed on the site shall be familiar with the management plan, and with their responsibilities thereunder. Copies of the management plan shall be made available to the Waimakariri District Council, and to the Canterbury Regional Council, and to any adjoining landowner who may request the same.
12. Designation WDC-5 applies within the area shown on the plan labelled 'Southbrook Transfer Station' dated 14/02/2022.¹

¹ Transpower NZ Ltd [195.114].



Beach Road Wastewater Pump Station

Designation unique identifier	WDC-6
Designation purpose	Wastewater purposes
Site identifier	320 Beach Road, Kaiapoi Lot 1 DP 83191 (0.04ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34

Bradleys Road Wastewater Pump Station

Designation unique identifier	WDC-7
Designation purpose	Wastewater purposes
Site identifier	956 Tram Road, Ohoka Part RES 1302 (1.17ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation

	WDC-3 to WDC-34
Cones Road Wastewater Pump Station	
Designation unique identifier	WDC-8
Designation purpose	Wastewater purposes
Site identifier	41 Adian Way, Loburn Part Lot 39 DP 301446 (3.82ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Gladstone Road Wastewater Pump Station	
Designation unique identifier	WDC-9
Designation purpose	Wastewater purposes
Site identifier	37 Gladstone Road, Woodend Lot 2 DP 28078 (0.01ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Kaiapoi Wastewater Treatment Plant	
Designation unique identifier	WDC-10
Designation purpose	Wastewater purposes
Site identifier	20 Ferry Road, Kaiapoi Part RES 270 (53.2ha) RES 48 (0.1ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Oxford Wastewater Irrigators	
Designation unique identifier	WDC-12
Designation purpose	Wastewater purposes

Site identifier	470 Woodstock Road, Oxford RES 1651 (87.4ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Ranfurly Street Wastewater Pump Station	
Designation unique identifier	WDC-13
Designation purpose	Wastewater purposes
Site identifier	11A Ranfurly Street, Kaiapoi Lot 2 DP 23333 (0.03ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Rangiora Wastewater Treatment Plant	
Designation unique identifier	WDC-14
Designation purpose	Wastewater purposes
Site identifier	141 Marsh Road, Rangiora Part Lot 1 DP 3836 (53.05ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary, except secondary where it intersects with designation WDC-47 Rangiora East Road Connection
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Raven Quay Wastewater Pump Station	
Designation unique identifier	WDC-15
Designation purpose	Wastewater purposes
Site identifier	78 Raven Quay, Kaiapoi Part Lot 11 DP 1280 (0.52ha)
Lapse date	5 years

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Waikuku Wastewater Treatment Plant	
Designation unique identifier	WDC-16
Designation purpose	Wastewater purposes
Site identifier	133 Kaiapoi Pa Road, Waikuku Section 1 SO 15232 (1.6ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Woodend Wastewater Treatment Plant	
Designation unique identifier	WDC-17
Designation purpose	Wastewater purposes
Site identifier	243 Gladstone Road, Woodend RS 39878 (9.2ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Oxford Wastewater Treatment Plant and Transfer Station	
Designation unique identifier	WDC-18
Designation purpose	Wastewater purposes and solid waste purposes
Site identifier	46 High Street, Oxford RS 41523 and Lot 4 DP 51992 (1.2ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	New designation

	WDC-3 to WDC-34
WDC-18 Oxford Wastewater Treatment Plant and Transfer Station designation conditions <ol style="list-style-type: none"> 1. Retail sales from the site shall be limited to recyclable materials brought into the site and to bulk and packaged products of garden waste compost. 2. Domestic quantities of household potentially hazardous wastes may be stored on site. Storage of potentially hazardous waste shall be within an appropriate and secured hazardous goods store which complies with the <i>"guidelines for siting, construction and use of short-term hazardous waste storage facilities"</i> CHWWP Report R02/4 June 2002. 3. Potentially hazardous wastes shall be stored on the site for a maximum of six weeks. 4. A manifest of potentially hazardous waste entering the site and actions taken in respect of such waste shall be maintained. A report on the manifest shall be submitted to the Waimakariri District Council at six monthly intervals from the commencement of use on the site. 5. The use of the site shall be conducted and buildings so developed to ensure that as a result of any activity within the site, the average maximum noise level (L10) as measured at any dwelling shall not exceed the following limits: <ol style="list-style-type: none"> a. Monday to Saturday 8.00 a.m. – 8.30 p.m: 55 dBA b. At all other times including Sundays and Public Holidays: 45 dBA c. No single noise event shall exceed 75 dBA (Lmax) or exceed the background noise level by 30 dBA, whichever is the lower. d. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801 and NZS 6802:1991, or their successors. 6. Any exterior lighting shall be directed away from adjacent residential activities and High Street so as to avoid nuisance or, in the case of High Street, create a distraction or glare that would create a traffic hazard. 7. The maximum permitted area of signs at the entrance to the site shall be 2.5m². Signs within the site shall not be restricted as to area or number. 8. Landscape treatment within the site shall be maintained including irrigation, and removal of any diseased, dying or dead trees and shrubs which shall be replaced as soon as practicable with trees or shrubs of the same, or similar species and height where possible. 9. Hours of operation of the transfer station are limited to seven days per week 8.00 am to 4.30 pm between 1 April and 31 September in any year and 8.00 am to 8.30 pm between 1 October and 31 March in the following year. 10. On each day that the transfer station is operating refuse is to be removed from the site or stored in bins for transportation. 	
View Hill Reservoir	
Designation unique identifier	WDC-19
Designation purpose	Water supply purposes
Site identifier	351 Harmans Gorge Road, View Hill Part Lot 5 DP 4633 (158.1ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34

Bay Road Reservoir	
Designation unique identifier	WDC-20
Designation purpose	Water supply purposes
Site identifier	713 Bay Road, Oxford Part RS 6030 (12.4ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Ayers Street Water Treatment Plant	
Designation unique identifier	WDC-21
Designation purpose	Water supply purposes
Site identifier	72 Ayers Street, Rangiora Lot 2 DP 348162 (0.6ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Chinnerys Road Water Treatment Plant	
Designation unique identifier	WDC-22
Designation purpose	Water supply purposes
Site identifier	136 Chinnerys Road, Woodend Lot 1 DP 36880 (0.14ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Cust Water Treatment Plant	
Designation unique identifier	WDC-23
Designation purpose	Water supply purposes
Site identifier	1683 Cust Road, Cust Part RS 3669 (0.3ha)

Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Darnley Square Water Treatment Plant	
Designation unique identifier	WDC-24
Designation purpose	Water supply purposes
Site identifier	4 Sewell Street, Kaiapoi Part RS 320 (0.2ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Domain Road Water Treatment Plant	
Designation unique identifier	WDC-25
Designation purpose	Water supply purposes
Site identifier	3719 South Eyre Road, Eyrewell Part RES 2953 (3.5ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Gammons Water Pump Station	
Designation unique identifier	WDC-26
Designation purpose	Water supply purposes
Site identifier	221 Woodside Road, Oxford Lot 2 DP 518276 (0.06ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation

	WDC-3 to WDC-34
Ohoka Water Treatment Plant	
Designation unique identifier	WDC-27
Designation purpose	Water supply purposes
Site identifier	352A Bradleys Road, Ohoka Lot 1 DP 55404 (0.02ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Pegasus Water Treatment Plant	
Designation unique identifier	WDC-28
Designation purpose	Water supply purposes
Site identifier	15 Atkinsons Lane, Pegasus Lot 103 DP 394635 (0.79ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Peraki Street Water Treatment Plant	
Designation unique identifier	WDC-29
Designation purpose	Water supply purposes
Site identifier	41E Peraki Street, Kaiapoi Part Lot 2 DP 26735 (0.2ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
South Belt Water Treatment Plant	
Designation unique identifier	WDC-30
Designation purpose	Water supply purposes

Site identifier	11 Pentecost Road, Rangiora Lot 1 DP 529017 (3.5ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Tram Road Water Treatment Plant	
Designation unique identifier	WDC-31
Designation purpose	Water supply purposes
Site identifier	1121 Tram Road, Swannanoa RES 1338 (2.0ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Two Chain Road Water Treatment Plant	
Designation unique identifier	WDC-32
Designation purpose	Water supply purposes
Site identifier	937 Two Chain Road, Swannanoa Lot 2 DP 323637 (0.64ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Waikuku Campground Water Treatment Plant	
Designation unique identifier	WDC-33
Designation purpose	Water supply purposes
Site identifier	90 Park Terrace, Waikuku Beach Part RES 3224 (261.8ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	New designation WDC-3 to WDC-34
West Eyreton Water Treatment Plant	
Designation unique identifier	WDC-34
Designation purpose	Water supply purposes
Site identifier	1468 North Eyre Road, West Eyreton Lot 3 DP 44143 (0.69ha)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-3 to WDC-34
Fernside Road and Todds Road Intersection	
Designation unique identifier	WDC-35
Designation purpose	Road widening purposes
Site identifier	7 Todds Road and 245 Fernside Road, Rangiora Part RS 1439 (7 Todds Road) (110m ²) Lot 1 DP 54158 (245 Fernside Road) (116m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-35 Notice
Townsend Road and Fernside Road Intersection	
Designation unique identifier	WDC-36
Designation purpose	Road widening purposes
Site identifier	15 Townsend Road and 255 Fernside Road, Rangiora Lot 5 DP 325765 (15 Townsend Road) (1291m ²) Lot 8 DP 83411 (255 Fernside Road) (998m ²)
Lapse date	10 years

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-36 Notice
Lehmans Road and Johns Road Intersection	
Designation unique identifier	WDC-37
Designation purpose	Road widening purposes
Site identifier	101 and 126 Lehmans Road, and 237 and 255 Johns Road, Rangiora Lot 1 DP 69796 (101 Lehmans Road) (402m ²) Part RS 937 (126 Lehmans Road) (420m ²) Lot 3 DP 341829 (237 Johns Road) (399m ²) Lot 2 DP 301741 (255 Johns Road) (325m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-37 Notice
Doubledays Road Connection	
Designation unique identifier	WDC-38
Designation purpose	Road widening purposes
Site identifier	6 Doubledays Road, Kaiapoi Lot 1 DP 67313 (455m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-38 Notice
Ivory Street Improvements	
Designation unique identifier	WDC-39
Designation purpose	Road widening purposes
Site identifier	80, 82, 84 and 86 Ivory Street, Rangiora Part RS 385 (80 Ivory Street) (49m ²) Part RS 385 (82 Ivory Street) (45m ²) Part RS 385 (84 Ivory Street) (47m ²)

	Part RS 385 (86 Ivory Street) (47m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-39 Notice
Parsonage Road and Eders Road Improvements	
Designation unique identifier	WDC-40
Designation purpose	Road widening purposes
Site identifier	14 and 45 Parsonage Road, and 54, 60, 62 and 70 Eders Road, Woodend Lot 2 DP 10279 (14 Parsonage Road) (118m ²) Part Lot 1 DP 1318 (45 Parsonage Road) (367m ²) Part Lot 1 DP 1318 (54 Eders Road) (359m ²) Lot 1 DP 10935 (60 Eders Road) (124m ²) Lot 1 DP 22806 (62 Eders Road) (234m ²) Part RS 371 (70 Eders Road) (464m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-40 Notice
Downs Road Water Pump Station	
Designation unique identifier	WDC-41
Designation purpose	Water supply purposes
Site identifier	520 Downs Road, Eyrewell Lot 6 DP 458709
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-41 Notice
Equestrian 4 Water Supply Well	

Designation unique identifier	WDC-42
Designation purpose	Water supply purposes
Site identifier	207A Gladstone Road, Woodend Lot 3 DP 483411 (0.02ha)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-42 Notice
Waimakariri District Council Service Centre, Rangiora	
Designation unique identifier	WDC-43
Designation purpose	Civic Precinct
Site identifier	209-217 High Street, 174 King Street, and 131-139 Percival Street, Rangiora Part RS 38242, Lot 4 DP 43088, Lot 4 DP 12852, Lot 1 DP 48377, Lot 1 DP 408784, Lot 2 DP 18144, Lot 2 DP 43088, Lot 2 DP 12852, Lot 3 DP 43088, Lot 3 DP 12852
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-43 Notice
Silverstream Boulevard	
Designation unique identifier	WDC-44
Designation purpose	Roading purposes
Site identifier	Between 326 Island Road and 30 Adderley Terrace, Kaiapoi Lot 7007 DP 466640, Lot 2 DP 534125 and Part Lot 3 DP 5974
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-44 Notice
New Road, River Road to Lehmans Road	
Designation unique identifier	WDC-45

Designation purpose	Roading purposes
Site identifier	Between 410 River Road and 255 Lehmans Road, Rangiora Lot 310 DP 529516, Lot 308 DP 529516, Part Lot 1 DP 15758, Part RS 10009 and RES 958
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation WDC-45 Notice

WDC-45 New Road, River Road to Lehmans Road designation conditions²

Construction Phase Matters

1. Vibration from construction shall be assessed in accordance with DIN 4150-3:2016, Vibration in Buildings – Part 3: Effects on Structures, and shall comply with the relevant limits in Tables 1 and 4 of that standard.

National Grid – construction and operation phase

2. The construction, operation and maintenance of the new road must comply at all times with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP 34:2001”).
3. The design, construction, operation and maintenance of the new road must not necessitate the relocation or removal of any National Grid support structure.
4. The construction, operation and maintenance of the new road must not cause or exacerbate flooding in the vicinity of any National Grid support structure.
5. Physical access to National Grid support structures, including reasonable and emergency access during construction of the new road, must be maintained at all times.
6. Prior to any construction works, or enabling works, being undertaken within fifty (50) metres of a National Grid support structure or the centre line of a National Grid transmission line, the Requiring Authority must prepare a National Grid Management Plan.
7. Where a National Grid Management Plan is required by Condition 6, any outline plan must include a National Grid Management Plan that is prepared and, as necessary, revised in accordance with Condition 8.

² Transpower NZ Ltd [195.115].

8. The objective of the National Grid Management Plan is to avoid, remedy or mitigate the potential effects of the Project on the operation and maintenance of the National Grid by describing safe and appropriate management procedures and construction methods. The National Grid Management Plan must, as a minimum:
- a. be prepared by a suitably qualified person;
 - b. be prepared in consultation with Transpower New Zealand Limited;
 - c. include details of the consultation undertaken, including measures taken by the Requiring Authority to respond to Transpower New Zealand Limited's comments and feedback;
 - d. demonstrate how the construction, operation and maintenance of the new road achieves compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001");
 - e. establish a specific height for clearance over the new road, if necessary;
 - f. include drawings showing proposed works in the vicinity of, or directly affecting, the National Grid;
 - g. describe the details of the on-going access arrangements as required by Condition 5;
 - h. identify areas to be delineated as out of bounds during construction and areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a Transpower observer may be required;
 - i. describe measures to control induced and transferred voltages and earth potential rise where conductive material is within 8 metres of a transmission line support structure;
 - j. confirm timing for any outage that may be necessary;
 - k. describe how any changes to drainage patterns, runoff characteristics and stormwater are managed to avoid adverse effects on foundations of any transmission line support structure;
 - l. confirm measures to manage the effects of dust and construction vibration so that there is no material damage the National Grid transmission lines beyond normal wear and tear; and
 - m. set out the roles and responsibilities of site personnel and confirm details of site personnel training, including Transpower New Zealand Limited's involvement in that training, for those working within 8 metres of the transmission line support structures or within the maximum extent of conductor swing (at maximum operating temperature).

Lehmans Road and Fernside Road Intersection

Designation unique identifier	WDC-46
Designation purpose	Roading purposes
Site identifier	1 Lehmans Road, Rangiora Part RS 1461 (approximately 9000m ²)
Lapse date	10 years
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	New designation WDC-46 Notice
Rangiora East Road Connection	
Designation unique identifier	WDC-47
Designation purpose	Roading purposes
Site identifier	Generally between Lineside Road and Northbrook Road, Rangiora 141 Marsh Road (Pt Lot 1 DP 3836) 162 Boys Road (Pt RS 1436) 234 Boys Road (Lot 1 DP 22100) 259 Boys Road (Pt RS 1645) 151 Northbrook Road (Pt RS 793) 187 Northbrook Road (Lot 2 DP 9665) Parts of the unformed legal road reserve between the southern end of the formed portion of Spark Lane and Boys Road.
Lapse date	20 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	New designation WDC-47 Notice WDC-47 Appendix A WDC-47 Appendix B WDC-47 Appendix C Part 1 WDC-47 Appendix C Part 2 WDC-47 Appendix D WDC-47 Appendix E WDC-47 Appendix F WDC-47 Appendix G WDC-47 Appendix H WDC-47 Appendix I
WDC-47 Rangiora East Road Connection designation conditions <u>Archaeology</u> 1. Prior to any ground investigation works or construction activity commencing, an assessment shall be undertaken of: <ol style="list-style-type: none"> the potential historic archaeological risk areas identified in “Waimakariri District Council: Rangiora Eastern Road Connection, Technical Assessment – Desktop Archaeological”, prepared by WSP and referenced as 6-DHLHH.01; any sites of cultural importance that might be affected by the construction of the road, identified by consultation with iwi. <i>Note: Where the assessment required under this condition identifies evidence of pre-1900 activity, an archaeological authority will be required from Heritage New Zealand Pouhere Taonga prior to any ground investigation works or construction activity.</i> 2. Prior to any ground investigation works or construction activity commencing, an Archaeological Management Plan shall be prepared to manage archaeological work within risk areas identified in “Waimakariri District Council: Rangiora Eastern Road	

Connection, Technical Assessment – Desktop Archaeological”, prepared by WSP and referenced as 6-DHLHH.01, and to set out accidental discovery protocols along the rest of the Corridor.

Operational Noise

3. Within 6 months of the designation being confirmed, the requiring authority will collate a list of the Protected Premises and Facilities (as defined in NZS 6806:2010, Acoustics – Road-traffic noise – New and altered roads) that exist, or that hold building consent, on the confirmation date of the designation.
4. Prior to the construction of the road, a noise assessment shall be undertaken of the proposed road design, following NZS 6806:2010, Acoustics – Road-traffic noise – New and altered roads.
5. Structural mitigation found by the NZS 6806 assessment to be the best practicable option shall be included in any outline plan.

Severance of Landholdings

6. Any outline plan submitted for works under this designation shall include any measures proposed to avoid, remedy or mitigate the effects of the road severing any landholding, including, but not limited to, stock movement, irrigation systems and farm drainage.

Construction Phase Matters

7. Construction noise shall be managed and assessed under NZS 6803:1999.
8. A Construction Management Plan shall be prepared and included in any outline plan submitted for works under this designation, and adhered to throughout the construction process. This should include, but is not limited to:
 - a. days and hours for undertaking construction works;
 - b. traffic management, including access to properties;
 - c. dust control measures;
 - d. noise (including vibration) mitigation;
 - e. accidental discovery protocols;
 - f. accidental or unexpected contamination discovery protocols; and
 - g. a complaints management process.

Stormwater and Flooding

9. The design of the road shall comply with the Waimakariri District Council's Engineering Code of Practice (as current at the time of construction).
10. Prior to the construction of the road, a report shall be prepared and included in any outline plan submitted for works under this designation, to assess the potential impact of the road corridor on flood risk, including an Ashley River break-out event (if still considered feasible). The report shall identify any potential adverse effects and proposed mitigation measures that are incorporated into the road design.

Ecology

11. Specialist ecological surveys, including lizard and bird species, shall be provided prior to construction beginning. These surveys shall confirm ecological values present, identify the magnitude and level of effects of proposed construction and operational activity on these ecological values and provide recommendations on the effects management hierarchy including measures to avoid, remedy and mitigate adverse effects.
12. If construction is to occur during the New Zealand pipit breeding season (start of August until the end of March), a pre-construction survey shall be undertaken by a suitably qualified and experienced ornithologist and the following actions taken.
 - If no breeding pipit are found, grass within the area to be impacted on by construction activities shall be kept grazed or mown to reduce the potential availability of pipit nesting habitat until the commencement of earthworks.
 - If breeding pipit are found, advice from a suitably qualified and experienced ornithologist on management options shall be sought to provide management

recommendations, which may include establishing exclusion zones around nest/s or delaying construction works until the end of the breeding season.

13. A suitably qualified and experienced freshwater ecologist shall be engaged to provide advice during the detailed design stage and when developing the construction methodology. The ecologist shall provide advice to improve ecological outcomes where possible or avoid or minimise effects on the ecology where improvements are not possible or practical. The ecologist's advice shall be adopted in designs or construction methodology.
14. Stormwater treatment systems shall be included in the design to receive and treat the runoff from the Rangiora Eastern road corridor, to avoid adverse ecological effects on the receiving environment.
15. Lighting adjacent to the waterways shall be avoided. Where new lighting is needed, it shall be designed to avoid light spill onto and over the waterways and riparian vegetation (i.e. using angled mounting and rear shielding). The use of blue LEDs shall be avoided where possible.
16. Erosion and sediment control measures shall be installed for the duration of the works and shall be designed in accordance with Environment Canterbury's Erosion and Sediment Control Guidelines (ECan 2007), or national best practice guidelines.
17. During construction the total area of exposed soil shall be minimised, with exposed areas stabilised as soon as possible.
18. Construction works near waterways shall be timed to avoid critical spawning or migration periods for fish species present.
19. Replanting riparian areas with ecologically suitable, indigenous species that provide shading to the river and habitat for terrestrial fauna shall be provided following construction.

Operational Traffic

20. The operational traffic effectiveness and efficiency of the overall proposed route, including intersections and in particular the connection with State Highway 71 / Lineside Road, and effect on the wider road network, be further demonstrated and evaluated through an updated Transportation Assessment to form part of an Outline Plan for the works.

National Grid – construction and operation phase³

21. The construction, operation and maintenance of the Rangiora East Road Connection must comply at all times with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001").
22. The design, construction, operation and maintenance of the Rangiora East Road Connection must not necessitate the relocation or removal of any National Grid support structure.
23. The construction, operation and maintenance of the Rangiora East Road Connection must not cause or exacerbate flooding in the vicinity of any National Grid support structure.
24. Physical access to National Grid support structures, including reasonable and emergency access during construction of the Rangiora East Road Connection, must be maintained at all times.
25. Prior to any construction works, or enabling works, being undertaken within fifty (50) metres of a National Grid support structure or the centre line of a National Grid

³ Transpower NZ Ltd [195.116].

transmission line, the Requiring Authority must prepare a National Grid Management Plan.

26. Where a National Grid Management Plan is required by Condition 25, any outline plan must include a National Grid Management Plan that is prepared and, as necessary, revised in accordance with Condition 27.

27. The objective of the National Grid Management Plan is to avoid, remedy or mitigate the potential effects of the Project on the operation and maintenance of the National Grid by describing safe and appropriate management procedures and construction methods. The National Grid Management Plan must, as a minimum:

- a. be prepared by a suitably qualified person;
- b. be prepared in consultation with Transpower New Zealand Limited;
- c. include details of the consultation undertaken, including measures taken by the Requiring Authority to respond to Transpower New Zealand Limited's comments and feedback;
- d. demonstrate how the construction, operation and maintenance of the Rangiora East Road Connection achieves compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001");
- e. establish a specific height for clearance over Rangiora East Road Connection, if necessary;
- f. include drawings showing proposed works in the vicinity of, or directly affecting, the National Grid;
- g. describe the details of the on-going access arrangements as required by Condition 24;
- h. identify areas to be delineated as out of bounds during construction and areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a Transpower observer may be required;
- i. describe measures to control induced and transferred voltages and earth potential rise where conductive material is within 8 metres of a transmission line support structure;
- j. confirm timing for any outage that may be necessary;
- k. describe how any changes to drainage patterns, runoff characteristics and stormwater are managed to avoid adverse effects on foundations of any transmission line support structure;
- l. confirm measures to manage the effects of dust and construction vibration so that there is no material damage the National Grid transmission lines beyond normal wear and tear; and
- m. set out the roles and responsibilities of site personnel and confirm details of site personnel training, including Transpower New Zealand Limited's involvement in that training, for those working within 8 metres of the transmission line support structures or within the maximum extent of conductor swing (at maximum operating temperature).

Related Planning Map Amendments

Amend the designation requirement plan for WDC-5 as follows:⁴



⁴ Transpower NZ Ltd [195.114]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the Proposed District Plan Hearings Panel

Recommendation Report 31

Hearing Stream 11A Part 3: Area specific matters - Designations (other than Waimakariri District Council)

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the notices of requirement - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 11A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 31 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP). This report is different to other reports in that it addresses rolled-over designations, modified designations and notices of requirement (NoR) for new designations sought by requiring authorities other than the Waimakariri District Council to be included in the Designations Chapter of the Proposed District Plan and submissions made on those designations and notices of requirement.
2. This is a separate report to the one that addresses the Waimakariri District Council designations and notices of requirement to be included in the Designations Chapter of the Proposed District Plan (PDP). The reason for this distinction is that the IHP was appointed in respect to the WDC's NoRs and the full PDP was appointed in respect to other requiring authorities NORs.
3. This report makes recommendations to the requiring authorities other than the Waimakariri District Council under Clause 9(1) of Schedule 1 of the RMA in accordance with s171(2) of the RMA to confirm, modify, impose conditions or withdraw the requirement. The requiring authority then will make a decision whether to accept or reject the IHP's recommendation in whole or in part pursuant to s172 of the RMA
4. We have structured our discussion on this topic as follows:
 - (a) **Section 2** sets out the statutory considerations for all designations;
 - (b) **Sections 3** sets out our recommendations in respect to the rollovers, modified designations and new notices of requirement.
 - (c) **Section 4** contains our conclusions.
5. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Summary table of recommendations on each submission point.** For each submission point and further submission point, we provide a recommendation as to whether it should be accepted or rejected.
 - (c) **Appendix 3: Recommended amendments to the Designations – Tracked from notified version.** This sets out the final amendments we recommend be made to the Waimakariri District Council designations in the Designations Chapter. The amendments show any specific wording of the amendments we have

recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference.

Where whole conditions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the requiring authority, submitters and s42A Report authors have referred to specific conditions, and our analysis of these in the Recommendation Reports. New whole conditions are prefaced with the term 'new' and deleted conditions are shown as struck out, with no subsequential renumbering in either case.

(d) **Appendix 4: Recommended amendments to the Notices of Requirement PDP provision wording - Accepted.** This accepts all the changes we have recommended to the designation wording from the notified version of the PDP as shown in Appendices 3a and 3b and includes consequential renumbering of any conditions to take account of those provisions that have been deleted and new conditions we have recommended.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to the designation or notice of requirement, a particular submission point, evidence at the hearing, or another matter.
7. A fuller discussion of our approach in this respect is set out in Report 1.

2. Statutory considerations for all Designations

8. The plan review process triggers a number of processes under the RMA specific to designations. Some of these processes take place prior to notification of the Proposed Plan. Waimakariri District Council has dual roles and functions due to it being a territorial authority responsible under the RMA for both the District Plan and its review, and because it is also a requiring authority responsible for its own designations within the District Plan and the review process.
9. The various steps required of Waimakariri District Council in respect to designations and the PDP process are outlined below.
10. S168(2) of the RMA enables a requiring authority to give notice to a territorial authority of its requirement(s) for a designation for a public work or project, or in respect of any land, water, subsoil, or airspace where restriction is necessary for the safe or efficient functioning or operation of a public work or project.

Notifying Designations in the PDP

11. For existing designations, under clause 4, Schedule 1 RMA, a territorial authority is required, prior to the notification of a PDP, to invite all requiring authorities who have designations existing under the ODP (but which have not lapsed) to give written notice to the territorial authority stating whether or not they require their existing designation(s) to be rolled over to the PDP, with or without modification. Any modifications are required to be included in the requiring authority's written notice together with reasons for such modifications.
12. In addition to rollover designations, a requiring authority may also give written notice requesting a new site to be designated. The territorial authority can then include this requirement in the PDP in accordance with Clause 4(5) of Schedule 1 RMA.

Rolling over designations

13. A number of designations set out in Appendix 1 to this decision were rolled over without modification and no submissions were received on these. Clause 9(3) of schedule 1 reads *"Nothing in this clause shall allow the territorial authority to make a recommendation or decision in respect of any existing designations... that are included without modification and on which no submissions are received"*
14. Accordingly, the designations that have rolled over without modifications (and which are not subject to any submission) are included in Appendix 1 and attract no further comment from the Panel. They are deemed to be confirmed and are included in the PDP without further consideration.
15. The s42A report aurohotsummarised the matters to be considered when making a recommendation or a decision on a NoR. The territorial authority must have regard to matters listed in s168A(3) or s171(1) and must not have regard to trade competition. It must provide reasons for the recommendation or decision.
16. S168A(3) and s171(1) provide that:
 - (1) When considering a requirement and any submissions received, a territorial authority must, subject to Part II, consider the effects on the environment of allowing the requirement, having particular regard to -*
 - (a) any relevant provisions of -*
 - (i) a national policy statement;*
 - (ii) a New Zealand coastal policy statement;*
 - (iii) a regional policy statement or proposed regional policy statement;*
 - (iv) a plan or proposed plan; and*
 - (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if -*
 - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or*

(ii) it is likely that the work will have a significant adverse effect on the environment; and

(c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and

(d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

17. The Panel's recommendations and decisions for each requiring authority have been made, taking into account all of the information provided to the Panel, including the NoR documentation, submissions, written briefs of evidence and evidence presented at the hearing.
18. In this situation, as we are addressing requiring authorities other than Waimakariri District Council the process we have followed is set out in s171, and we have made a recommendation to the Council in respect of all requiring authority designations under s171
19. We confirm that we have considered, subject to Part 2, all of the matters set out in section 171(2) when making our recommendations. We have also made our recommendations with the overall consideration of meeting the single sustainable management purpose of the RMA, as set out in s5.
20. It is important to note that our ability to test and assess the merits and effects of each proposed designation was somewhat constrained, given that the requiring authorities and submitters were not represented at the hearing. We are therefore obliged to rely solely on the papers; namely the NoR documentation, the content of submissions, and the s42A Report (including the RoR). This means that, apart from our questions to the s42A report author, we were not able to test the matters raised by submitters or receive any response to those or the s42A Report from any requiring authority.
21. On the above basis, and in the absence of any other expert evidence to the contrary, we adopt Mr Sheerin's assessments against the statutory considerations for each proposed/rolled over designation and ultimately accept his recommendations.
22. Furthermore, and regarding rollover of designations, the Panel has adopted the approach from Mr Sheerin in the s42A Report; namely that where designations which have been rolled over from the ODP without modification and where there have been no submissions, these are confirmed as set out in Appendix 1.
23. We do not consider that there are any other matters under s171 that are relevant to our determination.

3. Summary of the notices of requirement, themes and our evaluation and recommendations

24. We record here that we adopt and accept all of the s42A report author's recommendations in respect to the rollover of and modification of existing designations and new notices of requirement, for the reasons given in the s42A report. This includes the recommended amendments to the designations and requirements to address matters raised in submissions that are set out in Appendix A of his report.

4. Conclusion

25. For the reasons summarised above, we recommend the rolled-over and modified designations and new NoRs for designations for requiring authorities other than the WDC be confirmed, subject to our recommended amendments, as shown in Appendix 2.

Appendix 1: Submitter attendance and tabled evidence for Other Designations - Hearing Stream 11A

Attendee	Speaker	Submitter No.
Council reporting officer	• Neil Sheerin	N/A
Tabled Evidence		
KiwiRail Holdings Ltd	• Michelle Grinlinton-Handcock	373, FS99
MainPower NZ Ltd	• Melanie Foote	249
Transpower NZ Ltd	• Rebecca Eng	195, FS92

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

CNZ - Chorus New Zealand

Cust Exchange	
Designation unique identifier	CNZ-1
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	1684A Cust Road, Cust Pt Rural Section 5987 (142m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D003.
Kaiapoi Exchange	
Designation unique identifier	CNZ-2
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	64A Charles Street, Kaiapoi Lot 2 DP 54021 (1,097m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D004.
Loburn Exchange	
Designation unique identifier	CNZ-3
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	211 Loburn Whiterock Road, Lobur Pt Lot 1 DP 22376 (278m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D005.

Ohoka Exchange	
Designation unique identifier	CNZ-4
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	2 Bradleys Road, Ohoka Pt Reserve 1302 (397m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D006.
Oxford Exchange	
Designation unique identifier	CNZ-5
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	35B Main Road, Oxford Section 2 SO 17949 (1,020m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D007.
Rangiora Exchange	
Designation unique identifier	CNZ-6
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	190 King Street, Rangiora Lot 1 DP 23820 (885m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D008.
Woodend Exchange	
Designation unique identifier	CNZ-7

Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	85 Main North Road, Woodend Section 1 SO 10351 and Section 2 SO 10351 (354m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D010.

HDC - Hurunui District Council

Cones Road Pumphouse	
Designation unique identifier	HDC-1
Designation purpose	Water supply purposes
Site identifier	Pt RS 1293 Blk VI Rangiora SD SO 19653
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D025.
Ashley Main Intake	
Designation unique identifier	HDC-2
Designation purpose	Water supply purposes
Site identifier	Lower Sefton Road Road Reserve adjoining Pt RS 9289 on SO 16200 (1,192m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D014.
Doyles Road Trig Reservoir	
Designation unique identifier	HDC-3
Designation purpose	Water supply purposes
Site identifier	Pt Lot 2 DP 50282
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D018.
Forestry Pump / Reservoir	
Designation unique identifier	HDC-4
Designation purpose	Water supply purposes

Site identifier	Clarks (Forestry) Road Lot 1 DP 29648
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D016.
Journeys End Reservoir	
Designation unique identifier	HDC-5
Designation purpose	Water supply purposes
Site identifier	Loburn Kowhai Road Lot 3 DP 49397
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D022.
Loburn Domain Pumphouse	
Designation unique identifier	HDC-6
Designation purpose	Water supply purposes
Site identifier	Loburn Whiterock Road Pt Res 3442 and Res 5264 Blk II Rangiora SD SO 11254 Gaz 1985-1405
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D024.
Mission Downs Reservoir	
Designation unique identifier	HDC-7
Designation purpose	Water supply purposes
Site identifier	Loburn Terrace Road Lot 3 DP 339461 Blk XIV Grey SD
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D019.
Prattleys Pump / Reservoir	
Designation unique identifier	HDC-8
Designation purpose	Water supply purposes
Site identifier	Lot 1 DP 29278 and Pt RS 29446, Blk II Rangiora SD and Road Reserve (859m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D017.
Smarts Road Pump	
Designation unique identifier	HDC-9
Designation purpose	Water supply purposes
Site identifier	Feathers and Loburn Terrace Roads (Road Reserve)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D021.
Stewarts Reservoir	
Designation unique identifier	HDC-10
Designation purpose	Water supply purposes
Site identifier	Corner Cones and Forestry Roads Lot 1 DP 78415
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D023.

HDC - Hurunui District Council

Chapel Road Pumphouse	
Designation unique identifier	HDC-11
Designation purpose	Water supply purposes
Site identifier	510 Loburn Whiterock Road, Loburn Easement Area marked A on DP 471115 over Lot 1 DP 10448 (55m ²)
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	New designation HDC-11 Notice of Requirement HDC-11 Appendix 1 HDC-11 Appendix 2

KRH - KiwiRail Holdings Ltd

KiwiRail Holdings Ltd	
Designation unique identifier	KRH-1
Designation purpose	Railway purposes
Site identifier	Tram Road to Williams Street, Kaiapoi
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D059.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-2
Designation purpose	Railway purposes
Site identifier	Kaikainui Stream to Stone Street, Kaiapoi
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D060.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-3
Designation purpose	Railway purposes
Site identifier	Stone Street to Williams Street, Kaiapoi
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D061.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-4
Designation purpose	Railway purposes
Site identifier	Williams Street to Akaroa Street, Kaiapoi
Lapse date	Has been given effect to

Designation hierarchy under section 177 of the Resource Management Act	Primary/secondary/varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D062.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-5
Designation purpose	Railway purposes
Site identifier	Akaroa Street to Wesley Street, Kaiapoi
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D063.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-6
Designation purpose	Railway purposes
Site identifier	Wesley Street to Mill Road, Kaiapoi
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D064.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-7
Designation purpose	Railway purposes
Site identifier	Mill Road to Lineside Road, Flaxton
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D065.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-8
Designation purpose	Railway purposes

Site identifier	Lineside Road, Southbrook
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D066.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-9
Designation purpose	Railway purposes
Site identifier	Lineside Road, Southbrook
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D067.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-10
Designation purpose	Railway purposes
Site identifier	Lineside Road to Marsh Road, Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D068.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-11
Designation purpose	Railway purposes
Site identifier	Marsh Road to South Belt, Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D069.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-12
Designation purpose	Railway purposes
Site identifier	South Belt to High Street, Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D070.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-13
Designation purpose	Railway purposes
Site identifier	High Street to Duke Street, Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D071.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-14
Designation purpose	Railway purposes
Site identifier	Duke Street to Coldstream Road, Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary/secondary/varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D072.

KiwiRail Holdings Ltd

Designation unique identifier	KRH-15
Designation purpose	Railway purposes
Site identifier	Coldstream Road to High Street, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D073.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-16
Designation purpose	Railway purposes
Site identifier	High Street to Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D074.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-17
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D075.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-18
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D076.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-19
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to

Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D077.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-20
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D078.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-21
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D079.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-22
Designation purpose	Railway purposes
Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D080.
KiwiRail Holdings Ltd	
Designation unique identifier	KRH-23
Designation purpose	Railway purposes

Site identifier	Upper Sefton Road, Ashley
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D081.

Related Planning Map Amendments

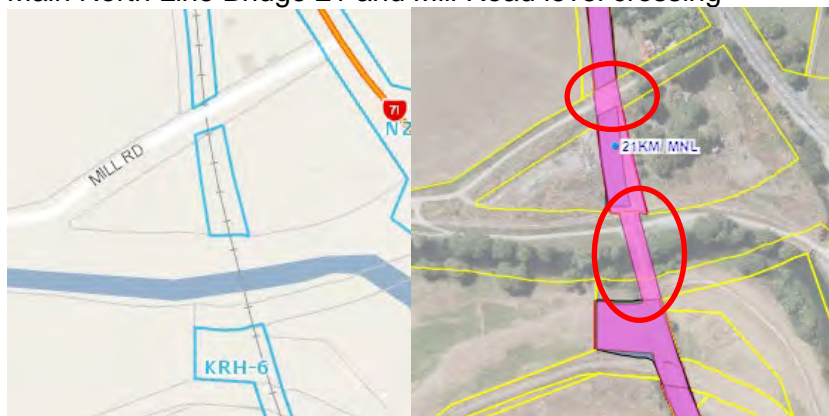
KiwiRail Holdings Ltd (KRH) designations KRH-1 to KRH-23

Amend KiwiRail designations on Proposed Plan map (below, left, shown as blue outline) to be as shown in map extracts in pink overlay (below, right), subject areas shown in red circle (blue underlay is the existing designation).¹

Main North Line Bridge 19



Main North Line Bridge 21 and Mill Road level crossing

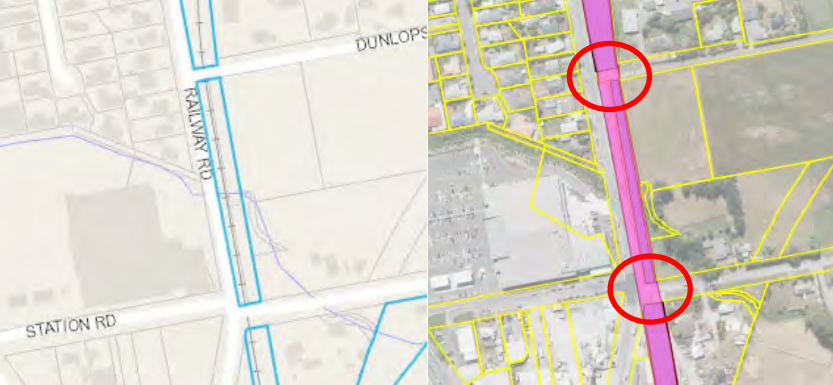


¹ KiwiRail Holdings Ltd [373.98]

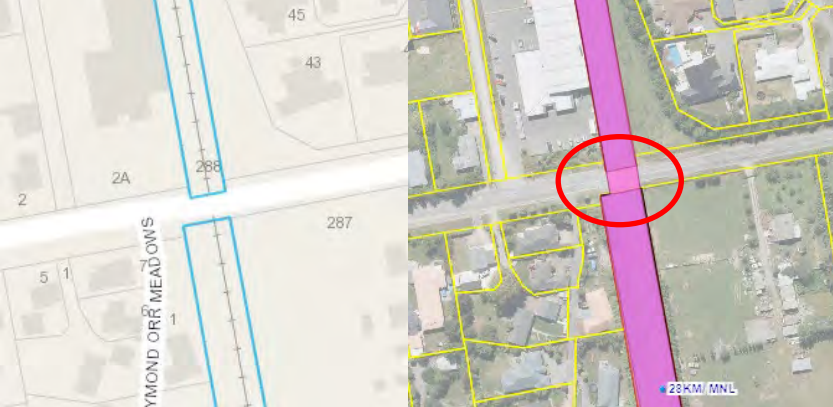
Bramleys Road level crossing



Marsh Road and Dunlops Road level crossings



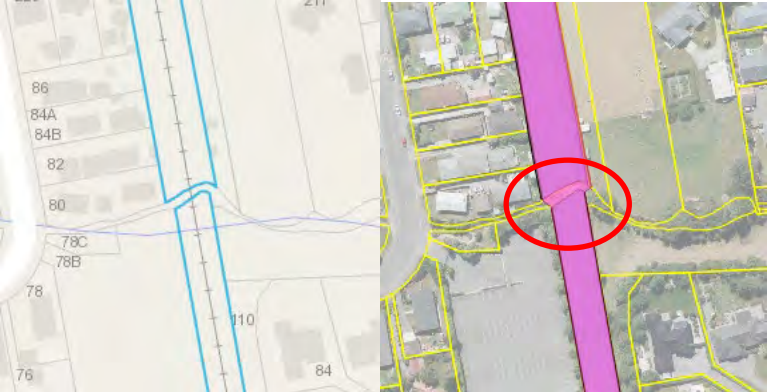
Boys Road level crossing



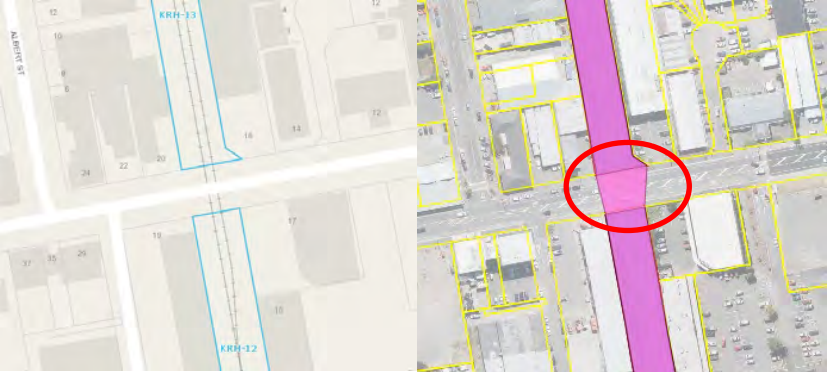
Northbrook Road level crossing



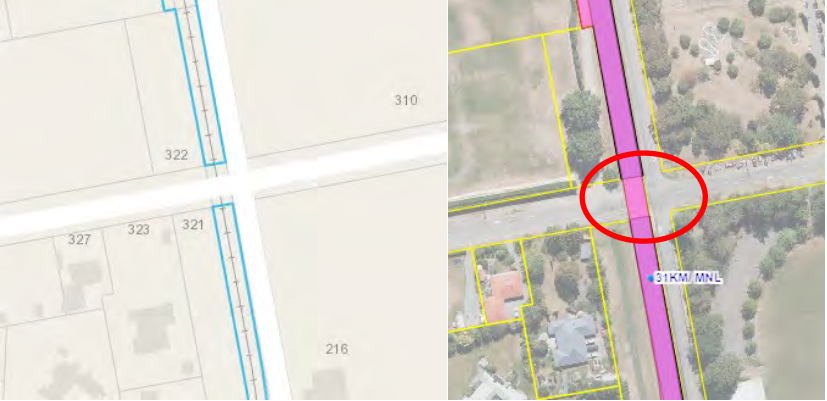
Main North Line Bridge 29



High Street level crossing



Coldstream Road level crossing



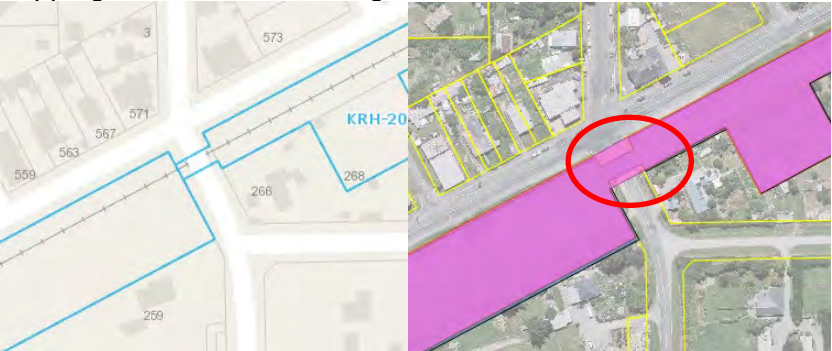
High Street level crossing



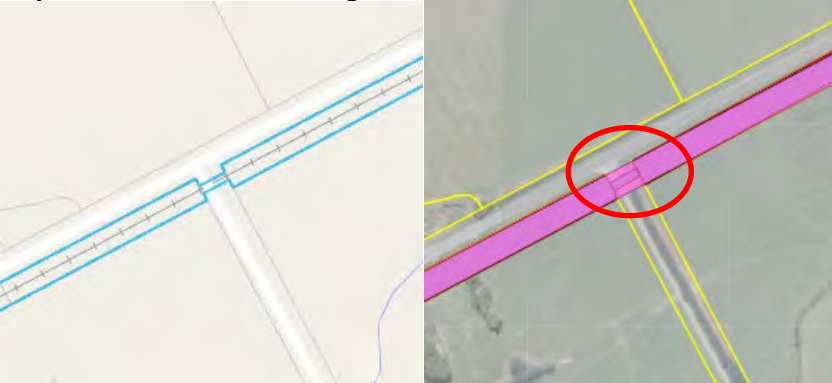
Beatties Road level crossing and alignment



Toppings Road level crossing



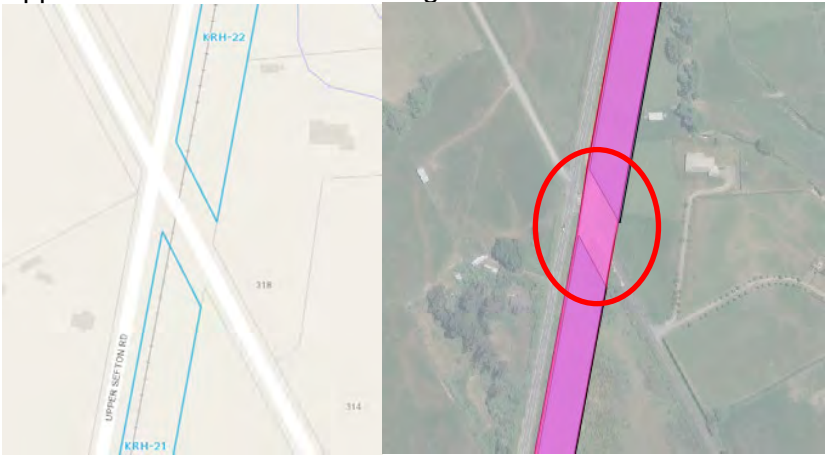
Boyces Road level crossing



Harleston Road level crossing



Upper Sefton Road level crossing



Rangiora Leithfield Road level crossing



MCOR - Minister of Corrections

CCS Ivory Street, Rangiora	
Designation unique identifier	MCOR-1
Designation purpose	Community corrections activity
Site identifier	81 Ivory Street, Rangiora Pt Lot 9 DP 7019 Title: CB430/29 Parcel ID: 3557080
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D002. MCOR-1 Designation Information

MEDU - Minister of Education

Kaiapoi High School	
Designation unique identifier	MEDU-1
Designation purpose	Education purposes
Site identifier	99 Ohoka Rd and 26 Robert Coup Rd, Kaiapoi Pt Lots 1-8 DP 22775 and Pt Lot 1 DP 20717 Gaz 63-1314
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D026. MEDU-1 to MEDU-23
Rangiora High School	
Designation unique identifier	MEDU-2
Designation purpose	Education purposes
Site identifier	125 East Belt, Rangiora Pt Lot 1 and Lots 2 and 3 DP 20078 Pt RS 511 Blk VI Rangiora SD Pt Lots 1 and 2 DP 14817 SO 1665
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D027. MEDU-1 to MEDU-23
Cust School	
Designation unique identifier	MEDU-3
Designation purpose	Education purposes
Site identifier	Earlys Rd, Cust Pt RS 3669
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D028.

	MEDU-1 to MEDU-23
Fernside School	
Designation unique identifier	MEDU-4
Designation purpose	Education purposes
Site identifier	O'Roarkes Rd, Fernside Lot 2 DP 374483
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D029. MEDU-1 to MEDU-23
Kaiapoi North School	
Designation unique identifier	MEDU-5
Designation purpose	Education purposes
Site identifier	278 Williams St, Kaiapoi Pt Lot 3 DP 17065
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D030. MEDU-1 to MEDU-23
Loburn School	
Designation unique identifier	MEDU-6
Designation purpose	Education purposes
Site identifier	73 Hodgsons Rd, Loburn Pt RS 4088 Pt Lot 2 DP 3861 Lot 1 DP 16405
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D031. MEDU-1 to MEDU-23
North Loburn School	

Designation unique identifier	MEDU-7
Designation purpose	Education purposes
Site identifier	813 Loburn Whiterock Rd, Loburn North Pt RS 7738 Section 1 SO 403188
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D032. MEDU-1 to MEDU-23
Rangiora Borough School	
Designation unique identifier	MEDU-8
Designation purpose	Education purposes
Site identifier	King St, Rangiora Pt Lot 1 DP 26526
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D033. MEDU-1 to MEDU-23
Sefton School	
Designation unique identifier	MEDU-9
Designation purpose	Education purposes
Site identifier	603 Upper Sefton Rd, Sefton Lot 1 DP 340542
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D034. MEDU-1 to MEDU-23
Tuahiwi School	
Designation unique identifier	MEDU-10
Designation purpose	Education purposes

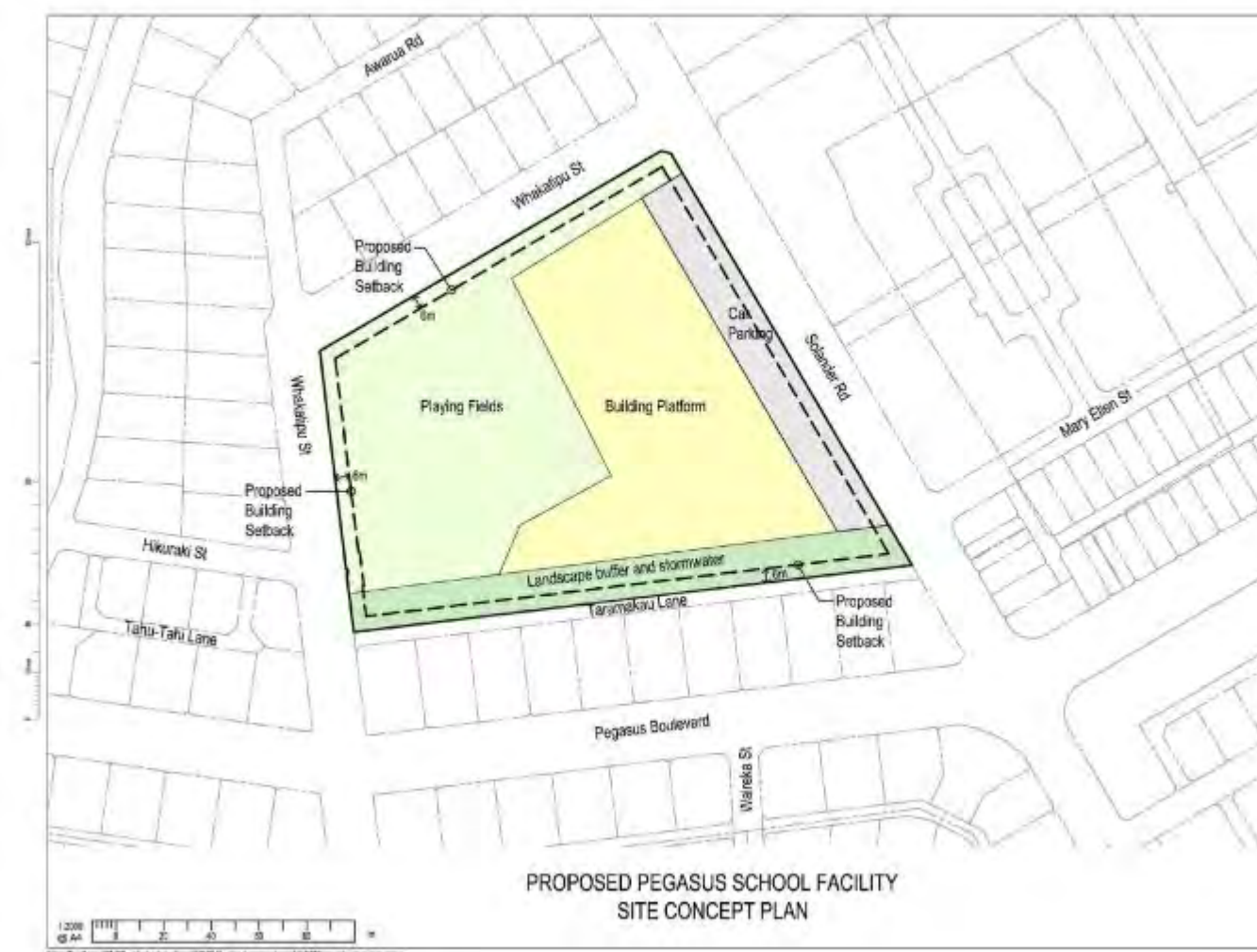
Site identifier	206 Tuahiwi Rd, Tuahiwi Kaiapoi Maori Reserve 873 91A Block
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D035. MEDU-1 to MEDU-23
Ashgrove School	
Designation unique identifier	MEDU-11
Designation purpose	Education purposes
Site identifier	48 Seddon St, Rangiora Pt RS 1080
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D037. MEDU-1 to MEDU-23
Ashley School	
Designation unique identifier	MEDU-12
Designation purpose	Education purposes
Site identifier	Boundary Rd, Ashley Pt RS 2859
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D038. MEDU-1 to MEDU-23
Kaiapoi Borough School	
Designation unique identifier	MEDU-13
Designation purpose	Education purposes
Site identifier	20 Hilton St, Kaiapoi Lots 10-12 DP 12124 Pt RS 321
Lapse date	Has been given effect to

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D039. MEDU-1 to MEDU-23
Southbrook School	
Designation unique identifier	MEDU-14
Designation purpose	Education purposes
Site identifier	26 Marshall St, Rangiora Lots 1 and 2 DP 23301 Pt RS 370
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D040. MEDU-1 to MEDU-23
Clarkville School	
Designation unique identifier	MEDU-15
Designation purpose	Education purposes
Site identifier	10 Heywards Rd, Clarkville Pt RS 816
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D041. MEDU-1 to MEDU-23
Ohoka School	
Designation unique identifier	MEDU-16
Designation purpose	Education purposes
Site identifier	Jacksons Rd, Ohoka Section 1 and 2 SO 408438
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D042. MEDU-1 to MEDU-23
Oxford Area School	
Designation unique identifier	MEDU-17
Designation purpose	Education purposes
Site identifier	52 Bay Road, Oxford Lot 1 DP 8443 Pt RS 1839
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D043. MEDU-1 to MEDU-23
Swannanoa School	
Designation unique identifier	MEDU-18
Designation purpose	Education purposes
Site identifier	1305 Tram Road, Swannanoa Pt Res 1295
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D044. MEDU-1 to MEDU-23
View Hill School	
Designation unique identifier	MEDU-19
Designation purpose	Education purposes
Site identifier	496 Island Rd, Oxford Lot 1 DP 17003 Pt RS 9220
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D045. MEDU-1 to MEDU-23

West Eyreton School	
Designation unique identifier	MEDU-20
Designation purpose	Education purposes
Site identifier	1651 North Eyre Rd, West Eyreton Pt RS 10081 Lot 1 DP 6771
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D046. MEDU-1 to MEDU-23
Woodend School	
Designation unique identifier	MEDU-21
Designation purpose	Education purposes
Site identifier	Main North Road, Woodend Lot 2 DP 317157 Res 3904 RS 40863
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D047. MEDU-1 to MEDU-23
Pegasus Bay School	
Designation unique identifier	MEDU-22
Designation purpose	Education purposes
Site identifier	5 Solander Rd, Pegasus Lot 99 399553
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D047A. MEDU-1 to MEDU-23
MEDU-22 Pegasus Bay School designation conditions	
1. Site concept plan:	

- a. The site shall be developed in general accordance with the Site Concept Plan (see below).
2. Building / structure height:
 - a. The height of any buildings and structures shall be limited to a maximum of 9m with the following exceptions:
 - i. Any decorative feature, steeple, finial, chimney, spire, lightning rod or ventilation shaft that does not have a horizontal dimension exceeding 3m at any point above 9m in height;
 - ii. Lift and stair shafts, roof water tanks, solar heating devices;
 - iii. Antennas which do not project more than 2m above the highest point of the rest of the structure.
3. Vehicular Access:
 - a. All vehicular access shall be limited to Solander Road.
4. Location of Buildings:
 - a. All buildings shall generally be established within the 'Building Platform' area as denoted on the Site Concept Plan.
5. Building Setback:
 - a. No building shall be sited closer than 6m to any road or site boundary.
6. Site Landscaping:
 - a. Solander Road Onsite Car Park:
 - i. Trees shall be planted within or immediately adjacent to the Solander Road on site car park;
 - b. Taramakau Lane Landscape Buffer:
 - i. The planting to be established on the 'Landscape buffer and stormwater' area as denoted on the Site Concept Plan shall be retained and maintained on an on-going basis. Any diseased, damaged or dead plants shall be replaced with similar specimens either immediately or within the next planting season as appropriate;
 - c. Outline Plan Requirements:
 - i. The details of the landscaping to be included in the Solander Road car park and in the Taramakau Lane landscape buffer shall be included in the first Outline Plan submitted to the Waimakariri District Council.
7. Noise:
 - a. An Acoustic Assessment of the design and layout of each education facility to be provided on the site shall be included with Outline Plan/s submitted to the Waimakariri District Council. It is anticipated that Acoustic Assessments will only be required for the establishment of the initial buildings and structures associated with the preschool and primary school facilities;
 - b. The Assessment shall include implementation measures, where required, designed to ensure that any adverse noise effects on adjoining or nearby residential properties will be no more than minor;
 - c. The scale and extent of the Assessment shall be commensurate with the scale and extent of the works subject to the Outline Plan.
8. Parking:
 - a. Prior to the commencement of works on the site, plans for the proposed access, parking, drop off and collection areas shall be provided to Waimakariri District Council as part of the Outline Plan process;
 - b. Onsite parking provision shall be maximised, and shall generally be in accordance with the staged programme outlined in Sections 2 and 4(vii) of the Notice of Requirement;
 - c. On site cycle parking shall be provided and maintained to satisfy demand.



Te Matauru School	
Designation unique identifier	MEDU-23
Designation purpose	Education purposes
Site identifier	53-59 Pentecost Rd, Rangiora Lot 1 DP 531315
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D092. MEDU-1 to MEDU-23
Rangiora New Life School	
Designation unique identifier	MEDU-24
Designation purpose	Education purposes
Site identifier	2 Denches Rd, Rangiora

	Lot 1 DP 301664 Lot 3 DP 301333 Certificate of Title CB32F/200 Total area: 4.7653ha
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	MEDU-24 New designation
St Joseph's School	
Designation unique identifier	MEDU-25
Designation purpose	Education purposes
Site identifier	35 Victoria St, Rangiora Pt Lot 1 DP 45094 (Certificate of Title CB23F/1020) Pt Lot 2 DP 45094 (Certificate of Title CB23F/1021) Pt Lot 1 DP 48843 (Certificate of Title CB27F/923) Pt Lot 2 DP 48843 (Certificate of Title CB27F/924) Lot 3 DP 48843 (Certificate of Title CB27F/958) Total area: 9,700m ²
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	MEDU-25 New designation
St Patrick's School	
Designation unique identifier	MEDU-26
Designation purpose	Education purposes
Site identifier	61 Fuller St, Kaiapoi Part of ¹ Pt Lot 12 ² DP 1443 (Certificate of Title CB476/183) Part of ³ Pt Lot 2 DP 1443 (Certificate of Title CB185/53) Part of Pt Lot 2 DP 1443 (Certificate of Title CB192/245) Pt Lot 2 DP 1443 (Certificate of Title CB318/236) ⁴ Pt Lot 2 DP 44696 (Certificate of Title CB23B/711) Pt Lot 1 DP 4938 (Certificate of Title CB311/215) Pt Lot 1 DP 73029 (Certificate of Title CB42B/213)

¹ Minister of Education [277.83].² Minister of Education [277.83].³ Minister of Education [277.83].⁴ Minister of Education [277.83].

	Total area: 1.033ha
Lapse date	5 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	MEDU-26 New designation

Related Definition Amendments

Minister of Education designations MEDU-1 to MEDU-23 and requirements MEDU-24 to MEDU-26

Amend the purpose of the Minister of Education (MEDU) designations and requirements as follows:

EDUCATION PURPOSES	<p>in the designated purpose of the Minister of Education designations, means to:</p> <ul style="list-style-type: none"> a. enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled in the institution located on the site. b. enable the provision of supervised care and study opportunities for students outside school hours in school facilities. c. enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities. d. include but not be limited to the provision of academic, sporting, social and cultural education including through: <ul style="list-style-type: none"> i. formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours; ii. formal and informal cultural activities and competitions whether carried out during or outside school hours; iii. the provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs. e. enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours. f. enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays). g. enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families. <p>(Minister of Education Designations Definition)</p> <p><u>“Education Purposes” for the purposes of these designations shall, in the absence of specific conditions to the contrary:</u></p> <ul style="list-style-type: none"> i. <u>Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (i.e.: years 0 to 13) and early childhood children regardless of whether they are enrolled at any institution located on that designated site.</u> ii. <u>Enable the provision of supervised care and study opportunities for students outside school hours in school facilities</u>
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	<ul style="list-style-type: none">iii. <u>Enable the provision of community education (e.g.: night classes for adults) outside school hours in school facilities</u>iv. <u>Include but not be limited to the provision of academic, sporting, social and cultural education including through:</u><ul style="list-style-type: none">• <u>Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;</u>• <u>Formal and informal cultural activities and competitions whether carried out during or outside school hours;</u>• <u>The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs; and</u>v. <u>Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</u>vi. <u>Enable the provision of associated administrative services: carparking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).</u>vii. <u>Enable the housing on site for staff members whose responsibilities require them to live on site (e.g.: school caretaker) and their families.</u>⁵
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⁵ Minister of Education [277.1].

MPNZ - Mainpower New Zealand

Bennetts Substation	
Designation unique identifier	MPNZ-1
Designation purpose	Electricity substation
Site identifier	3004 Tram Road, Oxford Lot 1 DP 83469
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D094. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
MPNZ-1 Bennetts Substation designation conditions <u>Noise</u> <ol style="list-style-type: none"> Activities carried out under the designation shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwelling house in the Rural Zone: <ol style="list-style-type: none"> Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 55dBA L10 Other times: 45dBA L10 Daily 10pm to 7am the following day: 75dBA Lmax 	
Cust Zone Substation	
Designation unique identifier	MPNZ-3
Designation purpose	Electricity substation
Site identifier	1546 Cust Road, Cust RS 39157 Blk VII Mairaki SD (1,022m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D049 Map 87. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
Kaiapoi Zone Substation	
Designation unique identifier	MPNZ-5
Designation purpose	Electricity substation

Site identifier	289A Island Road, Kaiapoi Pt Lot 1 DP58168 (302m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary (Primary: TPR-2 Transpower NZ Ltd)
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D053 Map 104. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
Office, storage, maintenance depot, workshop and ancillary activities	
Designation unique identifier	MPNZ-6
Designation purpose	Office, storage, maintenance depot, workshop and ancillary activities
Site identifier	172 Fernside Road, Southbrook, Rangiora Lot 4 DP 452593
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D053C Map 119. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
Oxford Zone Substation	
Designation unique identifier	MPNZ-7
Designation purpose	Electricity substation
Site identifier	56 Burnett Street, Oxford Lot 2 DP 41153 (1,609m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D048 Map 96/97. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
Percival Substation	

Designation unique identifier	MPNZ-8
Designation purpose	Electricity substation
Site identifier	131B Percival Street Lot 5 DP 12852
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D096. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications

MPNZ-8 Percival Substation designation conditions**Noise**

1. Activities carried out under the designation shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwelling house in the Rural Zone:
 - a. Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 55dBA L10
 - b. Other times: 45dBA L10
 - c. Daily 10pm to 7am the following day 75dBA Lmax

MPNZ - Mainpower New Zealand

Burnt Hill Substation	
Designation unique identifier	MPNZ-2
Designation purpose	Electricity substation
Site identifier	474 Domain Road Lot 1 DP 460167 (0.8ha)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D053B Map 40. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
MPNZ-2 Burnt Hill Substation designation conditions <ol style="list-style-type: none"> 1. The structure coverage excluding overhead lines and their support structures, of the net area of the site shall not exceed 10%. 2. All buildings, apart from the site fencing, shall be set back a minimum of 10m from all road boundaries and internal site boundaries. 3. The maximum floor space of any building shall be 200m². 4. The maximum continual length for an individual building shall be 30m. 5. Buildings shall not exceed 6m in height, with the exception of: <ol style="list-style-type: none"> a. Overhead lines, antennas, floodlights and their support structures. b. Lightning towers. 6. Activities carried out under the designation shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwelling house in the Rural Zone: <ol style="list-style-type: none"> a. Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 55dBA L10. b. Other times: 45dBA L10. c. Daily 10pm to 7am the following day: 75dBA Lmax. 	
Kaiapoi Substation	
Designation unique identifier	MPNZ-4
Designation purpose	Electricity substation
Site identifier	129 Raven Quay/176 Williams Street, Kaiapoi Pt RS 297
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below

Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D095. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
MPNZ-4 Kaiapoi Substation designation conditions	
<u>Noise</u>	
1. Activities carried out under the designation shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwelling house in the Rural Zone: <ol style="list-style-type: none"> Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 55dBA L10 Other times: 45dBA L10 Daily 10pm to 7am the following day: 75dBA Lmax 	
Rangiora North Zone Substation	
Designation unique identifier	MPNZ-9
Designation purpose	Electricity substation
Site identifier	140 River Road, Rangiora Pt Lot 27 Ashley Reserve Blk VI Rangiora SD (503m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D050 Map 110. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications
Southbrook Zone Substation	
Designation unique identifier	MPNZ-10
Designation purpose	Electricity substation
Site identifier	373 Flaxton Road, Southbrook, Rangiora Pt Lot 1 DP 4267 Blk X Rangiora SD (2,291m ²) (leased area)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary (Primary: TPR-3 Transpower NZ Ltd)
Conditions	No
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D051 Map 118. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications

Swannanoa Zone Substation	
Designation unique identifier	MPNZ-11
Designation purpose	Electricity substation
Site identifier	959 Two Chain Road Pt Lot 1 DP 368220 (0.6200ha)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D053A Map 56/90. MPNZ-1 to MPNZ-11 Notice MPNZ-1 to MPNZ-11 Table of Modifications

MPNZ-11 Swannanoa Zone Substation designation conditions

Notwithstanding any definition in the District Plan, for the purposes of this designation the following definition will apply:

Building shall mean a fixed structure forming an enclosure and providing protection from the elements.

For the purposes of condition 2 below:

The area of a "structure" shall be measured as the total ground area covered by a building or structure, but shall not include landscaped areas, open sealed or unsealed outdoor areas, car parking areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.

For the purpose of conditions 3 and 4 below:

Floorspace of buildings shall be measured to the inside of the exterior walls of a building.

The floorspace of a structure shall be measured as the total ground area covered by a structure, but shall not include landscaped areas, open sealed or unsealed outdoor areas, car parking areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.

Buildings or structures connected by underground or overhead lines shall be deemed to be separate buildings or structures.

1. Measurements:

a. The following measurements shall not be exceeded at the boundary of the site:

- i. A magnetic field measurement of 100 micro tesla.
- ii. An electric field measurement of 5000 v/m.
- iii. All transformer noise shall not exceed a measured level of 40dBA L10. All measurements shall be undertaken in accordance with NZS 6801:1991 "Measurement of Sound".

b. Measurements of magnetic and electrical fields shall be taken:

- i. Using appropriately calibrated equipment, and
- ii. One metre above ground level, and
- iii. At a point on each boundary of the substation site.
- iv. The electrical load on the substation at the time measurements are taken shall be recorded, as shall the positions of measurement.

c. Measurements of magnetic and electrical fields shall be taken by an appropriately qualified and experienced person from an independent organisation.

d. Measurements shall be taken at the time of commissioning of the substation.

2. Structures, excluding overhead lines and their support structures, shall not cover more than 10% of the site.
3. The maximum floor space of any building shall be 200m².
4. The maximum continual building length shall be 30m.
5. Buildings, excluding lines and their support structures, shall not exceed 6m in height.
6. Buildings, excluding fencing, shall be set back a minimum of 10m from the road and internal site boundaries.
7. Landscaping maintenance:
 - a. Any dead, dying or diseased plants shall be replaced immediately.
 - b. Weed Suppression:
 - i. Weed control shall be frequent enough to prevent weed species flowering and seeding. Weed coverage shall not exceed 2.5% of any 10m² of mulched area. Weed growth shall not exceed 100mm in height or spread.
 - ii. During these inspections the contractor shall carry out weed control in the form of hand weeding and/or herbicide application.
 - iii. Any hand removed weeds shall be removed off site and disposed of at an official refuse location.
 - iv. The contractor shall adhere with NZS 8409 "Code of Practice for the Management of Agrichemicals".
 - v. The Contractor shall ensure that no pollution of any watercourse or water supply occurs during spraying operations and shall be held responsible for any such pollution. The Contractor shall make good any damage caused by pollution, drift or excessive rates of application and shall be held responsible for any claims for compensation arising from their actions or omissions.
 - c. Irrigation:
 - i. The Contractor shall provide sufficient ongoing watering to all trees and planting to maintain plants in a healthy condition.
 - ii. This may require weekly watering during dry periods.
8. That compliance with the above conditions may be verified by inspection by a Council officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. The consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

Related Planning Map Amendments

MPNZ-4 Kaiapoi Substation

Amend the boundaries of the designation for the Kaiapoi Substation shown on the Proposed Plan map (below, left, shown as blue outline) to align with the correct image (below, right, shown as blue shading)¹

¹ Mainpower NZ Ltd [249.22]



MPNZ-9 Rangiora North Zone Substation

Amend the boundaries of the designation for the Rangiora North Zone Substation shown on the Proposed Plan map (below, left, shown as blue outline) to align with the revised plan (below, right, shown as black outline)²



² Mainpower NZ Ltd [249.23]

MPOL - Minister of Police - NZ Police

Oxford Police Station	
Designation unique identifier	MPOL-1
Designation purpose	Police station
Site identifier	27 Main Street, Oxford Pt RS 1954 (1,894m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D011.

MPOL - Minister of Police - NZ Police

Kaiapoi Police Station	
Designation unique identifier	MPOL-2
Designation purpose	Police station
Site identifier	149 Williams Street, Kaiapoi Lot 2 DP 323375 (1,015m²) (742m ²) ¹
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D012.

¹ Minister of Police [45.1].

NZTA - Waka Kotahi / NZ Transport Agency

State Highway 1	
Designation unique identifier	NZTA-1
Designation purpose	To undertake construction, maintenance, operation, use and improvement of the state highway network and associated infrastructure
Site identifier	State Highway 1 from the Hurunui District Council boundary to the north to the Christchurch City Council boundary to the south
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	<p>Rollover of an existing designation, with modification. Legacy reference formerly D054, D055, D056, D057 and D058.</p> <p>NZTA-1 to NZTA-3 Cover Letter</p> <p>NZTA-1 to NZTA-3 Rollover Schedule</p> <p><u>Note:</u></p> <p>State Highway 1 is a Limited Access Road (along its full length), as declared under Section 88 of the Government Roding Powers Act 1989</p>
State Highway 71	
Designation unique identifier	NZTA-2
Designation purpose	To undertake construction, maintenance, operation, use and improvement of the state highway network and associated infrastructure
Site identifier	State Highway 71 from the intersection with State Highway 1 to the south to Lineside Road (adjacent to Lot 1 DP 302077) where Lineside Road becomes a local road entering Rangiora
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	<p>Rollover of an existing designation, with modification. Legacy reference formerly D054.</p> <p>NZTA-1 to NZTA-3 Cover Letter</p> <p>NZTA-1 to NZTA-3 Rollover Schedule</p> <p><u>Note:</u></p> <p>State Highway 71 is a Limited Access Road (along its full length), as declared under Section 88 of the Government Roding Powers Act 1989</p>

Woodend Bypass	
Designation unique identifier	NZTA-3
Designation purpose	To undertake construction, maintenance, operation, use and improvement of the Woodend Bypass and associated infrastructure
Site identifier	The future Woodend Bypass from the State Highway 1 Williams Street/Lees Road intersection in the south to Pegasus Boulevard (Pegasus roundabout) in the north
Lapse date	15 years (2030)
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - see below
Additional information	Rollover of an existing designation, with modification. Legacy reference formerly D058A. NZTA-1 to NZTA-3 Cover Letter NZTA-1 to NZTA-3 Rollover Schedule NZTA-3 Conditions

NZTA-3 Woodend Bypass designation conditions

(Notice of Requirement – Woodend Corridor: Decision of the NZ Transport Agency as Requiring Authority 17 July 2015)

General

1. Except as modified by the conditions below, and subject to final design, the Project shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated November 2013 and supporting documents (as updated by information provided by the Requiring Authority during the Notice of Requirement hearing) being:
 - a. Notice of Requirement Documentation report, dated November 2013, including technical reports in Appendix E to Appendix Q to the Notice of Requirement Documentation report.
 - b. Plan sets:
 - i. Designation Plans (non-aerial version): DE0 Rev A, DE1-DE2 Rev C, DE3-DE15 Rev A, DE16 Rev C, DE17-DE21 Rev A, DE22-DE24 Rev C;
 - ii. Designation Schedule;
 - iii. Scheme Layout Plans: C003, C004, Index Sheet, Sheet Legend, LP0 Rev A, LP1-LP2 Rev C, LP3-LP15 Rev A, LP16 Rev C, LP17-LP20 Rev A;
 - iv. Intersection Plans: C801-C808 Rev B;
 - v. Bridge Plans: C601 Rev C, C610 Rev C, C620 Rev C, C630 Rev C, C640 Rev D, C641 Rev D, C650 Rev D;
 - vi. Cross Sections: C416 Rev E;
 - vii. Longitudinal Sections: C530 Rev E, C531 Rev D, C532 Rev E, C540 Rev B, C541 Rev B, C550 Rev B, C551 Rev B, C552 Rev B, C560 Rev B, C561 Rev B, C570 Rev B, C571 Rev A;
 - viii. Service Plans: LPS1-LPS20 Rev A.

Lapse Date

2. The designation shall lapse if not given effect to within 15 years from the date on which it is included in the District Plan under section 175 of the RMA. The lapse period in this condition

shall not apply to the section of existing State Highway 1 that has (as at the date of this Notice of Requirement) already been occupied by the Requiring Authority as shown on Designation Plans DE22-DE24 Rev C for the properties notated as 73b, 72b, 52b, 53c, 54a, 56a, 57b and 56c.

Advice Note: No lapse period is required for this identified section as it is already occupied by the Requiring Authority and this part of the designation will be given effect to at the date this Notice of Requirement is confirmed and included in the Waimakariri District Plan.

Outline Plan

3. A separate Outline Plan (pursuant to section 176A of the RMA) shall be submitted to the District Council 3 months prior to the Commencement of Works. The Outline Plan shall include details as to:
 - a. The height, shape and bulk of the work
 - b. The layout of the proposed Project alignment
The likely finished contour of the site
 - c. Vehicular access, circulation and provision for parking
 - d. Landscaping proposed
 - e. Waimakariri District Council services assets to be relocated as a result of the Project
 - f. Any other matters to avoid, remedy or mitigate any adverse effects on the environment, such as specific designs of noise barriers, and shall include consideration of the Noise Assessment Report required by condition 93.

Management Plan Certification, Dispute and Review Process – Construction Environmental and Social Management Plan and Urban and Landscape Design Management Plan

4. The Commencement of Works shall not occur until the Requiring Authority has received the District Council's written certification for a Construction Environmental and Social Management Plan (CESMP) and Urban and Landscape Design Management Plan (ULDMP). If changes are requested by the certifier these changes shall be made, in consultation with the Requiring Authority, before the certification is confirmed.
5. Subject to any dispute notified in accordance with condition 6, if written acknowledgement of certification is not provided by the District Council within 20 working days of the Requiring Authority sending the CESMP and the ULDMP for certification, the certification shall be deemed to be confirmed.
6. Dispute:
 - a. In the event of any dispute arising as to any certification matters required by the designation conditions, or as to the implementation of, or monitoring required by the conditions, matters shall be referred in the first instance to the District Council and to the Requiring Authority's Regional Highway Manager to determine a process of resolution.
 - b. If a resolution cannot be agreed within 1 month of lodging the particular management plan, the matter may be referred to an independent appropriately qualified expert, acceptable to both parties, setting out the details of the matter to be referred for determination and the reasons the parties do not agree.
 - c. The qualified expert shall be appointed within 10 working days of the Requiring Authority or the District Council giving notice of their intention to seek expert determination. The expert shall, as soon as possible, issue a decision on the matter.
 - d. The decision of the qualified expert is binding on the Requiring Authority and shall be implemented by the Requiring Authority.
7. Following initial certification, the Requiring Authority may request amendments to the CESMP and the ULDMP by submitting the amendments in writing to the District Council for certification in accordance with condition 5 and 6. Any changes to management plans shall remain consistent with the overall intent of the relevant management plan, and no changes shall take effect until certified by the District Council.

Construction Environmental and Social Management Plan

8. At least one month prior to the Commencement of Works, the Requiring Authority shall submit a Construction Environmental and Social Management Plan (CESMP) to the District Council for certification. The CESMP shall include:
- The provision to be made for property access during construction, including temporary access where necessary.
 - A protocol for addressing any complaints or issues that require a change to the CESMP arising during construction, including the contact names and telephone numbers for the appropriate representative from the Requiring Authority, including 24 hour emergency contact details.
 - A requirement that machinery shall be thoroughly cleaned to remove soil and vegetation before entry to the construction site. A weed monitoring and management programme shall be developed and implemented to ensure any weed species growing within the completed construction areas or replanted areas are removed. The programmes shall be implemented for a minimum of 12 months from completion of construction or replanting, whichever is the latter.
 - Lighting utilised during construction of the Project shall be minimised, downward facing and designed so that spill onto neighbouring lots does not occur.
 - The CESMP shall provide that the hours of construction activities shall be limited to 7am to 7pm Monday to Saturday. No construction activities, other than dust suppression activities carried out by the Requiring Authority or its contractors, shall occur on Sundays or public holidays.
 - The CESMP shall contain a protocol for consultation with the Council and for providing information to the local community prior to and throughout the construction phase.
 - Chapters containing the following specific plans:
 - Traffic Management Plan (TMP)
 - Construction Air Quality Management Plan (CAQMP)
 - Construction Noise and Vibration Management Plan (CNVMP)
 - Spill Response Plan (SRP)
 - Erosion and Sediment Control Plan (ESCMP)
 - Archaeological and Cultural Sites Management Plan (ACSMP)
 - Heritage Management Plan (HMP)

Advice Note: The management plans listed above are more appropriate to be completed following the detailed design process. Specific requirements for each Management Plan are set out in the conditions below.

Traffic Management Plan

9. The Traffic Management Plan (TMP) shall be provided with and shall form a part of the CESMP. The TMP shall identify the methods for managing traffic during the construction period, including, but not limited to:
- The standards set out in the Code of Practice for Temporary Traffic Management.
 - Planning and management of the construction work so public roads remain open or a detour is provided during construction and so that pedestrian and cyclist access and safety is maintained.
 - A location plan showing the proposed works, site access points, site yard, and any other point on the local roading network to be regularly accessed during the works.
 - A schedule of various work stages and anticipated traffic generation.
 - A schedule of roads to be used for haul roads for supply of materials, as well as haul roads used between various stages/locations of the work site.

Construction Air Quality Management Plan

10. A Construction Air Quality Management Plan (CAQMP) shall be prepared to ensure that properties are not adversely affected by construction dust. The CAQMP shall contain information on dust mitigation measures, and monitoring and management requirements. The CAQMP shall be provided with and shall form a part of the CESMP. Specific mitigation measures shall be developed as part of the CAQMP and shall be consistent with the

construction method. The CAQMP shall identify the mitigation measures to mitigate dust effects, including, but not limited to:

- a. Methods to control and limit dust nuisance from construction yards, haul roads, stock-piles and the general construction site, including:
 - i. Developing location-specific speed limits on haul roads, if necessary;
 - ii. Temporary screening of the construction site;
 - iii. Watercarts should be available to control construction dust by spraying water where practicable and appropriate;
 - iv. Wheel washes should be installed no more than 5 metres from public roads to prevent the transport of dusty material off site on vehicle tyres;
 - v. Criteria for the consideration of ceasing work during adverse weather conditions and dust attenuation methods to be utilised when wind is of a magnitude to potentially create a dust nuisance.
- b. Measures to address identified and verified adverse dust effects of the Project on sensitive receptors, including options such as cleaning of houses, other buildings and infrastructure.
- c. Having a community liaison person who is available to deal with any concerns or complaints and contact numbers for key construction staff, staff responsible for dust suppression and cleaning, and District Council officers;
- d. Having a comprehensive complaints registry procedure that is communicated to potentially affected parties;
- e. Regular maintenance of the construction vehicles; and
- f. Carrying out visual construction dust monitoring if necessary.

Construction Noise and Vibration Management Plan

11. The Requiring Authority shall implement a Construction Noise and Vibration Management Plan (CNVMP) throughout the entire construction period of the Project. The CNVMP shall be provided with and form part of the CESMP for certification that it addresses Conditions 11 to 14 prior to the Commencement of Works.

The CNVMP shall describe the measures adopted to meet:

- a. the noise criteria set out in Condition 13 below, where practicable. Where it is not practicable to achieve those criteria, alternative strategies should be described to address the effects of noise on neighbours, e.g. by arranging alternative temporary accommodation; and
- b. the Category A vibration criteria set out in Condition 14 below, where practicable. Where it is not practicable to achieve those criteria, an independent, experienced and suitably qualified expert shall be engaged to assess and manage construction vibration during the activities that exceed the Category A criteria. If predicted construction vibration exceeds the Category B criteria then construction activity should, where practicable, only proceed if approved by the District Council officer and if there is appropriate monitoring of vibration levels and effects on buildings at risk of exceeding the Category B criteria, by independent, experienced and suitably qualified experts.

The CNVMP shall, as a minimum, address the following:

- i. Description of the works, anticipated equipment/processes and their scheduled durations.
- ii. Hours of operation, including times and days when construction activities causing noise and/or vibration would occur.
- iii. The construction noise and vibration criteria for the Project.
- iv. Identification of affected houses and other sensitive locations where noise and vibration criteria apply.
- v. Requirement for building condition surveys at locations close to activities generating significant vibration, prior to and after completion of the works (including all buildings predicted to exceed the Category A vibration criteria in Condition 14).
- vi. Mitigation options, including alternative strategies where full compliance with the relevant noise and/or vibration criteria cannot be achieved.
- vii. Details of which operational road-traffic noise mitigation options as required by Condition 12 below will be implemented early enough to also mitigate construction noise.
- viii. Management schedules containing site specific information.

- ix. Methods and frequency for monitoring and reporting on construction noise and vibration.
 - x. Procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling noise and vibration complaints.
 - xi. Construction equipment operator training procedures and expected construction site behaviours.
 - xii. Contact numbers for key construction staff, staff responsible for noise assessment and District Council officers.
12. The Requiring Authority should, where practicable, implement those Structural Mitigation measures for operational noise detailed in Conditions 92 to 96 which are identified in the CNVMP as also providing construction noise mitigation, prior to commencing major construction works that would be attenuated by these mitigation measures.
13. Construction noise shall be measured and assessed in accordance with NZS 6803:1999 'Acoustics - Construction Noise'. The construction noise criteria for the purposes of the CNVMP are:

Time of the week	Time period	“Long-term” duration construction (dBA)	
		LAeq	LAFmax
Noise criteria at residential buildings			
Weekdays	0630-0730	55	75
	0730-1800	70	85
	1800-2000	65	80
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	70	85
	1800-2000	45	75
	2000-0630	45	75
Sundays and public holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75
Noise criteria at commercial/ industrial buildings			
Any day	0730-1800	70	-
	1800-0730	75	-

14. Construction vibration shall be measured in accordance with *ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures*. The construction vibration criteria for the purposes of the CNVMP are:

Receiver	Details	Category A	Category B
Occupied dwellings	Night-time 2000h - 0630h	0.3 mm/s PPV	1 mm/s PPV

	Daytime 0630h - 2000h	1 mm/s PPV	5 mm/s PPV
Other occupied buildings	Daytime 0630h - 2000h	2 mm/s PPV	5 mm/s PPV
All other buildings	Vibration – transient	5 mm/s PPV	BS 5228-2 ^{*1} , Table B.2
	Vibration – continuous		BS 5228-2 ^{*1} , 50% of Table B.2

*1 BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

Spill Response Plan

15. A Spill Response Plan (SRP) shall be provided with, and shall form a part of, the CESMP. A SRP shall be prepared for construction activities and meet the following minimum requirements:
- All vehicle refuelling and maintenance shall occur in set areas away from waterways.
 - Inclusion of a spill-response protocol.
 - Measures to be taken to ensure concrete and asphalt related material does not come into contact with any waterway.

Erosion and Sediment Control Plan

16. During construction the Requiring Authority shall take all practicable measures to minimise erosion and prevent the discharge of sediment beyond the boundaries of the Project site.
17. Erosion and sediment control measures shall be constructed and maintained in accordance with the Erosion and Sediment Control Guidelines for State Highway Infrastructure.
18. An Erosion and Sediment Control Plan (ESCMP) shall be prepared in accordance with Erosion and Sediment Control Guidelines for State Highway Infrastructure. The ESCMP shall be provided with, and shall form a part of, the CESMP. A ESCMP shall include at minimum:
- Best practice sediment control measures e.g., Environment Canterbury, 2007, the Erosion and Sediment Control Guidelines for State Highway Infrastructure, 2014, NZ Transport Agency, for reduction of erosion and sediment input while vegetation is becoming established.
 - All areas subject to disturbance shall be revegetated as soon as possible once construction has ceased.
 - Use suitable ground and soil erosion cover options on any sloping areas near waterways including Taranaki Stream crossing, Waihora Creek realignment, Cam River bridge and the Kaiapoi River bridge.
 - Particular stringent requirements for the upper Waihora Creek.
 - Undertake regular monitoring and inspections.
19. Within the ESCMP, a specific Management Plan shall also be prepared for the works within the Cam River and Kaiapoi River to address sediment control and the need to establish a dry work area if wet concrete is to be used within the river.

Tangata Whenua

20. Prior to the detailed design and Commencement of Works for the Project, the Requiring Authority shall establish a Cultural Advisory Group (CAG), consisting of at least 3 mandated members of Ngāi Tūāhuriri and one representative of Mahaanui Kurataiao Limited. The CAG shall be formed on Terms of Reference to be agreed between the Requiring Authority and Ngāi Tūāhuriri representatives.
21. The Requiring Authority shall use its reasonable endeavours to continue its ongoing discussions and consultation with the landowners of Maori Reserve 873 land that is directly affected by the Project.

Advice Note: The consultation requirements under this condition include consultation undertaken by the Requiring Authority in accordance with its obligations under the Te Ture Whenua Maori Act 1993 and the Public Works Act 1981.

22. The Requiring Authority shall ensure that land disturbance as a result of the Project between Pineacres and the Smith Street overpass avoids Te Kai a Te Atua urupā and the adjoining dune ridge Nuku Te Hiwi.
23. The Requiring Authority shall adopt the “Cultural Health Index for Streams and Waterways” as a culturally relevant and measurable means of monitoring the effect of the Project on the surrounding streams and waterways.
24. The Requiring Authority shall adopt and implement a restoration re-vegetation planting plan that enhances bio-diversity and in stream values utilising those taonga plant species that would naturally occur within the Project area.
25. The Requiring Authority shall ensure the installation of information features occurs in locations to inform pedestrian and cycle users of significant events or historical sites in the immediate vicinity as well as in the wider cultural landscape.

Archaeological and Cultural Sites

26. An updated archaeological assessment shall be undertaken by an independent, suitably qualified and experienced archaeologist following the detailed design of the Project to ensure the entire Project site is assessed.
27. A Section 44 (Heritage New Zealand Pouhere Taonga Act 2014) Archaeological Authority for the site shall be sought from Heritage New Zealand following the updated archaeological assessment required by condition 26 but prior to any proposed geotechnical testing or earthworks for the Project.

Archaeological and Cultural Sites Management Plan

28. Prior to any geotechnical testing or the Commencement of Works for the Project, the Requiring Authority and the CAG shall jointly prepare an Archaeological and Cultural Sites Management Plan (ACSMP). The purpose of the ACSMP is to require the Requiring Authority to undertake construction in a manner that ensures the use of appropriate training, methods, protocols, and procedures in relation to the possible presence of archaeological site or material that may be discovered during construction and the appropriate investigation and recording of any archaeological resources discovered during the construction of the Project. The ACSMP shall be provided with and shall form a part of the CESMP.
29. The ACSMP shall, as a minimum, contain the following requirements to be met by the Requiring Authority during construction of the Project:
 - a. Archaeological Site
 - i. Any known archaeological site within the Project site but outside the construction footprint shall be appropriately identified on the ground, and measures taken, where practicable, to avoid disturbance or destroying the archaeological site.
 - ii. The mandated Te Ngāi Tūāhuriri Rūnanga representatives with training in the recognition of archaeological site shall be engaged to assist the archaeologist to monitor geotechnical testing and earthworks related to the construction of the Project.
 - iii. In the event of discovery of complex prehistoric archaeological deposits, the archaeologist shall present to mandated Te Ngāi Tūāhuriri Rūnanga representatives and to Te Ngāi Tūāhuriri Rūnanga members at a General Meeting of the Runanga, an excavation plan and timetable for comment and input.
 - iv. All contractors and management shall be briefed by the archaeologist prior to Commencement of Works, as to the nature of any archaeological residues which may be uncovered, the statutory requirements of the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975.

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- v. The storage and/or display of any artefacts, taonga and other cultural material associated with pre-historic archaeology located or excavated shall be determined in consultation with mandated Te Ngāi Tūāhuriri Rūnanga representatives.
 - vi. All research and analysis of any cultural heritage located within the Project area shall be completed in a timely fashion and that copies of all reports be provided to mandated Te Ngāi Tūāhuriri Rūnanga, the Office of Te Ngāi Tūāhuriri Rūnanga Inc Soc and representatives and Mahaanui Kurataiao Ltd.
- b. Archaeological Site Protocol
- i. The ACSMP shall set out how the Requiring Authority shall comply with the following Archaeological Site Protocol, including:
 - a. A consulting Archaeologist will be engaged to advise on methods to be undertaken to ensure that adverse effects on archaeological site are avoided, remedied, reduced or mitigated. The Requiring Authority shall consult with mandated Te Ngāi Tūāhuriri Rūnanga representatives regarding the appointment of the archaeologist.
 - b. The Requiring Authority shall provide the consulting archaeologist, and mandated Te Ngāi Tūāhuriri Rūnanga representatives and Mahaanui Kurataiao Ltd with the following information no less than 10 working days prior to any earthmoving activities.
 - i. A schedule of the dates of all significant earthmoving events, their sequence and duration;
 - ii. A summary of all measures being undertaken to ensure that adverse effects on archaeological values are avoided, remedied, reduced or mitigated.
 - c. The Requiring Authority shall, from time to time, invite mandated Te Ngāi Tūāhuriri Rūnanga representatives and Mahaanui Kurataiao Ltd to attend any episode of monitoring or earthmoving activity.
 - d. The Requiring Authority shall provide mandated Te Ngāi Tūāhuriri Rūnanga representatives, the Office of Te Ngāi Tūāhuriri Rūnanga Inc Soc and Heritage New Zealand with a copy of all archaeological monitoring and investigation results which are required by the conditions of this designation with an invitation to respond, comment or meet to discuss any results.
 - e. The Requiring Authority shall notify the District Council of all information provided to mandated Te Ngāi Tūāhuriri Rūnanga representatives and Mahaanui Kurataiao Ltd and any responses received. If appropriate the District Council, with the agreement of the Requiring Authority and mandated Te Ngāi Tūāhuriri Rūnanga representatives, shall convene meetings/hui should any of the information or issues require further discussion.
- c. Wāhi Tapu, Wāhi Taonga and Urupā Protocol
- i. The ACSMP shall set out how the Requiring Authority shall comply with the following Wāhi Tapu, Wāhi Taonga and Urupā Protocol, including:
 - a. The mandated representative of Te Ngāi Tūāhuriri Rūnanga trained in the discovery and recognition of archaeological site will be engaged to be present during site preparation, excavation and construction, to act as advisor to the Requiring Authority on identification of Wāhi Tapu, Wāhi Taonga, Urupā or historic cultural sites.
 - b. The Requiring Authority shall consult with mandated Te Ngāi Tūāhuriri Rūnanga representatives to determine in accordance with tikanga Māori, if there are any matters of protocol which tāngata whenua wish to undertake in relation to the commencement of any development works, significant events or the commissioning of the completed works.
 - c. The Requiring Authority shall ensure that staff involved with earthmoving activities have received appropriate training and are aware of the requirement to effect and monitor earthmoving activities in a way that enables the identification of Wāhi Tapu, Wāhi Taonga, Urupā or historic cultural sites. Mandated Te Ngāi
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- Tūāhuriri Rūnanga representatives shall be contracted to provide appropriate training to staff.
- d. Immediately when it becomes apparent that a Wāhi Tapu, Wāhi Taonga, Urupā or historic cultural site has been discovered, earth moving activities shall stop. The contractor will shut down all machinery or activity immediately, leave the area and advise the Requiring Authority of the occurrence.
- ii. In cases where discoveries other than suspected Koiwi Tāngata (human remains) are suspected:
- a. the mandated representative of Te Ngāi Tūāhuriri Rūnanga will be consulted by the Requiring Authority to determine what further actions are required to safeguard the site or its contents, and to avoid, reduce, remedy or mitigate any damage to the site.
- iii. Where Koiwi Tāngata (human remains) are suspected:
- a. The Requiring Authority shall take steps immediately to secure the site in a way that ensures the koiwi tāngata are untouched.
- b. The Requiring Authority shall be responsible for notifying the Te Ngāi Tūāhuriri Rūnanga, the Police and Heritage New Zealand and that it is suspected koiwi tāngata that have been uncovered.
- c. The Requiring Authority of the site shall see that staff are available to meet and guide Kaumatua, the Police and Heritage New Zealand staff to the site, assisting with any requests that they may make.
- d. Earthmoving operations in the affected area shall remain halted until the kaumatua; Police and Heritage New Zealand staff have marked off the area around the site and given approval for earthmoving operations to begin.
- e. If the kaumatua are satisfied that the Koiwi Tāngata are of Māori origin, the kaumatua shall decide what happens to the koiwi tāngata and give their decision to the Police, the Archaeologist, Heritage New Zealand and the Requiring Authority.

Advice Notes:

PURPOSE.

The purpose of a "Discovery Protocol for Wāhi Tapu, Wāhi Taonga and Urupā is to:

- a. *Manage and protect the integrity of known and unknown archaeological site from damage and loss;*
- b. *Maximise the opportunity to retrieve physical and archaeological evidence from disturbed sites;*
- c. *Obtain quality information on the lives of people , their activities, food, resource use, trails and habitation areas of Ngāi Tahu ancestors from archaeological site; and*
- d. *Ensure Te Ngāi Tūāhuriri Rūnanga is satisfied with the management of any koiwi tāngata.*

RESPONSIBILITIES.

Te Ngāi Tūāhuriri Rūnanga shall:

- a. *Inform the Requiring Authority of the position of any known sites prior to commencement of earth moving activities.*
- b. *Inform the Requiring Authority in accordance with tikanga Māori, if there are any matters of protocol which Te Ngāi Tūāhuriri Rūnanga wish to undertake in relation to the commencement of work or significant events.*
- c. *Provide a contact list of persons and phone, fax and mobile numbers to the Requiring Authority.*
- d. *Adopt a policy of response to notification of a "suspected find site" to ensure that within a 24 hour time frame the following actions occur;*
- i. *contacting the appropriate people and organisations depending on the nature of the "find".*
- ii. *arranging a time to inspect the site.*

- iii. *identifying the appropriate action and timeframe within which to remove from the site or otherwise manage any archaeological material (note this does not require removal of the archaeological material from the site within 24 hours).*

The Consent holder shall:

- a. *Ensure staff are aware of their responsibilities under the Archaeological Site Protocol.*
- b. *Implement a reporting procedure in the event of any "find" of archaeological material.*
- c. *Meet all obligations under the Heritage New Zealand Pouhere Taonga Act 2014.*
- d. *Provide the mandated Te Ngāi Tūāhuriri Rūnanga representatives with the following reports no less than 10 working days prior to any earth moving works:*
 - i. *A schedule of the dates of all earth moving events their sequence and duration.*
 - ii. *A summary of all measures being undertaken to ensure adverse effects on archaeological values are, remedied or mitigated.*
- e. *Invite Te Ngāi Tūāhuriri Rūnanga to attend any episode of archaeological monitoring or earthmoving activity.*
- f. *Provide the mandated Te Ngāi Tūāhuriri Rūnanga representatives with a copy of all archaeological monitoring and investigation results with an invitation to respond, comment or meet to discuss any results.*

Heritage

30. During the detailed design of the Project and prior to the provision of the CESMP to the District Council in accordance with condition 8, the Requiring Authority shall, in consultation with the property owner, engage an independent, experienced and suitability qualified heritage expert to undertake a further heritage assessment of the heritage property at 110 Parsonage Road using guidance provided by the Requiring Authority's *Guide to Assessing Historic Heritage Effects for State Highway Projects* (the revised heritage assessment).
31. If the revised heritage assessment recommends mitigation measures to remedy or mitigate adverse effects on heritage values for 110 Parsonage Road as a result of the Project (construction or operation), the Requiring Authority shall consult with the owners of 110 Parsonage Road on the preparation of a Heritage Management Plan (HMP). The objective of the HMP is to provide the methods, actions and timeframes for the implementation of the mitigation measures recommended in the revised heritage assessment. The HMP shall be provided with, and shall form a part of, the CESMP.
- Advice Note: Conditions 30-31 are in addition to, not a replacement for, other mitigation measures for this property, including conditions 11-14 (construction noise and vibration), 40-41 (visual mitigation), 58-64 (trees), and 92-96 (operational noise).*
32. The Requiring Authority shall engage an independent, experienced and suitability qualified heritage expert to provide a photographic record of the heritage property at 110 Parsonage Road and surrounding landscape, firstly, prior to the Commencement of Works and secondly, upon completion of construction of the Project. The photographic record shall be provided to the District Council and Heritage New Zealand.
33. The Requiring Authority shall be deemed to have complied with conditions 30 to 32 above where:
- a. the Requiring Authority fulfils the obligations in conditions 30, 31 or 32; or
 - b. the owner of 110 Parsonage Road does not accept either the Requiring Authority's offer to undertake the revised heritage assessment and mitigation measures under conditions 30 to 31, or the photographic record under condition 32; or
 - c. the owner of 110 Parsonage Road cannot, after reasonable enquiry, be contacted.

Urban and Landscape Design Management Plan

34. At any time prior to the Outline Plan being lodged in accordance with condition 3, the Requiring Authority shall submit an Urban and Landscape Design Management Plan (ULDMP) to the District Council for certification in accordance with conditions 5 to 7. The purpose of the ULDMP is to integrate the Project's permanent works into the surrounding landscape and urban context and to illustrate the urban and landscape design of the Project.

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35. The ULDF shall be prepared by independent, experienced and suitably qualified persons, who shall include an urban designer and a landscape architect, and shall:
- Take into account the findings, and implement the recommendations where relevant, of the Urban Design, Landscape and Visual Impact Assessment;
 - Implement and build onto the design concepts in the Project's Urban and Landscape Design Framework (ULDF);
 - Take guidance from the Requiring Authority's Urban Design Guidelines: Bridging the Gap (2013);
 - Implement any other relevant document; and
 - Take into account the requirements in conditions 24 and 45-47.
36. The ULDF shall contain the following to guide and inform the detailed design of the Project:
- Demonstration of how the design principles in the ULDF have been adhered to in the development of the design concepts, including (but not limited to) principles for noise walls, walking and cycling facilities and structures (including bridges, underpasses and associated retaining walls) which are identified in the ULDF as being in highly sensitive locations;
 - A concept plan – this shall depict the overall landscape and urban design concept, and explain the rationale for the landscape and urban design proposal if different from the ULDF concepts;
 - Landscape, urban design and planting details, including, but not limited to:
 - High amenity design concepts for the following walking and cycling connections within the SEA:
 - Williams Street,
 - along Woodend Beach Road bridge at the proposed underpass,
 - along Gladstone Road bridge at the proposed underpass,
 - between Woodend and Pegasus Boulevard, and
 - between Woodend and Kaiapoi.
 - Concepts for roadscape elements to achieve a motorway that provides a quality road user experience, is aesthetically pleasing and legible. This can be achieved through the direction of views and use of specific types of vegetation, and potentially the use of art, to showcase culturally significant natural features and 'tell the story' of the local area and integrate distinct themes of cultural significance into the design.
 - The design of the ramps leading to the bridges for the dedicated pedestrian and cycling connections along Gladstone and Woodend Beach Roads should optimise the ease with which these routes could be used.
 - The proposed underpasses that connect Gladstone and Woodend Beach Roads with the recreational facilities on the coast should indicate this connection through cues such as the type of vegetation and views.
 - Concepts for the sustainable and low maintenance design of the Gladstone Road and Woodend Beach Road underpasses and to enhance the experience of the road user.
 - Signage to indicate connections between communities.
 - Concepts to provide expansive views from the pedestrian and cyclist shared path on Gladstone Road and Woodend Beach Road at the underpasses.
 - Locally altered stream cross section design, culvert design, and planting.
 - Direction of views, use of vegetation and potentially art to showcase culturally significant natural features and 'tell the story' of the local area.
 - Provision of an aesthetically pleasing, and legible environment that provide cues about the location through the use of signs and the direction of views.
 - Placement of vertical elements such as noise and light attenuation walls, and trees to direct views of the surrounding area and natural features and provide context.
 - Use of materials and colours to achieve Integration of the Project into its natural environment.

- xiii. An aesthetically appealing, sustainable and low maintenance design that provides a quality road user experience and includes distinct local themes of cultural significance.
 - xiv. The detail design of the landscape elements of the Project should specify how vegetation should:
 - a. Mitigate any severance and adverse effects on immediate natural environment where possible;
 - b. Enhance and provide new ecological connections;
 - c. Enhance biodiversity through the utilisation of plant species that would naturally occur within the Project area;
 - d. Relate to culturally significant local landscape elements; and
 - e. Provide for a high quality road user experience.
 - xv. The amenity of the pedestrian and cycling facilities along Gladstone Road and Woodend Beach Road at the underpasses and along Williams Street at the overpass so that they function as informal public spaces which offer expansive views and amenity, e.g. through generous width and elements such as lighting, signage and planting.
 - xvi. Planting of embankments.
 - xvii. The design of stormwater facilities associated with the Project to:
 - a. provide ecological amenity in locations of ecological value;
 - b. provide for a high quality road user experience; and
 - c. consist of low maintenance materials.
 - xviii. Any obligations for monitoring, maintenance and/or replacement of damaged, dead or diseased trees or other vegetation planted in accordance with (c). These obligations shall commence following planting and continue:
 - a. during construction of the Project; and
 - b. for two years following the opening on the Project.
37. The works demonstrated on the certified ULDMF shall be undertaken in accordance with the plans and specifications contained in the ULDMF.

Landscape

38. A new 'informal gateway' at the future northern entrance into Woodend shall be created in order to replace the visually significant trees at the current northern entrance into Woodend that currently function as a gateway and that will have to be removed for the Project.
Advice Note: This condition could be achieved at the time the existing State highway 1 status for the road through Woodend is revoked.
39. The lighting around the proposed Pegasus Boulevard roundabout shall minimise light spill and effects on the night sky.

Visual Effects Management Plan

40. At any point before the Outline Plan is submitted to the District Council in accordance with condition 3, the Requiring Authority shall appoint an independent, experienced and suitably qualified landscape architect and arborist to prepare a Visual Effects Management Plan (VEMP). The VEMP shall provide detail of the design approach to avoid, remedy and mitigate the adverse visual impact of the Project. The VEMP shall:
- a. include the review of the visual effects assessment for all properties included in the 8 August 2014 Evidence of Craig Pocock (Landscape and Visual), prior to the detailed design stage of the Project, in order to take the possible changes in the landscape into consideration;
 - b. take into account the Design Recommendations and Landscape Design Concepts included in Sections 3.1 and 3.3 of the ULDF Report in Appendix G of the NoR, to the extent the Design Recommendations and Landscape Design Concepts are not inconsistent with the outcomes of the review of the visual effects assessments as required by (a);

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- c. include the design, methods and timeframes for implementation for the mitigation of the visual impact of the Project, including acoustic barriers, for the following affected properties (*Affected Properties*) for dwellings existing at the date of notification of the Notice of Requirement:
- i. 5 Wards Road (Lot 9 DP 923)
 - ii. 144 Main North Road (Lot 1 DP 13738)
 - iii. 146 Main North Road (Lot 1 DP 15192)
 - iv. 138 Main North Road ((Part RS 757)
 - v. 130A Main North Road (Lot 1, DP 414079)
 - vi. 100 Parsonage Road (Lot 2 DP 16789)
 - vii. 156 Gladstone Road (Lot 2 DP 342658)
 - viii. 183 Gladstone Road (Lot 1 DP 345904)
 - ix. Williams Street (Public realm)
 - x. 25, 25A and 25B Adderley Terrace (Lot 1 DP 25230, Lot 2 DP 25230 and Lot 1 DP 83640)
 - xi. 110 Parsonage Road (Lot 1 DP 3598) (mitigation may include dense evergreen trees no taller than 6 metres to be planted along the northern and eastern boundary of the property, for approximately 30 metres each way, starting from the north-eastern corner of the property boundary)
 - xii. 287 Lees Road (Lot 1 DP 23975)
 - xiii. 565 Williams Street (Lot 2 DP 306454)
 - xiv. 567 Williams Street (Lot 3 DP 306454) (mitigation may include retaining the existing Leylandii hedge where possible or planting a new hedge where necessary)
 - xv. 143A Old North Road (Rakiwhakaputa Maori Reserve 873 222 Block)
 - xvi. 143B Old North Road (Part Rakiwhakaputa Maori Reserve 873 Block 223); and
 - xvii. any additional properties as recommended by the landscape architect and the arborist;
- d. include the design, methods and timeframes for implementation of the mitigation of the visual impact of the Williams Street Overpass and its on-ramps for the Lees Road dwellings existing at the date of notification of the Notice of Requirement. Should the existing shelterbelt located on the ReadyMix site be removed, the eastern embankment of the motorway alignment shall be planted between Chainage 6650 and 6200 as illustrated on Figure SB-01 attached to the supplementary evidence of Mr Craig Pocock dated 19 October 2014; and
- e. include any obligations for monitoring, maintenance and/or replacement of damaged, dead or diseased trees or other vegetation planted in accordance with (c) or (d). These obligations shall commence following planting and continue:
- i. during construction of the Project; and
 - ii. for two years following the opening on the Project.
41. In preparing the VEMP, the Requiring Authority:
- a. shall undertake initial consultation with the land owners of the Affected Properties and property owners identified through condition 40(d) to discuss the design, methods and timeframes for implementation for the mitigation of the visual impact (*Initial Consultation*). If agreement is reached, the Requiring Authority shall incorporate the agreed visual impact mitigation measures into the VEMP; and
 - b. If no agreement is reached with land owners on mitigation measures in the Initial Consultation, the Requiring Authority, landscape architect and arborist shall draft one or more options for mitigation for the affected properties (*the Mitigation Options*);
 - c. The Requiring Authority shall provide and consult on the Mitigation Options with the land owner as soon as reasonably practicable, advising that:
 - i. the land owner has two months within which to decide on one of the Mitigation Options, and if the Requiring Authority has advised the owner that more than one Mitigation Option is available, to advise which of those Mitigation Options the land owner prefers (*Preferred Option*); and
 - ii. the Requiring Authority shall incorporate the Preferred Option into the VEMP.
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42. Where a land owner does not want mitigation, refuses to consult with the Requiring Authority, or does not choose a Preferred Option within the required timeframe, the Requiring Authority shall not be required to mitigate the visual impact of the Project on this Affected Property.

Dwellings to be removed or relocated

43. The dwellings at 1 Fullers Road (RS1203), 189 Woodend Beach Road (Lot 7 DP50914), 160 Gladstone Road (Lot 2 DP 393876) shall be removed or relocated.

Terrestrial Ecology

44. Prior to construction, habitat assessments and surveys of areas of rank grassland vegetation within the designation shall be undertaken by a herpetologist to determine the existence of any resident lizard populations. If lizards are discovered, capture and relocation measures shall be implemented prior to the Commencement of Works to ensure survival of the affected populations.

Advice Note: Attention is drawn to the need to obtain permits under the Wildlife Act before capture and relocation measures are implemented.

45. To compensate for the loss of any indigenous vegetation situated along the banks of the Waihora Creek that lie within the designation, replacement planting shall be undertaken of the same (or otherwise ecologically suitable) mix of native shrubland and wetland species at suitable stream bank sites upstream and downstream from the Project designation where overhead cover exists. These re-planting measures may be implemented in combination with any landscape mitigation measures proposed beyond the creek margins.
46. Planting plans shall be prepared for around the bridge crossings on the Cam River and Kaiapoi River. The Planting Plans shall include species that are tolerant of low light and dry soil conditions. Additional native riparian planting along the river upstream and downstream of the new bridge and on-ramp, consisting of native canopy trees and understory vegetation should be considered. The planting plan for the Kaiapoi River bridge area shall take into account the presence of the locally rare *Blechnum blechnoides* fern and should aim to complement this species and allow it to thrive.
47. The population of the fern *Blechnum blechnoides* that exists at the Kaiapoi River Bridge shall be defined on site by a qualified botanist and cordoned off prior to commencement of construction of the new bridge, particularly the 9.5m reach on the true right bank. Any plants that are located within the construction footprint shall be uplifted and replanted in suitable sites within the high tide fluctuation outside of the construction zone. These sites shall be selected by a qualified botanist and shall be subject to periodic monitoring following transplanting to gauge survival rates. Some of the transplanted specimens should be transferred to a nursery and held for two years as a contingency in case the transplanted population does not survive.

Aquatic Ecology

48. Exposed soil along waterway banks (wetted or ephemeral) shall be stabilised (with mulch or erosion mat) and re-vegetated with native species as soon as possible and in accordance with the Requiring Authority's P39 Standard Specification for Highway Landscape Treatments. Where stock access is available then waterways and associated plantings shall be fenced off.
49. Realigned waterway channels shall be naturalised and provide improved native riparian and aquatic habitat. For Taranaki Stream this shall include the addition of a coarse (e.g., gravel/cobble) substrate, resting and refuge areas for migrating fish, varied channel width, re-contoured banks to reduce bank erosion, and native riparian trees and wetland species. For the wetted realigned portion of Waihora Creek this shall include woody debris, emergent native plants, native wetland riparian planting (including tree species), and other aquatic habitat conditions more suitable for wetland environments and non-migratory native fish species. The design of any realigned waterway shall be undertaken with an independent, experienced and

- suitably qualified aquatic ecologist and botanist (with a proven track record in waterway restoration) so that the correct habitat and riparian features are included in the design.
50. Any remaining sections of Taranaki Stream between the three culverts (that will not be realigned) shall also be improved as per condition 49.
 51. Waterways to be infilled or realigned shall be sampled by independent, suitably qualified and experienced ecologists prior to any works, and biota relocated to suitable habitat upstream or downstream of the realigned section of watercourse, under the necessary Ministry of Fisheries and Department of Conservation permits.
 52. The placement of the linkage road between the Pegasus Boulevard roundabout and North Woodend shall where practicable, be sited more than 7 metres from Waihora Creek wetland habitat: a road alignment that ensures the road is not running parallel to the wetland channel would be the preferable option for better ecological outcomes.
 53. Culverts for permanently flowing waterways (e.g., Taranaki Stream and the upper portion of Waihora Creek) shall be designed and constructed to provide for fish passage.
 54. Any long culvert crossings at Waihora Creek and Taranaki Stream, shall be minimised in length, where practicable, including by localised realignment of the stream if required.
 55. During the construction of bridges and culverts over waterways with permanent water, the Requiring Authority shall ensure fish passage is provided for, other than the Waihora Creek culverts.
 56. Bank or in-river works on the Kaiapoi River should be avoided during the months of September-November (the whitebait season), while more stringent sediment controls shall be required for works around the bridge during the months of December to April (the salmon spawning period) to keep sediment inputs or in-river sediment disturbance to a minimum.
 57. Where possible, the natural character and hydrological features, including inflows and outflows, of wetlands shall be maintained.

Trees

58. Conditions 59 to 63 shall only apply with respect to the following notable trees (*Notable Trees*):
 - a. 100 Parsonage Road – English Oak *Quercus robur* (listed as P#017 in Appendix 29.1 of the Waimakariri District Plan at 8 August 2014)
 - b. 110 Parsonage Road – Copper Beach *Fagus sylvatica* 'Purpurea' (listed as P#005 in Appendix 29.1 of the Waimakariri District Plan at 8 August 2014).
59. All work involving excavation or disturbing the ground, adjacent to the Project designation boundary, within 3m of the drip line of Notable Trees shall be monitored by an independent, experienced and suitably qualified arborist. The property owner shall be notified in writing at least 20 days prior to any work commencing that triggers the requirements under this condition.
60. Prior to works commencing in the vicinity of the Notable Trees, a pre-commencement meeting shall be held so that the tree protection measures for the Notable Trees can be explained by the arborist to all contractors or sub-contractors.
61. A methodology statement for the construction of the acoustic barrier in proximity to the Notable Trees shall be prepared and approved by the arborist prior to works commencing in the vicinity.
62. Roots encountered during excavations in proximity to retained vegetation that require severance shall be cleanly cut back to the excavation face by the arborist using a handsaw or secateurs.
63. Exposed roots and root ends of retained trees uncovered during excavations shall be covered by hessian (or a similar product) to prevent them from drying and kept damp until the excavated area can be backfilled.
64. Where appropriate during construction of the Project, the Requiring Authority shall consider the following when undertaking works around, and involving, trees:
 - a. Protective fencing (consisting of 1.8 metre high pole/wire mesh fencing or timber site boarding) to isolate trees identified for retention from construction activities for the duration of the works in the vicinity.
 - b. Construction activities are not to occur within the fenced tree protection areas, including but not limited to; excavation, storage of construction materials, fuel or chemicals, disposal

of contaminated water, fires, storage or operation of machinery, or any other activities that may cause damage to retained trees.

- c. The arborist shall determine the position of the protective fencing in consultation with the Project manager. The position of the protective fencing is expected to be outside the drip line (canopy spread).
- d. All trees to be removed shall be clearly marked by the arborist prior to the commencement of works in the vicinity of the Notable Trees.
- e. All tree removal and pruning shall be carried out in accordance with current arboricultural best practices by a competent arborist.
- f. All tree felling, dismantling and pruning operations shall be carried out in a safe manner that avoids damage to trees identified for retention.
- g. Where appropriate, all tree pruning shall be carried out under the direction of the arborist.

Stormwater

65. The stormwater systems shall, as a minimum, be designed in accordance with the Transport Agency Stormwater Treatment Standard for State Highway Infrastructure and in accordance with resource consent requirements in the regional plan(s) of the Canterbury Regional Council.
- Advice note: Higher levels of treatment may be needed in locations where there is a risk of contaminated stormwater adversely affecting potable water supplies or sensitive receiving waters.*

66. The systems shall include a combination of methods to effectively mitigate potential effects.

67. Roadside swales shall be used to collect runoff where possible and for treatment of first flush flows. The swales shall be vegetated and shall include wetland plants in wetland areas where water is held.

68. Check dams shall be included in the roadside swales to detain and reduce peak flows.

69. Infiltration trenches shall be utilised in areas of permeable soil for soakage disposal outside contaminated land areas. In the Cam River Catchment (CH 6700 to CH 7200) testing at any proposed soakage areas shall be undertaken to confirm whether soils at that location are suitable for disposal of stormwater to ground, or whether alternative filters shall be required prior to discharge of treated stormwater to the Cam River.

70. Where there is known contaminated land (LLUR sites), stormwater shall be diverted away from the site, or conveyed across the site in a channel such as a swale with an impervious lining of material such as clay.

71. At new bridges and culverts over waterways, or where space is constrained or where discharge to land is to be avoided, stormwater shall be collected in kerb and channel.

72. Where practicable, the stormwater treatment design shall ensure that stormwater remains hydraulically disconnected from other waterways except by filtration and delivers, as a minimum standard, best practice treated stormwater to its final receiving environment. Where this is not practicable, stormwater overflow may be disposed of to streams, or drains, or to existing surface water channels where appropriate, after treatment, including overflow from areas primarily drained by soakage. Proprietary or constructed filtration devices may be utilised where space is limited and head is available.

73. The stormwater treatment and disposal system shall be developed during the detailed design and be lodged with the District Council in the Outline Plan. This shall incorporate consideration of the following:

- a. Redefinition of ephemeral streams and drains.
- b. The feasibility and management of stormwater runoff from the motorway via infiltration systems shall depend on the infiltration characteristics of the natural strata, the depth to the water table, and the depth and storage capacity of stormwater treatment systems.
- c. If stormwater infiltration systems are located within 200 m of any water supply wells and/or near areas where shallow groundwater levels might cause drainage problems, specific design responses and/or the need for monitoring shall be identified. Stormwater infiltration trenches shall be located with a minimum separation distance of 50 metres separation from any water supply well, where feasible. Where that separation distance cannot be

achieved then stormwater infiltration shall occur through a sand filtration system rather than a gravel or boulder soakage trench.

74. The use of Waihora Creek in the vicinity of SH1 as a stormwater wetland treatment system shall be avoided. The mid-lower reaches of Waihora Creek may be used for stormwater disposal provided no surface water linkage between the upper wetted portion of the Waihora Creek and the mid-lower dry channel/ephemeral portion shall be formed.

Advice note: The dry tributary channel and pond to the north of the Waihora Creek could be used for stormwater treatment.

75. The Requiring Authority shall design all drainage measures using rainfall figures based on HIRDS Version 3 (or subsequent versions) plus a 16% allowance for climate change for the site location. Any piped reticulation connecting to the District Council's network shall be designed with a capacity to convey the 20% AEP critical duration event.
76. The Requiring Authority shall provide for secondary flow paths with a design capacity to accommodate flows from a 2% AEP critical duration storm event.
77. Tutaepatu Lagoon shall not be used for stormwater disposal from the Project.
78. The Requiring Authority shall provide evidence of all approved Canterbury Regional Council consents including those for temporary works, dewatering, dam and diversion works, and discharge consents prior to any works commencing on site.

Groundwater

79. The following investigations, monitoring and sampling shall be undertaken by an independent and suitably qualified hydrogeologist (*the hydrogeologist*) at the times specified below:

a. Direct Effect on Bores

- i. During the detailed design phase of the Project, groundwater use within 400 m of the Project corridor shall be confirmed with a door knock survey to establish the use and depth of abstraction.
- ii. During the detailed design phase of the Project, the Requiring Authority shall engage the hydrogeologist to identify any wells that will be removed during construction and where these wells are used for water supply or for on-going monitoring purposes, provision for replacement shall be made or, alternatively, in the case of a water supply bore, arrange a connection to a reticulated supply.
- iii. During the Project construction period, any adverse effects identified by individual well owners and verified by the hydrogeologist to be as a result of construction shall be rectified by either:
 - a. pumping the bore water to waste for a period of time to see if the turbidity clears; or
 - b. if the water does not clear, an alternative water supply shall be provided, including either a temporary alternative water supply if the hydrogeologist considers the adverse effects are short term only (for example, while construction activities are occurring adjacent to the affected property), or if the hydrogeologist considers the adverse effects are likely to be long term, the Requiring Authority shall authorise either a drilling rig to re-develop the bore or, in the worst case; a replacement bore may need to be drilled.

b. Direct Effects on Springs or Wetlands

- i. During the detailed design phase of the Project, the Requiring Authority shall engage the hydrogeologist to establish groundwater depth within 400 m of the Project corridor to infer maximum groundwater levels and potential impact on road structure.
- ii. During the detailed design phase of the Project, the Requiring Authority shall engage the hydrogeologist to conduct surveys of stream beds in autumn and spring, including flow gauging and water sampling to quantify spring inputs from groundwater seepage in and around the Project corridor.

c. General Effects on Groundwater Levels or Groundwater Quality

- i. During the detailed design phase of the Project, the Requiring Authority shall engage the hydrogeologist to obtain details of well performance and groundwater quality to provide a benchmark against any future changes related to Project development.
- ii. During the detailed design phase of the Project and until completion of construction of the Project, the Requiring Authority shall engage the hydrogeologist to undertake monthly measurements of groundwater levels (and after times of heavy rainfall) at monitoring wells along the Project to infer maximum groundwater levels and potential impact on road structure and stormwater ponds.

Natural Hazards

80. Structural elements of the Project shall be designed to current, or better, standards applying at the time of detailed design.
81. Additional geotechnical investigations shall be undertaken, in accordance with an investigation schedule developed by an independent, experienced and suitably qualified Geotechnical Engineer, to support detailed design, based on the following outline:
 - a. Additional test pits and scalas at 200m intervals where required to assess the subgrade CBR boundaries for detailed design of the pavement. Additional lab CBR, particle size distributions, compaction testing and plasticity index testing shall be required on test pit samples.
 - b. One deep borehole and one CPT per bridge/overpass/culvert abutment or central pier to be undertaken at the final structure location. Lab testing including particle size distributions, plasticity index, consolidation and direct shear/triaxial testing to be undertaken on borehole samples as recommended.
 - c. Lime/cement stabilised CBR soil testing suite to include 3-4 lime/cement mix designs per soil type to be analysed and sufficient multiple tests are to be undertaken to confirm variation of results.
 - d. A borehole and detailed survey around the man-made lake cuts adjacent to the quarry to confirm lateral spreading risk and potential fill options in the area.

Earthworks

82. Where land filling is to be undertaken, the areas affected together with dimensions relative to the created property boundaries, shall be shown on "As-built" plans to be supplied to the District Council.
83. Any areas of fill or earthworks not certified in accordance with NZS 4431; 1989 shall, together with sufficient dimensions to locate the feature from property boundaries, be registered on the land transfer title plans, and shown on the "As-built" plans.
84. Where possible, stockpiles shall be located 100 metres away from any neighbouring dwellings. Stockpiles remaining for more than 4 months shall be no greater than 6.0 metres high, shaped and protected from dust and sediment migration.
85. All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of.
86. The Requiring Authority shall, where material needs to be imported, provide details as to the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site.

Contaminants

87. Contaminated material from any LLUR site shall be kept in situ if it is suitable for road construction. If this is not possible, excavation, screening on site to remove residual material and reuse as on site fill, with the residual material taken to a Class A landfill is to be implemented.
88. For any road construction activities that occur directly over waste deposits in the former landfill at LLUR site 2689 at 162 Gladstone Road, Woodend then appropriate management and monitoring of landfill gas and groundwater quality effects shall be implemented to ensure that no adverse effects result.

Advice Note: A separate resource consent is likely to be required for this work, and conditions will be imposed by that consent.

Services Relocation

89. Other than as required by condition 90, the Requiring Authority shall carry out any service relocation of District Council assets to accord with the District Council's Engineering Code of Practice.
90. As the network utility provider the District Council, at the Requiring Authority's expense, shall carry out all water connections to the existing public water supply.
91. The Requiring Authority shall provide engineering plans of all relocation works to the District Council with the Outline Plan in accordance with condition 3.

Operational Noise

92.
 - a. The Requiring Authority shall appoint an independent, experienced and suitably qualified acoustics specialist, an independent, experienced and suitably qualified planner approved by the District Council, and other designers, to determine the BPO for road-traffic noise mitigation in accordance with NZS 6806:2010. No later than 3 months prior to the Commencement of Works starting, and as part of the Outline Plan required by condition 3, the Requiring Authority shall submit to the District Council a Road-traffic Noise Assessment Report ('Noise Assessment') detailing the assessment process, 'Selected Options' for noise mitigation, and the Noise Criteria Categories for all PPFs ('Identified Categories'). All PPFs shall be Category A or Category B. The Requiring Authority shall implement the Selected Options for noise mitigation identified in the Noise Assessment as part of the Project, in order to achieve the Identified Categories where practicable, subject to Conditions 93-95 below.
 - b. The Noise Assessment shall include PPFs located within the Outline Development Plan Area shown on the District Council's Woodend Beach Road Outline Development Plan 171 dated 3 March 2014.
93. The detailed design of the Structural Mitigation measures in the Selected Options (the 'Detailed Mitigation Options') shall be undertaken by an independent, experienced and suitably qualified acoustics specialist prior to construction of the Project, and, subject to Condition 94, shall include, as a minimum, the following:
 - a. Noise barriers with the location, length and height in general accordance with the Noise Assessment; and
 - b. Low-noise road surfaces in general accordance with the Noise Assessment.
94. Where the design of the Detailed Mitigation Options identifies that it is not practicable to implement a particular Structural Mitigation measure in the location or of the length or height included in the Selected Options if the design of the Structural Mitigation measure could be changed and would still achieve the same Identified Category or Category B at all relevant PPFs, and an independent, experienced and suitably qualified planner approved by the District Council certifies to the District Council that the changed Structural Mitigation would be consistent with adopting the BPO in accordance with NZS 6806:2010, the Detailed Mitigation Options may include the changed mitigation measure.
95. The Detailed Mitigation Options shall be implemented prior to completion of construction of the Project, with the exception of any low-noise road surfaces, which shall be implemented within 12 months of completion of construction.
96. The Requiring Authority shall manage and maintain the Detailed Mitigation Options to ensure that, to the extent practicable, those mitigation works retain their noise reduction performance for at least 10 years after the opening of the Project to the public.

Traffic Safety and Access

97. New appropriately located and designed accesses shall be constructed. Disturbance associated with temporary accesses shall be reinstated. Rights of Way shall be established where necessary.
98. If the Requiring Authority provides a new access for 138 Main North Road and 1188 Main North Road, the Requiring Authority shall ensure:
- a. the access is designed to meet safe intersection sight distance requirements for an appropriate design speed;
 - b. the access should be positioned close to the Pegasus/Ravenswood roundabout within a road environment that shall be landscaped, kerbed and lit to urban standards;
 - c. measures to accommodate vehicles slowing to turn shall be incorporated into the Project design.

Advice note: The Requiring Authority shall not be responsible for the ongoing maintenance or upgrade of any access provided under condition 97 and 98.

99. At any time prior to the Outline Plan being lodged in accordance with condition 3 the Requiring Authority shall undertake a safety audit in accordance with the Requiring Authority's guideline Road Safety Audit Procedures for Projects, 2013. Once the safety audit is complete, it shall be provided to the District Council for their records.

Monitoring

100. The District Council, on an actual cost basis, will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the District Council's standards. The District Council will undertake inspections and checking.
101. The minimum level of inspection shall be as follows:
- a. Environmental Management
 - i. Upon initial construction of proposed measures.
 - ii. During progress of the works.
 - b. Construction Traffic Management
 - i. During the progress of the works.
 - c. Earthworks
 - i. During stripping of topsoil and stockpiling.
 - ii. During the progress of the works.
 - iii. On completion to final levels.
 - iv. At the completion of the works.
 - d. Relocation of Service Connections
 - i. During installation and prior to backfilling.
 - ii. Testing of water, sewer and stormwater mains and laterals.
 - iii. Disinfection of water mains.
 - iv. CCTV Inspection.
 - v. At the completion of the works.
 - e. Drainage/Stormwater
 - a. During progress of the works.
 - b. During installation of culverts, pipelines, sumps, outlets and any other structures, diversion of waterways, construction of swales.
 - c. At the completion of the works.
102. It is anticipated that other inspections will be required, and the Requiring Authority shall give the District Council a minimum of 48 hours' notice of any required inspections. Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

Inspection

103. Compliance with the above conditions may be verified by inspection by a District Council Officer pursuant to Section 35(2)(d) of the RMA. Should an inspection be required the Requiring Authority shall pay to the District Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the District Council to recover its actual and reasonable costs in carrying out the inspections.

Advice Notes

This approval relates to establishing the designation only. The following additional approvals will also be required:

- a. Resource consents will be required for matters prescribed by the applicable regional plans at the time of construction commencing.
- b. A separate Outline Plan (pursuant to section 176A of the Resource Management Act 1991) as required by condition 3.
- c. Building consents may be required for structures associated with the Project.
- d. Archaeological Authorities, pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.
- e. All elements of the Project shall be designed to current, or better, standards applying at the time of detailed design and shall not obstruct any floodway.

SPK - Spark New Zealand Trading Ltd

Kaiapoi Exchange	
Designation unique identifier	SPK-1
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	64A Charles Street, Kaiapoi Lot 2 DP 54021 (1,097m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary (Primary: CNZ-2 Chorus NZ Ltd)
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D004.
Rangiora Exchange	
Designation unique identifier	SPK-2
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	190 King Street, Rangiora Lot 1 DP 23820 (885m ²)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary (Primary: CNZ-6 Chorus NZ Ltd)
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D008.

TPR - Transpower New Zealand Ltd

Ashley Substation	
Designation unique identifier	TPR-1
Designation purpose	Electricity substation
Site identifier	Beatties Road Gaz 78-1312 Section 1 SO 14484
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D082.
Kaiapoi Substation	
Designation unique identifier	TPR-2
Designation purpose	Electricity substation
Site identifier	Island Road Lot 1 DP 58168
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D084.
Southbrook Substation	
Designation unique identifier	TPR-3
Designation purpose	Electricity substation
Site identifier	Flaxton Road, Rangiora Pt Lot 1 DP 4267 and Lot 2 DP 10993
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D083.
Kaiapoi Electricity Transmission Cables and Termination Structures	
Designation unique identifier	TPR-4

Designation purpose	Underground electricity transmission cables and above ground cable termination structures
Site identifier	Island Road, Mitchell Lane 295 Island Road, 350 Island Road Road Reserve Lot 7000 DP 492388 Lot 500 DP 464221
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover of an existing designation, without modification. Legacy reference formerly D084A.

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 32

Hearing Stream 11A Part 2: District-wide matters – TEMP – Temporary activities

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 8, 13, and 19**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation report 8 contains the PDP Panel's recommendations on the PDP's CE-Coastal Environmental Chapter.

Recommendation report 13 contains the PDP Panel's recommendations on the PDP's NOISE- Noise Chapter.

Recommendation report 19 contains the PDP Panel's recommendations on the PDP's RURZ- Rural Zones Chapter.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 11A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 31 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the TEMP – Temporary activities and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives TEMP-O1
 - Policies TEMP-P1 to EMP-P5
 - Rules TEMP-R1 – TEMP -R10
 - Advice Notes
 - Matters of Discretion TEMP-MD1 – TEMP -MD4
 - NOISE-R9
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 5** contains our evaluation of key issues and recommended amendments to provisions;
 - (c) **Section 6** contains any consequential amendments; and
 - (d) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the TEMP – Temporary activities chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions, Joint Witness Statements and written Reply Reports, which are available on the Council’s website.
6. In accordance with the approach set out in Report 1, this Report focuses only on ‘exceptions’, where we do not agree fully or in part with the s42A report author’s recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council’s s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports, Reply Reports, Joint Witness Statements and/or. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors’ recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
 - (b) themes raised in submissions; and
 - (c) identification of key issues for our subsequent evaluation.

Submissions

11. This chapter, along with the associated definitions, attracted 12 original submitters, who made a 19 submission points. There were also 2 further submitters who made 5 further submission points.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- Introduction
 - Provisions relating to Temporary Military Activities (recommended TEMP-P6 and NOISE- R9).
 - TEMP-R5.

3. Introduction

13. The following is a summary of the Panel's recommended amendments to in relation to the Introduction section, beyond those recommended by the s42A report author.

Provision	Panel recommendations
Introduction	Amend the reference to 'temporary activities' to 'temporary infrastructure activities'. Delete the recommended amendments regarding the showground sites and add a note that ancillary activities to activities authorised at the showgrounds are not subject to the Temporary Activities chapter (as recommended in the Rural Zone recommendation report).

14. The submission we consider here is that of Transpower¹ who considers that the provisions within the Temporary Activities chapter do not provide a clear direction that the rules for activities within the National Grid Yard apply to temporary activities. Transpower sought amendments to the Introduction section to clarify that rules within the EI Chapter may be applicable to temporary activities.

¹ 195.110

15. The s42A report author agreed with the submission of Transpower and proposed amendments to the Introduction to address the lack of integration between the two chapters. These amendments were acknowledged and supported by Transpower's planner, Ms MacLeod. The s42A report author also made a number of small changes to the Introduction wording to correct what were referred to as 'minor errors'.
16. The Panel also agrees with the submitter, but we have made a minor change to the recommended amendments to the EI integration paragraph by changing 'temporary activities' to 'temporary infrastructure activities'.
17. With respect to s42A report author's 'minor error' corrections, we have deleted the recommended Clause 16 change that stated temporary activities on the showground sites may be subject to any applicable rules in the Temporary Activities chapter. As we clarified in our Rural Zones recommendation report, temporary activities ancillary to the activities authorised by the showground rules are not subject to the Temporary Activities rules. We have recommended changes to the TEMP chapter 'Introduction' section and TEMP-R2 in our Rural Zones report 19 that clarifies this.

4. Temporary Military Activities: NOISE – R9

18. The following is a summary of the Panel's recommended amendments to NOISE-R9, which relates to Temporary Military Training Activities (TMTA), beyond those recommended by the s42A report author.

Provision	Panel recommendations
NOISE – R9	Add an 'advice note' clarifying that the rule does not apply to TMTAs.

19. The submission we consider here is that of the New Zealand Defence Force² who notes that while there are specific rules for TMTA, they are not specifically included in the definition of temporary activities and are not explicitly included in the policy framework for Temporary activities. NZDF also sought that TMTA are specifically excluded from the definition of 'temporary activity'.
20. The s42A report author recommended that the New Zealand Defence Force submission on the definition of 'temporary activity' be rejected on the basis that TMTAs have a specific rule framework so need to be included within the definition. She recommended a change to clause (j) of the definition as follows:
"and other ~~types of~~ activities of ~~similar character~~ a temporary nature and character"
21. This recommendation also addresses a similar submission from Fire and Emergency NZ.³

² 166.22 and 166.7

³ 303.49

22. In her planning evidence for the New Zealand Defence Force, Ms Davies advised that New Zealand Defence Force did not oppose this recommendation but advised that the amendment does not address the New Zealand Defence Force's concern around the application of noise rules for temporary events versus TMTA. She sought an advice note to Rule NOISE-R9 clarifying that the rule does not apply to temporary military training activities.
23. The s42A report author does not appear to have addressed this point in her reply report. While it is clear that TMTAs have their own noise rule in NOISE-R2, along with a newly recommended rule that addresses weapons firing and use of explosives, the Panel recommend that the advice note requested by the New Zealand Defence Force is added to NOISE-R9 for clarity purposes.
24. Our recommended changes in response to the New Zealand Defence Force therefore mean that we recommend that this submission be accepted in part.

5. TEMP-R5 and TEMP-R6

25. The following is a summary of the Panel's recommended amendments to TEMP – R5 and TEMP – R6 beyond those recommended by the s42A report author.

Provision	Panel recommendations
TEMP – R5	Amend heading by removing reference to ancillary activities and including these in an advice note. Amend to include requirement to comply with CE-R3 (1)
TEMP-P6	Consequential amendment to include Emergency Service Training Activities (ESTAs) in recommended TEMP-P6.

26. The submissions we consider here are those of New Zealand Defence Force ⁴ and Fire and Emergency NZ⁵. The New Zealand Defence Force supports the permitted activity status of TMTA across all zones but sought a number of changes to TEMP-R5 and the accompanying standards. These amendments include:
- amend the heading to reference 'including associated buildings and structures',
 - remove clauses 2 and 3,
 - remove reference to clauses 2 and 3 from the activity status wording, and
 - remove TEMP-MD2, TEMP-MD3 and TEMP-MD4 from the matters of control or discretion.
 - Include temporary buildings and structures within the rule.

⁴ 166.25

⁵ 303.49

27. The submission of Fire and Emergency NZ sought a new rule to provide for Emergency Service Training Activities. Fire and Emergency NZ noted that they are often required to train in a variety of areas and considered these activities to be different to what may typically be provided for the temporary activities 'catch all' rule, TEMP-P9. Their submission sought a permitted activity rule for ESTA that was the same as the notified TEMP – R5 for TMTA.
28. The s42A report author essentially agreed with the submitters, accepting both submissions in part. Her solution to Fire and Emergency NZ's submission was to include their activity within TEMP-R5, thereby providing for both TMTAs and ESTAs.
29. The Panel agrees with the amendments recommended by the s42A report author to TEMP-R5, with one exception. The Panel accepted the recommendation of the s42A report author for the CE chapter in respect to the application of CE-R3(1) to TMTAs. This rule requires a 20m setback from NATC for buildings in the coastal overlay. The Panel notes that there are only three small areas where the CE overlay and NATC areas intersect, so this will have limited impact on the ability of the New Zealand Defence Force (and ESTAs) to train in the coastal environment. For completeness, we agree with the submitters that it is not appropriate that TMTAs comply with the remaining clauses of CE-R3, which apply in all the coastal environment as opposed to just the identified NATC area.
30. Accordingly, we recommend that TEMP-R5 is amended to include requirement for buildings and structures to comply with CE-R3 (1).
31. We have also recommended some minor amendments to the changes proposed by the report author to TEMP-R5 to improve the structure and clarity of the rule. These changes do not affect the s42A report author's recommendations on the submissions, which we recommend are accepted.
32. The Panel also agrees that it is appropriate to provide for ESTAs as permitted activities. However, we were concerned that such a rule may lack policy support for ESTAs and raised this with the report author in our questions to her. In response, the report author considered that there was a lack of scope for a specific ESTA policy but did support such a policy if it could be included.
33. The Panel notes that the rule sought by Fire and Emergency NZ is exactly the same as the rule that was included in the PDP for TMTAs (TEMP-R5). The s42A report author recommended new policy for TMTAs (TEMP-P6) to support that rule. We are of the view that as a consequential amendment, this policy should also apply to ESTAs. We have recommended that amendment accordingly.

6. Other matters and consequential changes

34. There are no other consequential changes that we have identified as being necessary.

7. Conclusion

35. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-wide matters – TEMP – Temporary Activities chapter and consequential changes to the NOISE chapter. Our recommended amendments are shown in Appendix 2.
36. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Temporary activities - Hearing Stream 11

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> Brooke Benny 	N/A
Tabled Evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

TEMP - Ngā mahi taupua - Temporary Activities

Introduction

Temporary activities are short-term and infrequent such as fairs, festivals, filming and temporary military training activities. Temporary activities contribute to community and cultural well-being, and to the vibrancy of the District. However, they have the potential to generate adverse effects such as noise and traffic. These effects are generally tolerated because of they are short-term.

Temporary activities are exempt from complying with the rules in Part 3 - Area specific matters, unless specifically stated to the contrary. Temporary activities on land that contains an overlay may be subject to additional provisions in the relevant overlay chapter, including objectives and policies.

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 temporary activities include:

- Noise: this chapter contains provisions which manage noise, including Noise-R2 Temporary military training activity undertaken by the Ministry of Defence; Noise-R7 Temporary, mobile or intermittent agriculture activities emitting noise for cultivation, planting, harvesting, use of agricultural vehicles or equipment, and movement, handling and transport of livestock; NOISE-R8 Operation of an emergency service facility warning device¹ and Noise-R9 Temporary activities.
- Transport: this chapter contains transport provisions applicable to all activities in the District, as relevant.
- Energy and Infrastructure: ~~this chapter applies for temporary infrastructure.~~
 1. This chapter provides for temporary activities (refer to rule EI-R9 for Use of temporary infrastructure).
 2. Where temporary infrastructure activities and development (other than earthworks) are located within the National Grid Yard, rules within the various Zones apply.
 3. For earthworks and the disturbance of land for the installation of fence posts within the National Grid Yard, the rules in the Earthworks chapter apply.
 4. For Earthworks within the National Grid Yard, the rules in the Earthworks Chapter apply.²
- Light: this chapter contains specific provisions relating to glare and light spill and the management of effects on adjoining areas.
- Signs: this chapter contains provisions which manage signs ~~may be relevant for temporary activities³~~, in particular Sign-R4 Any temporary sign for any temporary activity.
- Special Purpose Zone (Kāinga Nohoanga): how the Temporary Activities provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- The General Residential Zone and the Rural Lifestyle Zone chapters contain rules for land use activities on⁴ the Oxford and Rangiora A&P Showgrounds respectively. Temporary

¹ RMA Schedule 1 Clause 16(2)

² Transpower [195.110]

³ RMA Schedule 1 Clause 16(2)

⁴ RMA Schedule 1 Clause 16(2)

activities ancillary to activities authorised on these Showground sites are not subject to the Temporary activity rules.⁵

- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
TEMP-O1	Temporary activities Temporary activities that contribute to the District's vitality, economic prosperity, and community health, safety and well-being are enabled where adverse effects are minimised.
Policies	
TEMP-P1	Enabling temporary activities Enable temporary activities, and minimise adverse effects on the natural values, cultural values and amenity values of the surrounding environment, by ensuring: <ol style="list-style-type: none"> 1. the location, timing, duration, frequency, scale and intensity of the temporary activity is consistent with the quality of the environment anticipated by the objectives and policies of any relevant zone or overlay; 2. adverse effects including noise, dust, light, shading, signs and traffic on any nearby activity are minimised to a level suitable for the time and location; 3. any traffic movements maintain safety for road users, pedestrians, cyclists and the public, and the efficiency of the transport system; 4. any natural, historic heritage or cultural values are protected from damage or destruction; and 5. remediation of the site, including the removal of waste is undertaken.
TEMP-P2	Temporary activities and public spaces For public spaces: <ol style="list-style-type: none"> 1. enable temporary activities, such as events, artworks, filming and mobile trading that support community and economic well-being within the District; and 2. control adverse effects from temporary activities located in public spaces where the activities are not managed by other legislation, management plans or bylaws.
TEMP-P3	Temporary structures Enable temporary structures required for construction or demolition, and temporary storage of relocatable buildings where potential effects on the transport system, and amenity values of the surrounding environment are mitigated by limiting the duration, and in the case of any relocatable building, the location and connection to services.
TEMP-P4	Disaster management accommodation Enable temporary disaster management accommodation provided by civil defence or an emergency service organisation required to house people displaced by a disaster event, including in the time period before declaring a state of emergency.
TEMP-P5	Mobile trading Enable mobile trading where adverse effects on retail distribution and development within any Commercial and Mixed Use Zones, amenity values, and transport are minimised by controlling the location, duration and scale of mobile trading activities.
<u>TEMP-P6⁶</u>	<u>Temporary Military Training Activity and Emergency Service Training Activities⁷</u>

⁵ RMA Schedule 1 Clause 16(2)

⁶ New Zealand Defence Force [166.23] and [166.24]

⁷ Consequential amendment arising from FIRE AND EMERGENCY NZ [303.49]

	<p><u>Enable temporary military training activity and Emergency Service Training activity, along with associated temporary structures and earthworks, where potential adverse effects on amenity values and sensitive environments are remedied or mitigated by:</u></p> <ol style="list-style-type: none"> <u>1. limiting their duration; and</u> <u>2. ensuring restoration of the site is consistent with the quality of the environment anticipated by the objectives and policies of any relevant zone or overlay.</u>
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Activity Rules

TEMP-R1	Mobile trading ancillary to a temporary activity	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
TEMP-R2	Mobile trading	
	<i>This rule does not apply to mobile trading provided for under TEMP-R1 and TEMP-R3 <u>or to mobile trading activities that occur in association with activities at the Oxford and Rangiora A&P Showgrounds.</u>⁸</i>	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. mobile trading operates from the same site for a maximum cumulative period of eight hours in any 24 hour period; 2. mobile trading operates a maximum of nine times from any site within a 12 month period; 3. mobile trading operations are located a minimum of 3m from any internal boundary; and 4. mobile trading shall comply with Table NOISE-2. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security
TEMP-R3	Mobile trading on public land	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> • A Mobile Trading Licence may be required for the occupation of public spaces. 	
TEMP-R4	Filming	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. the maximum duration of the activity is 31 consecutive days at any one site within a 12 month period; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> TEMP-MCD1 - Character and amenity values

⁸ RMA Schedule 1 Clause 16(2)

	<ol style="list-style-type: none"> 2. site preparation is a maximum of seven days before the activity; 3. site restoration is a maximum of seven days following the completion of the activity; 4. all temporary structures and equipment is removed from the site within seven days following completion of the activity; and 5. there is a total maximum of 250 vehicle movements per day. 	<p>TEMP-MCD2 - Transport</p> <p>TEMP-MCD3 - Site alteration, disturbance and remediation</p> <p>TEMP-MCD4 - Public safety and security</p>
TEMP-R5	<p>Temporary military training activity <u>and emergency service training activity</u>⁹ <u>Advice Note: This rule also applies to ancillary activities such as buildings and structures</u>¹⁰.</p>	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the maximum duration of the activity is 31 consecutive days at any one site; <u>excluding the set-up and pack-down of the activity up to one week prior to commencement and up to one week following completion</u>¹¹; and 2. the site is restored to the same condition as prior to the temporary activity, within seven days of that activity ceasing, <u>unless otherwise permitted by the Plan</u>¹². the activity is not located within any SNA;¹³ 3. <u>In the Coastal Environment, condition 1 of CE-R3 is complied with.</u>¹⁴ 	<p>Activity status when compliance with TEMP-R5 (1) not achieved: CON</p> <p>Activity status when compliance with TEMP-R5 (2) or (3) not achieved: RDIS</p> <p>Matters of control or discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security</p> <p>Activity status when compliance with TEMP-R5 (3) not achieved: RDIS Matters of control or discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security CE-MCD1 – Buildings and Structures and Public Amenities¹⁵</p>

⁹ Fire and Emergency NZ [303.49]

¹⁰ New Zealand Defence Force [166.25]

¹¹ Waka Kotahi [FS110]

¹² New Zealand Defence Force [166.25]

¹³ New Zealand Defence Force [166.25]

¹⁴ New Zealand Defence Force [166.29]

¹⁵ New Zealand Defence Force [166.29]

TEMP-R6			Temporary storage of a <u>building or</u> ¹⁶ relocatable building
General Rural Zone	Activity status: PER Where:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security	
	1. the building <u>or relocatable building</u> ¹⁰ is temporarily being stored prior to <u>permanent siting on site or</u> ¹⁸ transfer to another site;		
	2. a maximum of one <u>building or</u> ¹⁰ relocatable building is stored on-site for a maximum of six months within any 24 month period and ;		
	3. during the storage period, the <u>building or</u> ¹⁰ relocatable building is not connected to any water, wastewater, or electricity supply, and is not be fixed to the ground; and		
Rural Lifestyle Zone	4. the <u>building or</u> ¹⁰ relocatable building meets the setback, building coverage and height rules for the zone in which the site is located.		
<u>Residential Zones</u> ¹⁷			
<u>Open Space and Recreation Zones</u> ¹¹			
<u>Commercial and Mixed Use Zones</u> ¹¹			
<u>Industrial Zones</u> ¹¹			
Advisory Note			<ul style="list-style-type: none"> Building consent may be required.
TEMP-R7			Any temporary building or structure incidental to construction work
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security	
	1. every temporary building or structure is removed from the site within 31 days of completion of the building or construction works or after the Code of Compliance Certificate for the subject building or construction works has been issued, whichever occurs first.		
TEMP-R8			Disaster management accommodation

¹⁶ House Movers [221.1, 221.2 and 221.3]¹⁷ House Movers [221.1]¹⁸ House Movers [221.2]

All Zones	Activity status: PER Where: <ol style="list-style-type: none"> the activity is required by the District Council or an emergency service, including when a state of emergency has not been declared; and the temporary use does not result in an existing activity on the site failing to comply, or increasing the degree of non-compliance of the existing activity, with a rule in the District Plan, or resource consent. This standard applies to any rules for the zone except for density rules. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security
	Advisory Note <ul style="list-style-type: none"> The rules above apply to disaster management emergencies which may not be covered under other legislation. Emergency powers under the Civil Defence Emergency Management Act 2002 apply once a state of emergency has been declared. 	
TEMP-R9	Temporary activity	
	<i>This rule does not apply to temporary activities provided for under TEMP-R1 to TEMP-R8, <u>or TEMP-R10</u>.¹⁹</i>	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> there is a maximum duration of four consecutive days on any site plus a maximum of four consecutive days immediately prior to, and following, the activity for site preparation and restoration; a maximum of nine temporary activities are permitted for any site within a 12 month period with a minimum separation of 21 days between each temporary activity; the site is restored to the same condition as prior to the temporary activity within 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: TEMP-MCD1 - Character and amenity values TEMP-MCD2 - Transport TEMP-MCD3 - Site alteration, disturbance and remediation TEMP-MCD4 - Public safety and security

¹⁹ Consequential amendment from NZPork [169.48,169.73] and Hort NZ [295.148, 295.178]

	seven days of that activity ceasing; 4. there is a total maximum of 250 vehicle movements per day for any temporary activity.	
	Exemption TEMP-R9 (1), (2), and (4) do not apply to Temporary activities on public land or within a road reserve or any Open Space and Recreation Zones.	
	Advisory Notes <ul style="list-style-type: none"> • Built Form Standards of the zone apply for permanent structures. • Building consent may be required for permanent, as well as temporary structures. • Notification should be provided to residents adjacent to any event involving electronic sound amplification or fireworks at least 48 hours before the event commences, including: <ul style="list-style-type: none"> ○ The nature of the event; ○ The date, start and finish time, expected timing for sound testing or practice; ○ Any alternative dates in the event of postponement; and ○ Contact details of the event organiser. • Noise rules for temporary activities are contained in the Noise Chapter. • District Council approval is required for temporary road closure. 	
TEMP-R10	Motorised vehicle events	
General Rural and Rural Lifestyle Zones²⁰ Waimakariri River ONF Ashley River / Rakahuri SAL	Activity status: RDIS Matters of discretion are restricted to: <u>RURZ-MD3 Character and amenity values²¹</u> NFL-MD2 - Motorised activities	Activity status when compliance not achieved: N/A
Ashley River / Rakahuri Saltwater Creek	Activity status: NC	Activity status when compliance not achieved: N/A

²⁰ NZPork [169.48,169.73] and Hort NZ [295.148, 295.178]

²¹ NZPork [169.48,169.73] and Hort NZ [295.148, 295.178]

Estuary ONF		
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Advice Notes

TEMP-AN1	<p>Activities and structures may also be subject to controls outside the District Plan such as controls within other legislation, bylaws or land owner requirements. Please note that the following may apply:</p> <p>Temporary activities within a public space:</p> <ul style="list-style-type: none"> • Permission from the District Council must be obtained for all temporary activities on a public space including on reserves and roads. In addition, temporary activities on reserves must comply with any management or concept plan prepared under the Reserves Act 1977, and may require a health and safety plan, traffic management plan and a booking to hold an event. The District Council's Greenspace Unit can be contacted for more information. <p>Sale of food and alcohol:</p> <ul style="list-style-type: none"> • The sale of food requires approval or registration under the Food Act 2014 and Food Hygiene Regulations 1974. • Activities that involve the sale or provision of alcohol may require a licence, under the Sale and Supply of Alcohol Act 2012. • The District Council Environmental Services Unit can be contacted for more information. <p>Temporary structures:</p> <ul style="list-style-type: none"> • Building consent may be required for structures. • The District Council Building Unit can be contacted for more information. • Built form standards for the applicable zone may also apply. <p>Other controls:</p> <ul style="list-style-type: none"> • Regulations and bylaws that may also apply include the Camping-Grounds Regulations 1985, Amusement Devices Regulations 1978, Civil Aviation Act 1990; and bylaws e.g. Alcohol Control Bylaw 2018, Signage Bylaw 2019, Waimakariri District Council Parking Bylaw 2019, and Solid Waste and Waste Handling Licensing Bylaw 2016.
TEMP-AN2	<p>Further to the noise limits specified in this chapter and District wide noise rules, noise emissions from temporary activities will be subject to complaint based Excessive Noise provisions under s327 of the Resource Management Act 1991. The District Council's Environmental Services Unit or its contractors are responsible for responding to any noise complaints received.</p>

Matters of **Control and** ²²Discretion

TEMP-MCD1 ²³	<p>Character and amenity values</p> <ol style="list-style-type: none"> 1. Suitability of the location. 2. The contribution the temporary activity has to the vibrancy of the District and the physical, social, and cultural well-being of communities. 3. Adverse effects on the character and quality of the environment, including natural character, water bodies, ecology, historic heritage and sites of significance to Māori.
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²² New Zealand Defence Force [166.25]

²³ New Zealand Defence Force [166.25]

	<ol style="list-style-type: none"> 4. The existing character and amenity values of the zone in which it occurs, and the zone of the receiving environment. 5. Potential adverse effects on the surrounding environment such as noise, dust, odour, signs, light spill and glare. 6. Scale, intensity and character of the activity including attendance, building coverage, structures, duration, frequency and hours of operation. 7. Cumulative effects of all activities, buildings, and signs using the proposed location. 8. Building style and/or visual appearance of the temporary activity. 9. The extent and effectiveness of mitigation such as screening. 10. The extent to which the temporary activity will limit access to spaces that would otherwise be accessible. 11. Any cross-boundary effects.
TEMP-MCD2²⁴	Transport <ol style="list-style-type: none"> 1. The effects on and off the transport system, at and beyond the site including, but not limited to: <ol style="list-style-type: none"> a. traffic generation from the activity and the efficiency of the transport system; b. number and type of vehicles accommodated; c. traffic and pedestrian safety, including visibility both on and off-site; d. land availability and suitability for parking, loading, and manoeuvring; e. any alternative means for provision of parking and loading; and f. any effects on the operation of emergency services.
TEMP-MCD3²⁵	Site alteration, disturbance and remediation <ol style="list-style-type: none"> 1. The extent to which temporary activities alter or disturb any site, including from earthworks, and the extent of remediation including to any: <ol style="list-style-type: none"> a. land, including grassed areas, trees or other vegetation; and b. biodiversity, ecosystem or habitat.
TEMP-MCD4²⁶	Public safety and security <ol style="list-style-type: none"> 1. The extent to which the proposal maximises personal safety and security, including: <ol style="list-style-type: none"> a. lighting, visibility and surveillance that is suitable to maintain a high level of public safety and security; b. ensuring effective access for emergency services is maintained; c. provision of contingency planning for emergency situations; d. provision of clear access routes, including safe movement of pedestrians within the site while avoiding concealment and isolation opportunities; e. entrances and exits, as well as services such as public toilets, that are clearly signposted and easily accessible; f. the extent to which any potential conflicts with other activities (on or off-site) are effectively avoided or minimised; and g. the extent that any off-site effects on personal safety and security are identified and managed.

Relevant definition amendments

Amend point j. of the definition of 'temporary activities':

means an activity or event and any ancillary structures that:

1. *is infrequent, temporary, of short duration with a defined end time; and*

²⁴ New Zealand Defence Force [166.25]

²⁵ New Zealand Defence Force [166.25]

²⁶ New Zealand Defence Force [166.25]

2. *creates no, or only negligible, lasting alteration or disturbance to any site, building or vegetation;*

it includes:

- a. performances, celebrations, concerts;*
- b. exhibitions;*
- c. circuses;*
- d. parades;*
- e. holiday observances;*
- f. fetes, fairs and carnivals;*
- g. festivals;*
- h. recreation and sporting events;*
- i. filming;*
- j. and other ~~types of~~ activities of ~~similar character~~ a temporary nature and character;²⁷*

Temporary activity excludes markets and other activities held on a regular basis such as daily, weekly, fortnightly, or monthly, and temporary events ancillary to domestic scale residential activities.

Add the definition of 'emergency service training activity':

*'Emergency service training activity' means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and hospital and health services.*²⁸

²⁷ Clampett Investment Limited [284.30] and Rolleston Industrial Developments Limited [326.31]

²⁸ Fire and Emergency NZ [303.49]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 33

Hearing Stream 12A Rezoning Requests – Commercial and Industrial Zones, Oxford, Pegasus Special Resort Zone

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12A** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 33 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land, and in some instances that associated outline development plan provisions are amended, in the following areas:
 - Commercial and Industrial zones,
 - Oxford and Settlement Zone (Ōhoka and Woodend Beach) surrounds, and
 - Special Purpose Zone – Pegasus Resort (SPZ(PR)).
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter. Part A of this report covers the Commercial and Industrial zones. Part B covers the Oxford and Settlement Zone, and Part C covers the Special Purpose Zone – Pegasus Resort (SPZ(PR)).
4. This Recommendation Report contains **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to General Residential at Oxford, Settlement Zone at Ōhoka; Commercial and Mixed-Use and Industrial Zones in all areas; and Special Purpose (Pegasus Resort) have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;

- (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Part A – Commercial and Industrial rezonings

Recommendations

10. The Panel record its agreement to the s42A report author's recommendations in respect to all the submissions seeking Commercial and Industrial Zone rezonings. We note that Mr Willis provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.

3. Part B – Oxford and the Settlement Zones (Ōhoka and Woodend Beach)

Recommendations

12. This section concerns submissions requesting rezoning of sites in Oxford, and in the Settlement Zones at Ōhoka and Woodend Beach.
13. The Panel records its agreement to the s42A report author's recommendations in respect to all the submissions seeking rezonings as described above. We note that Ms McClung provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
14. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.
15. However, while we agree with the recommendations on rezoning, we recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for the South Oxford rezoning for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitter's planners put in to developing a generally consistent set of Development Area and ODP provisions for that site, as this greatly assisted us in responding to the submission and making our recommendation.

Amendments to Development Area Provisions

16. The proposed new South Oxford Development Area (SOX) provisions relate to the rezoning of approximately 3.5ha of land fronting Harewood Road, directly to the east of Oxford Hospital from rural (GRUZ) to residential (GRZ). This rezoning was requested by Geoff Mehrtens¹, and Oxford-Ōhoka Community Board², supported by a further submission by Claudia & Geoff Mehrtens³.
17. For the SOX Development Area, we have made recommendations to:
 - (a) improve the "implementability" of the provisions; and
 - (b) be consistent with the How the Plan Works section of the PDP.
18. At a high level, these amendments have involved:
 - (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area standard;

¹ 175.1

² 172.2

³ FS24

- (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard;
 - (c) Amend the format of the standards for fixed features in an ODP; and
 - (d) Remove parts of the proposed rule which are subjective and made minor grammatical edits to some of the descriptive text.
19. We note that in reviewing the SOX Development Area we have made amendments consistent with changes we have recommended for ODP's in relation to other rezoning requests for residential development (refer to Report 34 for Hearing Stream 12E in particular).

4. Part C – Special Purpose Zone – Pegasus Resort (SPZ(PR)) Rezoning

Summary of Rezoning

20. This section concerns two submissions requesting rezoning of sites so that those sites are to be included in the SPZ(PR) Zone, at the Pegasus Resort, as follows:
- (a) 1188 Main North Road/20 Haunui Lane; and
 - (b) 1250 Main North Rd.
21. These submissions also seek changes to the provisions of the SPZ(PR) to support the new areas sought for rezoning. This report does not cover other submissions seeking changes to the provisions of the SPZ(PR) Zone, which were heard in Hearing Stream 10, and are addressed in our Report 28.
22. We address each of the zoning requests below.

1188 Main North Road/20 Haunui Lane

23. Howard Stone⁴ sought rezoning of 3.81ha of land at 1188 Main North Road/20 Te Haunui Lane, Woodend from RLZ to SPZ(PR), with the balance of the property remaining as RLZ. The submitter also sought for the ODP for the SPZ(PR) to be amended to include the area as Activity Area 7⁵: Residential on Appendix SPZ(PR) – APP1 - ODP.
24. The Panel supports the s42A report author's recommendation, and while we are adopting an 'exceptions' approach to our reporting, we consider some explanation is appropriate in this instance where the s42A report author's recommendation changed, as set out in the Reply Report.

⁴ 191.1, 191.2

⁵ This was subsequently amended so that the site is to be included in an existing Activity Area renamed Activity Area 7A.

25. The s42A report author, Ms Manhire, had initially recommended that the Howard Stone submissions be rejected. However, after hearing the evidence she responded in the Reply Report by recommending that the submissions are accepted, the main reasons for the change in stance summarised in the Reply Report as follows⁶:

I have reviewed the submitter's evidence, and the amended proposal including the detail to be included in the ODP and revised minimum lot size. On balance, I consider the rezoning is a logical extension of the zone. I agree the matters of contention were those set out in the verbal statement of Ms Sunde.

My s42A report considered there to be a lack of public transportation or non-motorised access to Ravenswood, and in turn accessibility to services, amenities and employment by these modes. However, for the reasons set out above, I consider the proposal would not create significant effects on transportation and accessibility.

I have given further consideration in relation to cultural values and I am now of the view that the issues raised are not of a significance to prevent the rezoning. I consider the addition to the ODP is well-integrated with the rest of the zone. I now recommend the rezoning, and associated amendment to the ODP and SUB-S1 is accepted.

26. The Panel has carefully considered the very comprehensive Reply Report and agrees with Ms Manhire's reasons to support of the rezoning request. We also note that Ms Manhire supports the amended proposal including the changes to the Maps, the detail to be included in the ODP, and the revised minimum lot size as an amendment to Table SUB-1, which were matters addressed in evidence at the hearing by Ms Sunde, planner for the submitter.
27. For those reasons we recommend the Howard Stone submissions be accepted.

1250 Main North Rd

Summary

28. The submissions we consider here are by DEXIN⁷ seeking rezoning of the land at 1250 Main North Rd from proposed RLZ to SPZ(PR), and associated amendments to the provisions to support the rezoning.
29. The Panel, after having considered all the submissions and evidence, does not support the s42A report author's final recommendation that the submissions be accepted, and we recommend that the submissions be rejected. We set out our reasons below.

⁶ S42A Reply Report, paragraphs 161 - 164

⁷ 377.1, 377.2, 377.3, 377.4, 377.5, 377.6, 377.7, 377.8, 377.9, 377.10, 377.11, 377.12, 377.13, 377.14, 377.15, 377.16, 377.17, 377.18

S42A report and Reply Report

30. The s42A report author, Ms Manhire, had initially recommended that the DEXIN submissions be rejected. However, after hearing the evidence, in her Reply Report, she recommends that the submissions are accepted.
31. In her Reply Report, Ms Manhire describes how some key matters of contention from the s42A report (i.e. significant development capacity, transportation, and consolidation and integration with the surrounding environment) had now been resolved to her satisfaction. Ms Manhire's evidence was now, from a policy point of view, that the site is not suitable for a standard medium density residential development as it is outside of the shaded areas of Map A of the CRPS and is proposed to be located within a special purpose zone. She considered that it is appropriate to decouple the provisions from the medium density residential standards (MDRS) as it is not subject to the separate MDRS process. If the site was rezoned to SPZ(PR) it would not be a 'relevant residential zone' under the RMA, therefore the MDRS do not apply. She considered it is more appropriate to have bespoke provisions specific to the zone.
32. In that regard, the Reply Report also included a Joint Witness Statement (JWS) prepared by Ms Manhire and Ms Pearson (planner for DEXIN) which contained recommended bespoke provisions specific to the zone. The planners' JWS also took account of a JWS prepared by the urban design experts (Mr Ed Jolly and Mr James Lunday). Those agreed provisions included amendments to the ODP, plan provisions, and the Pegasus Resort Urban Design Guidelines, and would result in a lower density than originally proposed to integrate with the balance of the SPZ(PR) and ensure a good urban design outcome.
33. Overall, in her Reply Report Ms Manhire agreed with the submitter that the SPZ(PR) is the best use for the site, as it utilises an undersized rural lot that is isolated from other rural areas, as the "gateway" to the resort. She acknowledged that there remain potential issues with the future of the Woodend Bypass including transportation issues if suitable non-motorised connections are not provided, however there is the ability to consider the effects at (subdivision and land use) resource consent stage. However, she did not consider this issue was significant enough on its own to recommend the rezoning be rejected. When assessing the impact of the activities on cultural values, Ms Manhire preferred the evidence of Mr Harris over Mahaanui Kurataiao Limited (Mahaanui) agreeing that there were little or minimal impact on cultural values, and mitigation measures could be implemented when the site was developed.

Reasons for Panel's Recommendation

34. The Panel agrees with most of the above reasons for rezoning the site as proposed, and we accept that the bespoke provisions and urban design guidelines developed through the expert witness conferencing process are sound and well considered.
35. The one important aspect we consider has not been properly assessed relates to the cultural effects of the proposal, which in our view is a key determinant for rezoning the land for a development such as this, given the special significance this site, and the surrounding land, has to iwi. We note that the entire site is contained within the

SASM006 Wāhi Tapu – Silent File Overlay and the SASM 013 Ngā Tūranga Tupuna (cultural landscape) Waimakariri ki Rakahuri overlay on the PDP maps.

36. Ngāi Tūāhuriri hapū are the only mana whenua group for the District and are collectively legally represented by Ngāi Tūāhuriri Rūnanga Society Inc (Rūnanga). We received evidence that Rūnanga-owned company, Mahaanui is mandated to speak for Ngāi Tūāhuriri on the Plan.
37. A Cultural Impact Assessment (CIA) was commissioned by the submitter DEXIN and prepared by Mr Nigel Harris. The CIA did not purport to represent the view of mana whenua or Mahaanui, and in fact, acknowledged that Mahaanui did not provide their support for the rezoning on grounds of impacts to the wider cultural landscape of importance to them. The CIA identified that the site sits upon the SASM silent file and informed us that the principal settlement, Kaiapoi Pā was destroyed, rendered unsafe and deserted. When mana whenua returned to the area, they preferred to settle at Tuahiwi. The CIA does not engage further with this evidence, and we are left unsure of the significance of this history to the modern-day site and its relevance to mana whenua opposition to the rezoning request. The CIA concluded that there would be *“little or minimal impact on cultural values”*, but if any, mitigation measures could be implemented as part of the development arising from the rezoning request.
38. The evidence we received from the s42A report author, and from Ms Pearson for DEXIN, on cultural effects, relied entirely on Mr Harris’ CIA findings. The s42A Report stated:

A Cultural Impacts Assessment (CIA) has been provided which recommends amendments to the Introduction, SPZ(PR)-O2, SPZ(PR)-P1, and the Pegasus Design Guidelines to better provide for consideration of cultural values, collaboration with mana whenua and development/enhancement of waahi taonga and mahinga kai. The report concludes that “little or minimal impact on cultural values is foreseen and all reasonable and realistic mitigation measures have been identified...”⁸

I adopt the assessment provided and consider the amendments to provide for cultural values requested by the submitter are positive amendments to provide for cultural values. I note that some amendments are specific to the activity on the site and I recommend they are accepted if the rezoning request was to be accepted.

There are other amendments that apply to cultural values across the whole of the zone and, in my view, should be accepted regardless of the rezoning outcome. I have recommended a shortened version of SPZ(PR)-O2 than sought by DEXIN so that the policy is not a repetition of the objective and implements the objective.

39. Ms Pearson’s evidence on this aspect was limited to the following statement:

Cultural values – *Ms Manhire and I are aligned in our assessment of cultural values and she has largely adopted my suggested amendments to the SPZ(PR) and PRUDG to better provide for cultural values. I have reviewed her shortened version of*

⁸ Page 34

*SPZ(PR)-O2⁹ and can confirm that I can support this more efficient drafting and this is reflected in **Annexure A** of my evidence.*

40. We were unable to discuss and resolve issues with the CIA at the hearing as Mr Harris did not attend as an expert witness for the submitter. Had he attended, we would have had an opportunity to understand why he thought that the mitigation measures proposed would resolve the potential effects on cultural values.
41. Instead, we asked Ms Dewar, legal counsel for the submitter, to explain Mahaanui opposition to the rezoning, and elaborate on the engagement that had occurred with Mahaanui or the Rūnanga. Subsequently, and after the hearing, DEXIN provided a memorandum together with copy of a 'Mana whenua Statement' prepared by Mahaanui which confirmed, in summary, that the Rūnanga consider the location is not culturally appropriate for this type of development.
42. The 'Mana whenua Statement' assessed the Silent file, cultural landscape, landscape design aspects, Stormwater design and concluded:

The rūnanga have many concerns regarding this development which are primarily associated with the sensitivity of the area and the potential disturbance the development could have on Kaiapoi pā and the protection and restoration of mahinga kai sites. The location is of high cultural significance to Te Ngāi Tūāhuriri rūnanga and Ngāi Tahu whānui given the skeletal remains of many Ngāi Tahu rangatira were interred after the fall of Kaiapoi Pā. Therefore, this wahi tapu is of high importance to the rūnanga and is an area that they want to place high protection on.

The existing footprint of Pegasus Town is viewed as at the limits of what should be established in order to protect the values of the area. The scale of the proposal is therefore beyond what is viewed as appropriate for the site.

Although the rūnanga believe that this is a great concept, it is recommended that the applicant undertakes the proposal in an alternative location that is less likely to compromise or place pressure on sites of significance to manawhenua. In summary, the location is not culturally appropriate for this type of development.

43. The Panel asked the s42A report author to respond to this matter, in her Reply Report, and to also advise what weight is to be given to a CIA that is not mandated by mana whenua. In her Reply Report, Ms Manhire advised that the Council had subsequently obtained legal advice to the effect that:

"If the submitter's CIA has not been mandated by manawhenua, and manawhenua hold a different view about cultural impacts than the author of the CIA, then that would be a reason to give the CIA much less weight than it could have, had it been mandated and supported by manawhenua".

⁹ Officer's Report – paragraph 142, also Appendix A for revised wording that includes insertion of the word 'cultural' into SPZ(PR)-O2.

44. Notwithstanding that, the s42A report author's final recommendation was that the CIA is relevant, focused and probative as it provides substantial information to assess the costs and benefits of the proposal under s32AA and provides recommended mitigation and provisions to provide for cultural values on the site.

Overall determination

45. Section 6(e) of the RMA requires that the Panel recognises and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, as a matter of national importance.
46. Whilst we did not receive any evidence on the RPS, from our own reading the RPS requires wāhi tapu sites to be protected from inappropriate activity, and notes that Ngāi Tahu may wish to protect such sites by restricting certain activities, access and information about their location, through the use of silent files. It states: *"as the knowledge of specific sites may not be known to Ngāi Tahu as a whole, it is important to always consult with papatipu rūnanga to ensure that wāhi tapu sites are protected"*¹⁰.
47. Having carefully considered all of the material referenced above, we consider that we simply do not have sufficient evidence to be satisfied that rezoning of the DEXIN site will not have significant cultural effects.
48. We received no evidence specifically on s6(e), the RPS, or on how the SASM provisions would provide any meaningful level of control over the development of this land so that the concerns expressed by Mahaanui in the Mana Whenua Statement would be satisfactorily addressed. From our hearing on the SASM chapter, it is our understanding that the relevant controls are limited to earthworks, and we do not consider it appropriate, given the concerns expressed by Mahaanui, to allow rezoning for a large scale development of land that relies on the SASM provisions as the sole means of mitigating cultural effects.
49. Despite Ms Manhire's evidence that the effects can be mitigated, we consider we cannot place much weight on that assurance particularly in light of the definitive statement from Mahaanui, which outlines the Rūnanga's fundamental concerns with this proposal. We also cannot place much weight on the unmandated CIA as we cannot be certain it is *"relevant, focused and probative"*.
50. By way of conclusion, we consider that there is sufficient evidence that all aspects, other than cultural effects, have been adequately addressed. But there is insufficient evidence to satisfy the Panel that mana whenua concerns have been addressed properly. Given the significance of this site to iwi, and the unresolved issues relating to their concerns, we recommend the submission seeking the rezoning of the land be rejected. As a result, the submissions seeking amendments to the provisions to support DEXIN's rezoning request are also recommended to be rejected.

¹⁰ RPS, paragraph 2.2.8

51. Given the efforts that have been expended in developing this land, and on the evidence we have seen as to how this might achieve an otherwise good outcome, we would encourage the submitter to continue to engage with the Rūnanga, or Mahaanui as their mandated representative on the Plan, in an attempt to find an amenable outcome for all parties.

5. Conclusion

52. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended version of the SOX Development Area rule is shown in Appendix 2.
53. Overall, we find that our recommendations in respect to the rezoning requests for Commercial and Industrial zones, at Oxford and Settlement Zone (Ōhoka and Woodend Beach) surrounds, and for the Special Purpose Zone – Pegasus Resort (SPZ(PR)) will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1:**Submitter attendance and tabled evidence for Rezoning Requests – Oxford GRZ and SETZ (Woodend Beach and Ohoka) - Hearing Stream 12A**

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Rachel McClung 	N/A
James Brent Weir	<ul style="list-style-type: none"> James and Sharon Weir 	161
Patrick Campbell & Elvere Mooney	<ul style="list-style-type: none"> Matt McLachlan Patrick Campbell Elvere Mooney 	365/366
Waghorn Builders Limited	<ul style="list-style-type: none"> Matt McLachlan 	274
Tabled Evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

Submitter attendance and tabled evidence for Special Purpose Zone – Pegasus Resort Rezoning - Hearing Stream 12A

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Jessica Manhire 	N/A
Howard Stone	<ul style="list-style-type: none"> Margo Perpick Joanne Sunde 	191
DEXIN	<ul style="list-style-type: none"> Amanda Dewar Sam Huo James Lunday David Smith Melissa Pearson 	377
Tabled Evidence		
Howard Stone	<ul style="list-style-type: none"> Giles Learman Neil Cox 	191
DEXIN	<ul style="list-style-type: none"> Andrei Cotiga Jenny Bull Keren Bennett Mike Moore Timothy Heath 	377

Submitter attendance and tabled evidence for Commercial/Industrial Zones Rezoning - Hearing Stream 12A

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> Andrew Willis 	N/A
A&M Giles, Rural Holdings Ltd, 464 Developments Ltd	<ul style="list-style-type: none"> Andrew Giles 	172, FS62
Southern Capital Ltd	<ul style="list-style-type: none"> Claire McKeever Stuart McKinlay 	131
Ravenswood	<ul style="list-style-type: none"> Sarah Eveleigh David Haines 	347, FS79
Daniel Smith	<ul style="list-style-type: none"> Daniel Smith 	25

Ashley Industrial Services Ltd	<ul style="list-style-type: none"> • Andrew Giles • Ken Fletcher 	48
Tabled Evidence		
Domett Properties	<ul style="list-style-type: none"> • Helen Pickles 	311
Templeton Group	<ul style="list-style-type: none"> • Ruth Evans 	413
M & J Kerr	<ul style="list-style-type: none"> • Kim McCracken 	251
McAlpines	<ul style="list-style-type: none"> • Chris Fowler 	226
Ravenswood	<ul style="list-style-type: none"> • Andrew Metherell • Fraser Colegrave • Ian Munro • Paul Croft 	347, FS79

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2:

- Special Purpose Zone Pegasus Resort
- Commercial and Industrial rezoning
- South Oxford Development Area

Special Purpose Zone - Pegasus Resort

Introduction

The purpose of the Special Purpose Zone (Pegasus Resort) is to provide for a high-quality visitor resort centred around the existing 18-hole international championship golf course. The zone provides for hotel and visitor accommodation, existing large residential lots, a spa and hot pool complex, golf education and [golf](#)¹ country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort.

The zone is divided into seven distinct activity areas (references correspond to SPZ(PR)-APP1 and are referred to in the Activity Area Rules Tables as follows):

- Activity Area 1: Spa.
- Activity Area 2: Spa Village.
- Activity Area 3: Golf Square.
- Activity Area 4: Golf Village.
- Activity Area 5: Village Fringe.
- Activity Area 6: Golf Course.
- Activity Area 7: Residential.

The key differences between these activity areas are the types of development enabled (as guided by SPZ(PR)-APP1) and the extent to which activities such as commercial golf resort activity and visitor accommodation can occur. This recognises that some activity areas predominantly perform functions relating to the existing golf course, or existing residential areas, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by the Pegasus Resort Urban Design Guidelines ([Pegasus](#)² design guidelines) (Appendix 2).

Activity Area 1 — Spa provides for tourism activities, centred around the development of a Spa/Wellness and Hot Pool Complex, aimed at being a regionally significant tourism destination. This complex necessitates and provides for other activities that support the visitor experience, for example, a landmark hotel defining the main entrance to the golf course on the corner of Pegasus Boulevard and Mapleham Drive and an at-grade car park that services the Spa/Wellness and Hot Pool Complex and Hotel.

Activity Area 2 — Spa Village provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a 'village' look and feel. Activity Area 2 will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre — any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

Activity Area 3 — Golf Square contains the existing golf club facilities. The architectural design of these buildings is intended to set the tone for the built form of the rest of the zone, as set out in the Pegasus Design Guidelines. Development in this activity area is expected to be limited to a future

¹ Consequential amendment to Sports and Education Corp [416.2]

² RMA Schedule 1 Clause 16(2)

country club and associated activities directly related to the operation of the golf course, as opposed to visitor accommodation or commercial golf resort activities found elsewhere in the zone.

Activity Area 4 — Golf Village is a development area for activities that support the primary golf course activity. Activities enabled by the ODP include an already consented Hotel and a Golf Education Facility, both of which are likely to be used by tourists visiting the zone for either golf instruction or playing the course for leisure or competition.

Activity Area 5 — Village Fringe is an active part of the existing golf course, however it has been identified as a separate activity area as it needs to provide for the relocation of two golf holes in order to enable the development of Activity Areas 1 and 2. It also serves as a buffer area between visitor accommodation and commercial golf resort activities found in the Spa Village and the residential sites located to the north.

Activity Area 6 — Golf Course contains the balance of the existing golf course not covered by the Village Fringe Activity Area and enables the ongoing operation and development of this course as a major sports facility.

Activity Area 7 – Residential contains eight enclaves of residential sites with an average lot size of approximately 2000m². These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7 also include two additional residential sites that were created as balance lots and are now being developed for residential activity.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
SPZ(PR)-O1	Tourist destination The establishment of a ³ regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, golf country club ⁴ and limited small-scale commercial activity and ancillary activity.
SPZ(PR)-O2	Design components The development of spa/wellness and hot pool complex-a tourism resort ⁵ centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.
Policies	

³ RMA Schedule 1 clause 16(2).

⁴ Sports and Education Corp [416.2]

⁵ Sports and Education Corp [416.3]

SPZ(PR)-P1	Outline development plan Use and development of land shall: <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in SPZ(PR)-APP1, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below; 2. ensure that development: <ol style="list-style-type: none"> a. results in a vibrant, mixed-use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>,⁶ small-scale commercial activities and ancillary activities; b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; c. retains and supports the relationship to, and where possible enhances recreational features; d. is in accordance with the Pegasus design guidelines; e. achieves a high level of landscape, visual and amenity values; and f. encourages mixed use developments that are in accordance with SPZ(PR)-APP1 as a means of achieving coordinated, sustainable and efficient development outcomes; and 3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, SPZ(PR)-APP1.
SPZ(PR)-P2	Infrastructure services Ensure the efficient and effective provision of infrastructure that avoid, remedy or mitigate any adverse effects on water quality and landscape, visual and amenity values and are consistent with the design approach taken for Pegasus township.
SPZ(PR)-P3	Landscape and character Provide for the landscape character values of the golf course, country club facilities ⁷ and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings <u>in accordance with the Pegasus design guidelines</u> ⁸ .
SPZ(PR)-P4	Provision of commercial activities Ensure that the amenity values for visitors to the resort and the residents living in Activity Area 7 is maintained or enhanced through: <ol style="list-style-type: none"> 1. only providing for commercial activities that meet the definition of commercial golf resort activity; 2. having individual and maximum caps on the floor area of commercial golf resort activity; and 3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through: <ol style="list-style-type: none"> a. controlling site layout, landscaping and design measures, including outside areas and storage; and b. controls on emissions including noise, light and glare.
SPZ(PR)-P5	Urban design elements Encourage high quality urban design by:

⁶ Sports and Education Corp [416.4]

⁷ Sports and Education Corp [416.5]

⁸ Sports and Education Corp [416.5]

	<ol style="list-style-type: none"> 1. requiring all development to be in accordance with SPZ(PR)-APP1, which establishes an integrated and coordinated layout of open space; buffers and building setbacks; building height modulation and limits; roading purpose; built form; and streetscape design; 2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines; 3. encouraging design responses that respond to the cultural values and visual character of the area; 4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained; 5. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and 6. provision of secure, visible and convenient cycle parking.
SPZ(PR)-P6	Open areas Recognise the important contribution that the open areas provided by the Village Fringe Activity Area and the Golf Course Activity Area that adjoin the visitor accommodation and village areas make to the identity, character, amenity values, and outlook of the zone for residents and visitors.
SPZ(PR)-P7	Golf activity Enable golf course activities and ancillary facilities that: <ol style="list-style-type: none"> 1. support the golf course within the Golf course activity area; and 2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.
SPZ(PR)-P8	Village fringe Provide for the relocation of two golf holes within the village fringe.
SPZ(PR)-P9	Residential development Provide for residential development located within Residential activity area, while ensuring amenity values resulting from views over the golf course are maintained with no intensification of residential activity beyond what is provided for in the Activity Rules and Built Form Standards.

Activity Rules

SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SPZ(PR)-R2 Residential activity	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 7 excluding Lot 212 DP 403716 and Lot 230 DP 417391). 	Activity status when compliance is not achieved: DIS

Activity Status: CON Where: 2. the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and 3. only one residential unit per site. Matters of control are restricted to: SPZ-PR-MCD2 - Residential design controls <u>Design Considerations</u> ⁹ SPZ-PR-MCD8 - Flooding hazard	Activity status when compliance is not achieved: DIS
Activity status: NC Where: 4. the activity occurs within Activity Areas 1 to 6.	Activity status when compliance is not achieved: N/A
SPZ(PR)-R3 Residential unit	
Activity status: PER Where: 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391).	Activity status when compliance is not achieved: NC
SPZ(PR)-R4 Minor residential unit	
Activity status: PER Where: 1. the activity occurs within Activity Area 7 ⁽¹⁰⁾ including Lot 212 DP 403716 and Lot 230 DP 417391); 2. the maximum GFA of the minor residential unit shall be 80m ² (excluding any area required for a single car vehicle garage or carport); 3. there shall be only one minor residential unit per site; and 4. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	Activity status when compliance is not achieved: NC
SPZ(PR)-R5 Accessory building or structure	
Activity status: PER	Activity status when compliance is not achieved: N/A
SPZ(PR)-R6 Major sports facility	
Activity status: PER Where:	Activity status when compliance is not achieved: NC

⁹ RMA Schedule 1 clause 16(2).

¹⁰ RMA Schedule 1 clause 16(2).

<ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 3, 5 and 6; 2. the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am; 3. any tennis court surfaces are either dark green or grey in colour; 4. any tennis court fencing is chain mesh or similar, and grey or black in colour; 5. the GFA of any single building is less than 2,000m²; and 6. landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2. 	
SPZ(PR)-R7 Recreation activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 3, 5 and 6. 	Activity status when compliance is not achieved: NC
SPZ(PR)-R8 Helipad	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and 2. the helipad is not constructed over existing underground infrastructure. 	Activity status when compliance is not achieved: NC
Advisory Note <ul style="list-style-type: none"> • The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation. 	
SPZ(PR)-R9 New stormwater or recreation water bodies	
Activity status: CON Where: <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 5 and 6; 2. resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and 3. the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction. Matters of control and discretion are restricted to:	Activity status when compliance is not achieved: NC

<p>SPZ-PR-MCD1 - Stormwater or recreational water bodies</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p>SPZ(PR)-R10 Visitor accommodation <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i></p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 2; 2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and 3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD7 - Visitor accommodation SPZ-PR-MCD8 - Flooding hazard <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
<p>SPZ(PR)-R11 Hotel</p>	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 1 and 4; 2. the maximum number of hotel accommodation units within Activity Areas 1 and 4 shall be 180; and 3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard <p>Notification</p>	<p>Activity status when compliance is not achieved: NC</p>

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	
SPZ(PR)-R12 Spa/wellness and hot pool complex	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 1; and 2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R13 Commercial golf resort activity	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Areas 1 to 4; 2. there is a maximum of 2,500m² GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1; 3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m² GFA per tenancy; and 4. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD3 - Transportation SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD8 - Flooding hazard 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R14 Golf country club	
<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 3; and 	<p>Activity status when compliance is not achieved: NC</p>

<p>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
SPZ(PR)-R15 Golf education facility	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity occurs within Activity Area 4; and 2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2. <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-R16 Primary production	
<p><i>This rule does not apply to plantation commercial¹¹ forestry and woodlots provided for under SPZ(PR)-R20; or mining and quarrying activities provided for under SPZ(PR)-R23.</i></p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
<p>SPZ(PR)-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</p>	
<p>Activity status: DIS</p>	<p>Activity status when compliance is not achieved: N/A</p>
SPZ(PR)-R18 Large format retail	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>
SPZ(PR)-R19 Supermarket	
<p>Activity status: NC</p>	<p>Activity status when compliance is not achieved: N/A</p>

¹¹ s44A of RMA.

SPZ(PR)-R20 Plantation-Commercial¹² forestry and woodlots	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R21 Intensive indoor primary production	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R22 Commercial services	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R23 Mining and quarrying activities	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R24 Office	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R25 Funeral related services and facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R26 Waste management facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R27 Trade supplier	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R28 Service station	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R29 Motorised sports facility	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R30 Industrial activity	

¹² s44A of RMA.

Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R31 Boarding kennels	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R32 Cattery	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(PR)-R33 Composting facility	
Activity status: NC	Activity status when compliance is not achieved: N/A

Built Form Standards

SPZ(PR)-BFS1 Visitor accommodation unit standards	
<ol style="list-style-type: none"> The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be: <ol style="list-style-type: none"> Studio 25m²; One bedroom 35m²; Two bedroom 50m²; and Three or more bedrooms 80m²; Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m; Where a garage is not provided with the unit, each visitor accommodation unit shall have an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and External lighting shall be limited to down lighting only, at a maximum of 1.5m above the finished floor level of the building, with the light source shielded from horizontal view. 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
SPZ(PR)-BFS2 Visitor accommodation waste management	
<ol style="list-style-type: none"> All visitor accommodation shall provide: <ol style="list-style-type: none"> a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m; and 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p>

b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
SPZ(PR)-BFS3 Building height	
1. The maximum height of buildings above ground level shall be: <ol style="list-style-type: none"> Activity Area 1 - 16m at 3 storeys; Activity Area 2 - 12m at 3 storeys; Activity Area 3 - 9m at 2 storeys; Activity Area 4 - 14m at 3 storeys; Activity Area 5 - 8m at 2 storeys; Activity Area 6 - 6m at 1 store^{e13}y; and Activity Area 7 - 10m at 2 storeys (with the exception of Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m). 2. The minimum height of buildings shall be: <ol style="list-style-type: none"> Activity Area 2 - 6m at 1 storey. 	Activity status when compliance is not achieved: NC
Calculation method for SPZ(PR)-BFS5 1. For the purpose of calculating the height, the following shall be excluded: <ol style="list-style-type: none"> items listed in the definition of height calculation; and in Activity Areas 1 and 4 only, a pavilion building to a maximum of 30% of the building footprint to enable the activation of a living roof, provided that the maximum height as measured from the finished floor level of the living roof is not exceeded by more than 4m. 	
SPZ(PR)-BFS4 Building coverage	
1. The building coverage shall not exceed the maximum percentage of net site area: <ol style="list-style-type: none"> Activity Area 1 - 35%; Activity Area 2 - 35%; Activity Area 3 - 20%; Activity Area 4 - 35%; Activity Area 5 - 3%; Activity Area 6 - 3%; and Activity Area 7 - 20% 	Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to: SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values
SPZ(PR)-BFS5 Living roof	
1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m ² shall include a living roof.	Activity status when compliance is not achieved: RDIS Matters of control and discretion are restricted to: SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values

¹³ RMA Schedule 1 clause 16(2).

SPZ(PR)-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> Pegasus Boulevard (Activity Areas 1 and 4) - 20m; Pegasus Boulevard (Activity Area 3) - 5m; Setbacks to be provided in Activity Area 7 (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 10m from any internal boundary or road boundary; and Setbacks to be provided in Activity Area 7 on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; and Any building or structure shall be no less than 10m from any internal boundary or other road boundary; Setbacks to be provided on Lot 212 DP 403716 as follows: <ol style="list-style-type: none"> Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and Any building or structure shall be no less than 10m from any internal boundary or other road boundary. 	<p>Activity status when compliance is not achieved: RDIS</p> <p>Matters of control and discretion are restricted to:</p> <ul style="list-style-type: none"> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values SPZ-PR-MCD6 - Boundary setback <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
Exemption <ul style="list-style-type: none"> The setback provisions do not apply to the temporary storage of non-motorised caravans. 	
SPZ(PR)-BFS7 Landscaping	
<ol style="list-style-type: none"> The minimum amount of landscaped area in each activity area shall be: <ol style="list-style-type: none"> Activity Area 1 - 40%; Activity Area 2 - 30%; Activity Area 3 - 30%; Activity Area 4 - 40%; Activity Area 5 - 90%; and Activity Area 6 - 90%. 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-BFS8 Outdoor storage	
<ol style="list-style-type: none"> All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight. 	<p>Activity status when compliance is not achieved: NC</p>
SPZ(PR)-BFS9 Commercial waste management	

<ol style="list-style-type: none"> 1. All commercial activities shall provide: <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of no less than 5m² with a minimum dimension of 1.5m; and b. waste management areas shall be screened or located behind buildings when viewed from any road or public space. 	<p>Activity status when compliance is not achieved: DIS</p>
<p>SPZ(PR)-BFS10 Building and structures colours and reflectivity</p>	
<ol style="list-style-type: none"> 1. Any buildings and structures within the Activity Areas 1 to 6 shall meet the following requirements: <ol style="list-style-type: none"> a. exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthly mid tones and achieve reflectivity between 5% and 22%; and b. roofs of all structures including trim shall be finished in their natural colours or coloured dark tones and achieve reflectivity between 5% and 12%. 	<p>Activity status when compliance is not achieved: DIS</p>
<p>SPZ(PR)-BFS11 Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391</p>	
<ol style="list-style-type: none"> 1. All buildings must be constructed on-site from new or high quality recycled materials; 2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials: <ol style="list-style-type: none"> a. brick; or b. natural stone; or c. river rock; or d. texture plaster over brick, or polystyrene or other suitable sub base for plaster; or e. stained or painted timber weather-board, wooden shingles, timber board batten; or f. surface coated concrete block; or g. solid plaster or glazing. 3. All roofing material on any building shall be either: <ol style="list-style-type: none"> a. tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel); or b. steel (comprising pre-painted, long run pressed or rolled steel); or c. shingles; or 	<p>Activity status when compliance is not achieved: DIS</p>

<ul style="list-style-type: none"> d. slate; or e. membrane roofing. <ol style="list-style-type: none"> 4. No reflective or visually obtrusive roof, wall or joinery materials, colours or mirror glass may be used for any building; 5. No exterior cladding, no roofing material, no guttering or down pipe material comprising unpainted and/or exposed zinc coated products may be used on any building; 6. No buildings shall be erected using concrete or treated wooden piles without providing a solid and durable skirting board or other enclosure around the exterior of the building(s) from ground height to the underside of the wall cladding; 7. No accessory building shall be erected except in conjunction with or following construction of the residential unit and all such buildings shall be constructed with permanent materials comprising timber, stone or other permanent materials in character with the residential unit; 8. Air conditioning units must not be set into or protrude from the building(s). Any external air conditioning units must be properly screened; 9. No building shall be erected, altered, placed or permitted to remain other than buildings designed for residential activity and any accessory building; 10. Clotheslines and letterboxes must be unobtrusive and of good quality in terms of design and location. The positioning of any letterbox shall be adjacent to but not on the road reserve; and 11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary. 	
SPZ(PR)-BFS12 Site layout Pegasus Resort ODP	
<ol style="list-style-type: none"> 1. Development shall be in accordance with SPZ(PR)-APP1. 2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1: <ol style="list-style-type: none"> a. development shall facilitate a road connection at fixed road access points¹⁴ shown on SPZ(PR)-APP1 to enable 	Activity status when compliance not achieved: DIS

¹⁴ RMA Schedule 1 Clause 16(2)

<p>vehicular access to roads which connect with Pegasus Boulevard and Mapleham Drive, provided that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 shall be acceptable;</p> <p>b. the provisions for breaks in the landscape buffer identified along the Pegasus Boulevard to accommodate entry and egress into and out of the site or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road networks; and</p> <p>c. resizing, resitting and the provision of additional proposed stormwater ponds.</p>	
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Matters of Control or Discretion

SPZ-PR-MCD1	Stormwater or recreational water bodies <ol style="list-style-type: none"> 1. Landscaping, planting and screening; 2. Accessibility for maintenance purposes; 3. Design capacity; and 4. Integration into the stormwater network.
SPZ-PR-MCD2	Design considerations <ol style="list-style-type: none"> 1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1. 2. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> a. the bulk, scale, location and external appearance of buildings; b. the creation of active frontages adjacent to roads and public spaces; c. setbacks from roads; d. landscaping; e. streetscaping design; f. application of CPTED principles; g. focus on sustainable design to reduce carbon footprint; h. provision for internal walkways, paths, and cycleways; and i. appropriate legal mechanism to ensure implementation of design responses as relevant; 3. Lighting design that meets the character and amenity values for the activity area. 4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance. 5. Enhancement of ecological and natural values.
SPZ-PR-MCD3	Transportation <ol style="list-style-type: none"> 1. Safe, resilient, efficient functioning and sustainable for all transport modes. 2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.

	<ol style="list-style-type: none"> 3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring. 4. Road and intersection design in accordance with SPZ(PR)-APP1. 5. Compliance with the relevant standards contained within the Transport Chapter.
SPZ-PR-MCD4	<p>Amenity values</p> <ol style="list-style-type: none"> 1. Effects of the development on: <ol style="list-style-type: none"> a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori; b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects. 2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy. 3. Incorporation of effective mitigation such as landscaping or screening.
SPZ-PR-MCD5	<p>Golf facility considerations</p> <ol style="list-style-type: none"> 1. Maintaining the spatial extent of the 18 hole champion golf course. 2. Interface with public roads and open spaces. 3. Traffic generation, access and parking. 4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.
SPZ-PR-MCD6	<p>Boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites. 3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.
SPZ-PR-MCD7	<p>Visitor accommodation units</p> <ol style="list-style-type: none"> 1. In relation to minimum unit size, where: <ol style="list-style-type: none"> a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and

	<ul style="list-style-type: none"> c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted. 2. In relation to storage space, where: <ul style="list-style-type: none"> a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; and b. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities. 3. In relation to outdoor living space, where: <ul style="list-style-type: none"> a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.
SPZ-PR-MCD8	<p>Flooding hazard</p> <ul style="list-style-type: none"> 1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including: <ul style="list-style-type: none"> a. the location and type of infrastructure; and b. any restriction on floor levels as a result of flood hazard risk. 2. The extent to which overland flow paths are maintained. 3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material. 4. Increased ponding or loss of overland flow paths.

Appendices

SPZ(PR)-APP1 - ODP



Relevant planning map amendments

Amend the planning map to rezone the part of 1188 Main North Road (20 Te Haunui Lane), as outlined in red below, as SPZ(PR).¹⁷



Include the part of the Howard Stone site (20 Te Haunui Lane) in the Pegasus Resort ODP in the Planning Maps, as shown in SPZ(PR)-APP1 above.¹⁸

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the</u> 	<p>Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

¹⁷ Howard Stone [191].

¹⁸ Howard Stone [191].

	<p><u>stockyards and ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production;</u>^{19 20}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding</u></p>	
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¹⁹ Transpower [195.43].

²⁰ Horticulture NZ [295.80].

	<p><u>2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>²¹</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand</p>	
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²¹ Transpower [195.43].

	<p>Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for</p>	
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	<p>agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²²</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²³</p>

²² Transpower [195.43].

²³ Transpower [195.43].

	<p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²⁴ electricity distribution line	
All Zones	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing,</u>²⁵ activities and development adjacent to a 66kV or 33kV<u>major</u>²⁶ electricity distribution line involve the following: 	<p>Activity status when compliance not achieved: N/A</p>

²⁴ Mainpower [249.94].

²⁵ Mainpower [249.95].

²⁶ Mainpower [249.94].

	<p>a. new a sensitive activity and or a new buildings or structure²⁷ (excluding accessory buildings)²⁸ within 6m²⁹ of the centreline of a 66kV or 33kV³⁰ major electricity distribution line or within 10m 6m³¹ of the visible outer edge of a³² foundation of an associated a pole, pi-pole³³ or tower; and/or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³⁴</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³⁵</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line</p>	
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²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

³⁵ Mainpower [249.94].

	operator where the consent authority considers this is required, absent its written approval.	
	Advisory Notes <ul style="list-style-type: none">• 66kV/33kV <u>Major</u>³⁶ electricity distribution lines are shown on the planning map.• 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.• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

³⁶ Mainpower [249.94].

RELEVANT PLANNING MAP AMENDMENTS

1. Rezone Mitre 10 Mega Rangiora 'Block B' in the map below from GIZ to LFRZ.¹



2. Rezone 25, 27, 29, 31 and 35 Tuhoe Avenue, Kaiapoi (site outlined in red) from MRZ / MRZ Var1 to NCZ.²



¹ McAlpines [226.5]

² Beach Road Estates Ltd [167.7]

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- Print Date: 08/12/2022

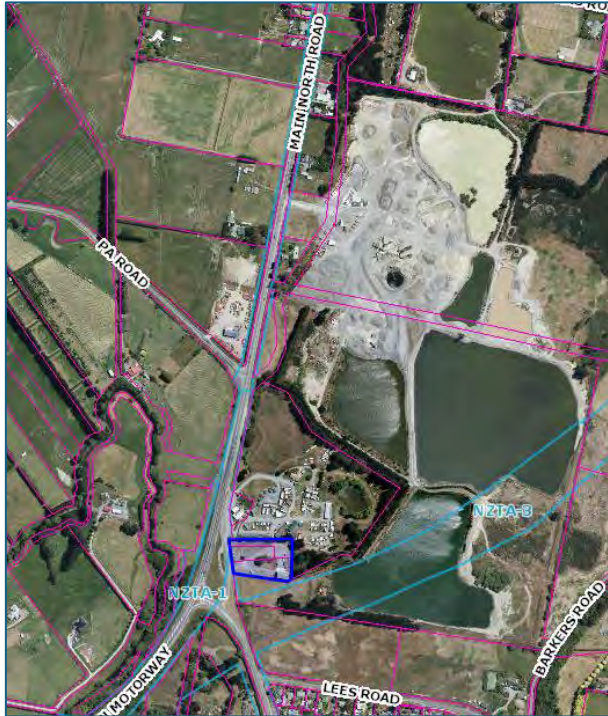


5. Rezone 12 and 20 Neeves Road, Kaiapoi (identified below in red) from RLZ to GIZ.⁵



⁵ Domett Properties Ltd [311.1]

6. Rezone 726, 732, 734 Main North Road, Kaiapoi from RLZ to LIZ (site outlined in blue below).⁶



7. Insert the new Neeves Road Development Area and ODP:⁷

Part 3 – Area specific matters / Wāhanga waihanga - Development Areas / New Development Areas

Neeves Road Development Area⁸

Introduction

The Neeves Road Development Area comprises approximately 4.98ha of land fronting Neeves Road in South Kaiapoi.

The DEV-SK-APP1 area includes:

- A building location;
- Access location off Neeves Road;
- Stormwater treatment area; and
- Landscaping.

Activity Rules

⁶ Southern Capital Limited [131.1]

⁷ Domett Properties Ltd [311.1]

⁸ Domett Properties Ltd [311.1]

DEV-NR-R1 Neeves Road Outline Development Plan**Activity status: PER****Where:**

1. development shall be in accordance with DEV-NR-APP1.

Activity status when compliance not achieved: DIS**Advisory Note**

- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the activity ODP shall substitute the provision.

Built Form Standards

There are no area-specific built form standards for the Neeves Road ODP area.

Appendix**DEV-NR-APP1 Neeves Road ODP**

(Include an ODP to like effect of the below in standardised Council format)

**RELEVANT PLANNING MAP AMENDMENTS**

8. Rezone Lot 201 OP 521536 so that the entire lot is zoned GIZ.⁹



9. Rezone 419 Whites Road, Ohoka (site outlined in black hash) from SETZ to NCZ.¹⁰

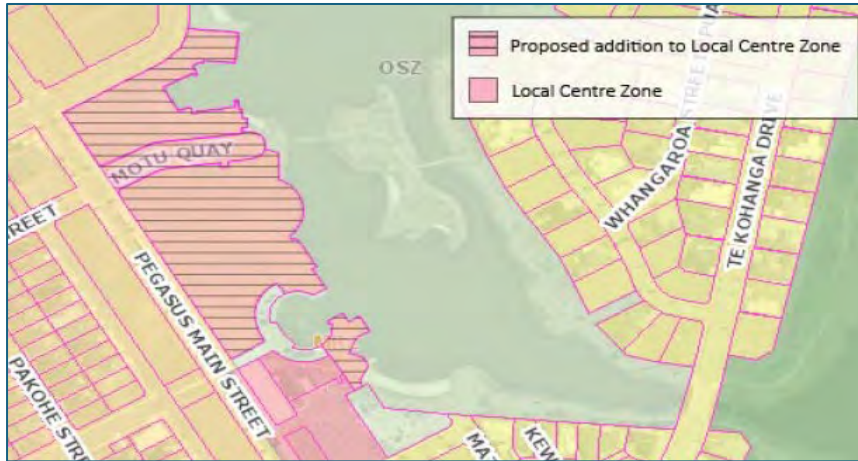


10. Rezone 64 Pegasus Main Street (Lot 10 DP 517496), 66 Pegasus Main Street (Lot 102 DP 517496), 70 Pegasus Main Street (Lot 101 DP 505068) from MRZ / MRZ Var 1 to LCZ in the Pegasus town centre area as shown on the map.¹¹

⁹ DHE Holdings [174.1]

¹⁰ Edward and Justine Hamilton [165.1]

¹¹ Templeton Group [412.27]



RELEVANT DEFINITION AMENDMENTS

11. Amend the definition of 'Key Activity Centre' as follows: ¹²

means the centres of Rangiora, Kaiapoi, North Woodend and Oxford which are focal points for employment, community activities and the transport network; and which are suitable for more intensive mixed-use development.

12. Amend the definition of 'Principal Shopping Street' as follows: ¹³

means an area identified in the District Plan as a principal shopping street in Rangiora, Oxford, ~~or~~ Kaiapoi or North Woodend.

13. Amend NWD - North Woodend Development Area as follows: ¹⁴

NWD - North Woodend Development Area

Introduction

The North Woodend Development Area covers the Ravenswood development at Woodend. The development provides for a General Industrial Zone activities, Town Centre Zone and Medium Density Residential Zone development located near the centre, with lower residential densities outside of this. The area includes a central spine road along Bob Robertson Drive, connecting State Highway 1 in the east with Rangiora-Woodend Road in the west.

¹² RDL [347.2]

¹³ RDL [347.3]

¹⁴ RDL [347.1] and [347.94] for all these NWD changes

DEV-NWD-APP1 applies to the entire North Woodend Development Area¹⁵. The key features of DEV-NWD-APP1 include:

- proposed the re-align~~edment of~~ Taranaki Stream;
- greenspace along the length of ~~Bob Robertson Drive and around~~ Taranaki Stream;
- identification of a number of local reserves / green space; ~~and~~
- stormwater management areas; and
- roading and block pattern.¹⁶

DEV-NWD-APP2 provides further detail to guide development of the Key Activity Centre within the North Woodend Development Area. The key features of DEV-NWD-APP2 include:

- a principal shopping street;
- a town square / reserve;
- internal vehicular and pedestrian linkages; and
- green space riparian corridor and community linkage along Taranaki Stream.¹⁷

¹⁸Policies

<u>DEV-NWD-P1</u>	<u>Development within the North Woodend Town Centre Zone is enabled at scale that avoids significant retail distribution effects on the existing town centres at Rangiora and Kaiapoi, and ensures that the role and functions of Rangiora and Kaiapoi are maintained.</u>
<u>DEV-NWD-P2</u>	<u>Provide for development within the emerging Key Activity Centre at North Woodend that:</u> <ol style="list-style-type: none"> 1. <u>provides a focal point for a wide range of retail, commercial, service and community activities, as well as employment opportunities;</u> 2. <u>ensures an attractive, compact and cohesive town centre with a unique sense of identity and a high quality of design, that is integrated with surrounding land uses and adjoining residential areas and public open space;</u> 3. <u>enables larger floorplates and accessible car parking that is integrated with surrounding land use, including off-street parking areas for sites with frontage to the principal shopping street, to achieve efficient utilisation of town centre land, recognising the role and function of North Woodend as an emerging Key Activity Centre, whilst creating and maintaining a high level of amenity in the centre;</u> 4. <u>is planned, integrated and co-ordinated in accordance with the Outline Development Plan in DEV-NWD-APP2 and its associated text to provide:</u> <ol style="list-style-type: none"> a. <u>a principal shopping street and town square/reserve as key elements of the character and amenity, a focal point for activity within a pedestrian focussed environment, and</u>

¹⁵ Ravenswood Developments Limited [347.1] and [347.94]

¹⁶ Ravenswood Developments Limited [347.1] and [347.94]

¹⁷ Ravenswood Developments Limited [347.1] and [347.94]

¹⁸ Ravenswood Developments Limited [347.1] and [347.94]

	<p><u>for the provision of reserve space for the wider development:</u></p> <p>b. <u>high quality, attractive and engaging streetscapes that reinforce the function of streets, enhance amenity and accessibility of the town centre, and maximise integration with building frontages;</u></p> <p>c. <u>public open spaces which enhance connectivity;</u></p> <p>d. <u>a legible and highly connected network of well-designed roads, internal vehicular and pedestrian linkages and the principal shopping street, public open spaces, and crossing points that provide high levels of access, are responsive to surrounding activities, and include at least one north-south connection between Bob Robertson Drive and the Taranaki Stream corridor;</u></p> <p>e. <u>supports safe connection between the site and Bob Robertson Drive, Garlick Street and Aitkin Street the future function of those roads;</u></p> <p>f. <u>provision of a connected network of walkways and cycleways that promotes walking and cycling as a means of travel:</u></p> <p>i. <u>within the Town Centre zone;</u></p> <p>ii. <u>between developments along Bob Robertson Drive;</u></p> <p>iii. <u>linking the Town Centre zone land to the Taranaki Stream;</u></p> <p>iv. <u>linking the residential neighbourhoods of Ravenswood and Woodend to the town centre;</u></p> <p>v. <u>linking with pedestrian desire lines through car parking areas.</u></p> <p>g. <u>identifies opportunities for Environment Canterbury/Metro to provide public transport services and infrastructure in the locations identified on the Outline Development Plan as passenger demand grows.</u></p>
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Activity Rules

DEV-NWD-R1 North Woodend Development Area Outline Development Plan	
Activity status: PER Where: 1. development shall be in accordance with DEV-NWD-APP1.	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	
DEV-NWD-R2 Retail activity in the North Woodend TCZ ¹⁹	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS

¹⁹ Ravenswood Developments Limited [347.1] and [347.94]

<p><u>1. Retail activity does not exceed 25,500m² GFA within the North Woodend TCZ.</u> <u>For the purposes of this rule, retail activity excludes trade suppliers.</u> <u>Advice note: Waimakariri District Council will maintain a record of retail activity as consented under rule DEV-NWD-R4</u></p>	<p><u>Matters of discretion are restricted to:</u> <u>DEV-NWD-MD1 – Retail activity in the North Woodend TCZ</u></p>
<p><u>DEV-NWD-R3 Trade Supplier in the North Woodend TCZ²⁰</u></p>	
<p><u>Activity status: PER</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>
<p><u>DEV-NWD-R4 Development in the North Woodend TCZ²¹</u></p>	
<p><u>Within the North Woodend TCZ:</u> <u>1. New buildings;</u> <u>2. Additions to individual buildings greater than 20% of consented GFA;</u> <u>3. The town square/reserve;</u> <u>4. Internal vehicular and pedestrian linkages, and the principal shopping street (as indicated in DEV-NWD-APP2); and</u> <u>5. Parking areas.</u> <u>Activity status: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>DEV-NWD-MD2 – Development in the North Woodend Key Activity Centre</u></p>	<p><u>Activity status when compliance not achieved – N/A</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule, which incorporates (where applicable) the indicative elements shown on the Outline Development Plan in DEV-NWD-APP2, is precluded from being publicly or limited notified.</u></p>
<p><u>DEV-NWD-R5 Development within North Woodend Lot 203 prior to construction of the town square / reserve²²</u></p>	
<p><u>Activity status: PER</u> <u>Where:</u> <u>1. Development occurs prior to the completion of the principal shopping street; and</u> <u>2. The total area within Lot 203 covered by buildings, hardstand, roads or vehicle accessways, parking or landscape planting (but excluding areas in grass or gravel pending further development) does not exceed 5.4 hectares</u></p>	<p><u>Activity status where compliance not achieved – RDIS</u> <u>Matters of discretion where compliance is not achieved:</u> <u>DEV-NW-MD3 – Development prior to construction of the town square / reserve</u></p>

²⁰ Ravenswood Developments Limited [347.1] and [347.94]

²¹ Ravenswood Developments Limited [347.1] and [347.94]

²² Ravenswood Developments Limited [347.1] and [347.94]

23Matters of Discretion for the North Woodend Key Activity Centre

<u>DEV-NWD-MD1</u>	<p><u>Retail activity in the North Woodend TCZ</u></p> <p><u>The extent to which the proposed retail activity:</u></p> <ol style="list-style-type: none"> <u>1. Adversely affects the role and function of Rangiora and Kaiapoi to provide for primarily commercial and community activities and avoids significant retail distribution effects on those centres.</u> <u>2. Generates adverse traffic and access effects on the safe and efficient functioning of the access and road network.</u> <u>3. Adversely affects amenity values and streetscape of the area.</u> <u>4. Enables the community to meet unmet demand for retail activity within the District.</u> <u>5. Supports the intended role of the North Woodend emerging Key Activity Centre.</u> <u>6. Contributes to the vitality of the centre, particularly along Bob Robertson Drive or the principal shopping street.</u> <u>7. Promotes the efficient use of land within the centre to achieve a compact urban form.</u>
<u>DEV-NWD-MD2</u>	<p><u>Development within the North Woodend Key Activity Centre</u></p> <ol style="list-style-type: none"> <u>1. the extent to which the proposal demonstrates integration with existing and future development of Town Centre Zone land, including provision of public open space(s), and will enable the outcomes set out in DEV-NWD-P2 to be achieved;</u> <u>2. the design and appearance of the development including contribution to architectural quality and amenity values of roads, internal vehicular and pedestrian linkages, principal shopping street or public spaces (including town square/reserve). In particular as to:</u> <ol style="list-style-type: none"> <u>a. the contribution that buildings make to the attractiveness, legibility, pleasantness, and enclosure of roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u> <u>b. the maintenance of consistent building lines and legibility of entrances by minimising building setbacks from roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u> <u>c. in the principal shopping street, locating buildings immediately adjacent to the street;</u> <u>d. orientation of buildings towards roads, internal vehicular and pedestrian linkages or public spaces;</u> <u>e. architectural details and cladding materials;</u> <u>f. the minimisation of blank walls with modulation, articulation, and glazing;</u> <u>g. activation and engagement with roads, internal vehicular and pedestrian linkages, principal shopping street and public spaces;</u> <u>h. the height and bulk of corner buildings taking into account the scale of adjoining intersections.</u> <u>3. the application of the following CPTED principles to the design and layout of the development and public spaces;</u>

	<ul style="list-style-type: none"> a. <u>passive surveillance of public areas through glazing of building faces, particularly for hospitality and retail activities;</u> b. <u>safe, coordinated, and legible pedestrian and cycle routes designed to an appropriate dimension, with good visibility and appropriate lighting;</u> c. <u>avoid fencing in favour of visually permeable soft delineation features;</u> <ul style="list-style-type: none"> 4. <u>the provision of verandahs to provide weather protection in areas used, or likely to be used, by pedestrians;</u> 5. <u>provision of:</u> <ul style="list-style-type: none"> a. <u>landscaping on sites adjoining public spaces to contribute to the amenity of public spaces; and</u> b. <u>street trees on internal vehicular linkages at an average spacing of not less than 20 m (note that this does not require that trees be at uniform 20 m spacing).</u> 6. <u>the provision of car parking and vehicle accesses that achieve efficient utilisation of town centre land in a functional and safe manner, including:</u> <ul style="list-style-type: none"> a. <u>car parking that is commensurate with parking demand of the proposed land use;</u> b. <u>through the appropriate consolidation and sharing of parking areas and/or locating car parking to the side or rear of the main entrance façade;</u> c. <u>inclusion of safe and convenient pedestrian connections between parking areas and buildings;</u> d. <u>limited vehicular access and egress to parking areas located off the principal shopping street to avoid conflict with pedestrians and support continuous street frontages;</u> 7. <u>the provision of safe walking, cycling and vehicle access to the road network and to the internal vehicular and pedestrian linkages and principal shopping street, that reflects the context of the surrounding environment (land use and road classification);</u> 8. <u>the provision of connections for cyclists to the formed or planned cycle infrastructure on Bob Robertson Drive and Garlick Street;</u> 9. <u>the extent to which the form of the internal vehicular and pedestrian linkages and principal shopping street adhere to the Design Standards for local roads contained in TRAN-S1, except that the requirements for parking lane width and number of parking lanes shall not apply;</u> 10. <u>the principal shopping street and activities adjacent to it (where applicable to the application for resource consent) provide a retailing and pedestrian focus, where parking and loading do not visually or physically dominate the area;</u> 11. <u>a town square/reserve (where applicable to the application for resource consent), which is physically and visually connected to the principal shopping street, and of sufficient size and form to enable a range of community activities and interaction;</u> 12. <u>the integration of the principal shopping street and town square / reserve;</u>
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²³ Ravenswood Developments Limited [347.1] and [347.94]

	<p>13. <u>any cumulative effects of the proposed activity on the urban form matters identified;</u></p> <p>14. <u>integration of future public transport service with the emerging Key Activity Centre and the surrounding environment;</u></p> <p>15. <u>the extent to which practical design considerations apply.</u></p>
DEV-NWD-MD3	<p><u>Development prior to construction of the town square / reserve</u></p> <p>1. <u>the effects of the delay in constructing the town square/reserve on the recreational provision and amenity within the North Woodend Development Area;</u></p> <p>2. <u>the provision of open space that has otherwise been made within the emerging Key Activity Centre of North Woodend as identified in DEV-NWD-APP2, including:</u></p> <p style="margin-left: 40px;">a. <u>any partial provision of the town square/reserve;</u></p> <p style="margin-left: 40px;">b. <u>any alternative provision of public open spaces that is not identified on the Outline Development Plan in DEV-NWD-APP2;</u></p> <p style="margin-left: 40px;">c. <u>any temporary provision of public open spaces elsewhere within the North Woodend Development Area;</u></p> <p>3. <u>any conditions or other mechanism that will confirm the timing of construction of the town square/reserve; and</u></p> <p>4. <u>any practical or operational reasons why the town square/reserve is not to be constructed in compliance with this rule.</u></p>

Built Form Standards

DEV-NWD-BFS1: Height in relation to boundary in the Medium Density Residential Zone²⁴	
<p>1. For the purpose of MRZ-BFS7, structures shall not project beyond a building envelope defined by recession planes measured 5.7m from ground level above any internal boundary (other than boundaries with accessways), or in relation to any garage structure 4.6m from ground level, and inclined inwards to the site at an angle of 45° from the horizontal except for the following:</p> <p style="margin-left: 40px;">a. flagpoles;</p> <p style="margin-left: 40px;">b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</p> <p style="margin-left: 40px;">c. decorative features such as steeples, towers and finials;</p> <p style="margin-left: 40px;">d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

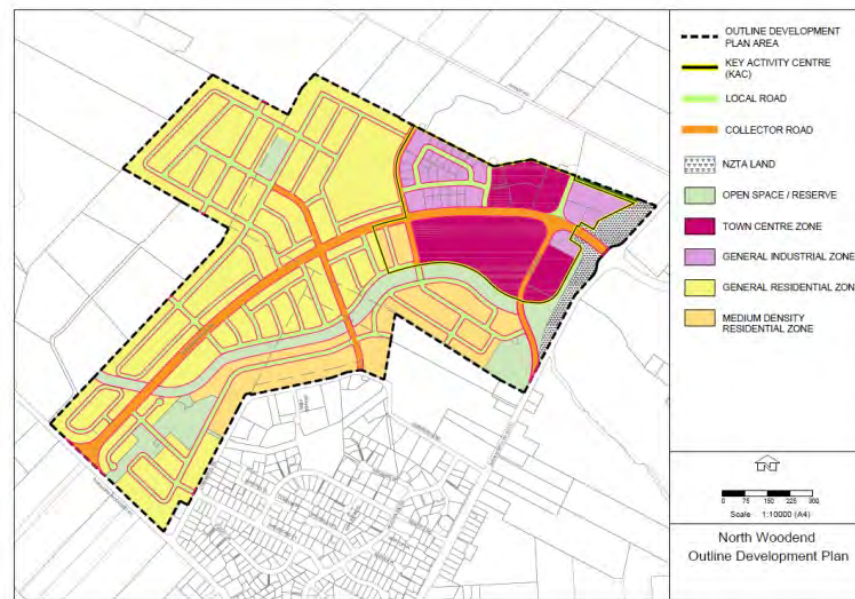
²⁴ Ravenswood Developments Limited [347.1] and [347.94]

<p>not apply along that part of the internal boundary covered by such a wall; and</p> <p>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</p> <p>2. Provided that none of the structures listed in (1) (c) to (e) has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p> <p>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</p>	
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Appendix

DEV-NWD-APP1 - North Woodend ODP

[insert ODP158, colours and zone names updated for consistency with the PWDP]

DEV-NWD-APP1 – North Woodend Outline Development Plan**25 DEV-NWD-APP2 – North Woodend Key Activity Centre Outline Development Plan**

The Outline Development Plan for the North Woodend Key Activity Centre gives effect to the Canterbury Regional Policy Statement, which directs enablement of a Key Activity Centre in the general location of Woodend/Pegasus.

The emerging Key Activity Centre sits within the wider Ravenswood residential development, the form of which is directed by the Outline Development Plan in DEV-NWD-APP1.

Much of the emerging Key Activity Centre's structure and urban form is determined by the existing roading and subdivision patterns and land use consents. Bob Robertson Drive is an existing Collector Road through the Key Activity Centre providing an important transport route between State Highway 1 and Rangiora Woodend Road, and forms the most direct route between Ravenswood, Pegasus, and Rangiora. Garlick Street will provide an important and direct route between Ravenswood, Pegasus and Woodend.

Land to the north of Bob Robertson Drive is consented for core retail and other commercial activities on land zoned TCZ and GIZ, as shown on Outline Development Plan in DEV-NWD-APP2. Land to the east of Garlick Street is also committed for development in accordance with the identified zoning pattern.

The balance of the emerging Key Activity Centre comprises principally Lot 203, which is a greenfield site and the proposed “centre piece” of the new town centre. Lot 203 is bounded by Bob Robertson Drive, Garlick Street, Aitkin Street and the Taranaki Stream riparian corridor. It is zoned TCZ.

Future development of Lot 203 is guided by the Outline Development Plan which shows the indicative location of various “structuring elements”. The location of those elements is flexible, with further guidance as to location provided in the text below. The purpose of these structuring elements is to integrate the core retail and other commercial activities within Lot 203 with similar development to the

²⁵ Ravenswood Developments Limited [347.1] and [347.94]

north and east, as well as the MRZ land to the west and the Taranaki Stream riparian corridor and community linkage to the south. Existing pedestrian/cycling bridges have already been constructed across the Taranaki Stream to link the town centre with its wider residential communities.

The main features within the North Woodend emerging Key Activity Centre, as shown indicatively on the Outline Development Plan are as follows:

Public transport infrastructure

Ravenswood is anticipated to be directly serviced by bus services and the Outline Development Plan identifies proposed locations for suitable infrastructure to enable people to access the emerging Key Activity Centre by bus. There is also the potential for multiple bus routes to run through or past the emerging Key Activity Centre, particularly when the Woodend Bypass is established. Accordingly, it may be appropriate to provide a transfer point (including passenger drop-off and pick up, but not park and ride) at the emerging Key Activity Centre in the future. The evolving transport network requires suitable flexibility to enable both the short term and long term bus network aims to be provisioned for.

The proposed location for an easily accessible, readily visible Major Bus Stop / Transfer and associated infrastructure is within the berms on Bob Robertson Drive to the west of Clayton Place. It is anticipated that, as the emerging Key Activity Centre grows, the relevant public authorities will establish this Major Bus Stop / Transfer in response to increasing demand for public bus services in this part of the district.

Bus stops on the western and eastern sides of Garlick Street are also indicatively shown and can be accommodated within the public road carriageway. Their specific location will be determined having regard to the location of the proposed pedestrian linkage across Garlick Street, the latter to be established once details of development proposals on either side of Garlick Street are known.

Pedestrian Linkages

The emerging Key Activity Centre is in a location that will be walkable from the Ravenswood residential area, northern part of Woodend, and to a lesser degree the western part of Pegasus. The Outline Development Plan provides for a high degree of connectivity between the pedestrian network and the existing pedestrian infrastructure on nearby routes.

These linkages include:

- a. Access to the extensive area of landscaped open spaces to the north of the Key Activity Centre which is also used for stormwater detention.
- b. A safe crossing facility of Bob Robertson Drive proximate to the indicative Major Bus Stop / Transfer and Principal Shopping Street within Lot 203.
- c. A safe crossing facility between the consented core retail activities on the northern side of Bob Robertson Drive, and similar activities within Lot 203, with the specific location of the crossing determined once details of development proposals within Lot 203 become known.
- d. Access between the town square/reserve and the Taranaki Stream riparian corridor and community linkage.
- e. Access between Lot 203 and the area on the western side of the Key Activity Centre, across Aitkin Street.
- f. Access between Lot 203 and the area on the eastern side of the Key Activity Centre, across Garlick Street.

Internal Vehicular, Pedestrian, and Cycling Linkages

Within the Outline Development Plan area, a range of pedestrian routes are defined in locations that will support a legible, safe, and well-connected town centre walking environment. The internal vehicular and pedestrian linkages and principal shopping street notated on the Outline Development Plan should integrate with the pedestrian routes, public transport infrastructure, existing cycling infrastructure, and existing vehicular access and intersections, to provide safe and legible access to and within the Key Activity Area.

As both Bob Robertson Drive and Garlick Street are important for through traffic and providing access, the streetscape requires a carefully considered approach to integrating the internal and external access and linkages. Specifically:

- a. Red dashed lines on the Outline Development Plan identify the locations where the internal vehicular and pedestrian linkages and principal shopping street intersect with the surrounding road network could be located. The specific locations will be subject to assessment against District Plan vehicle crossing or intersection separation rules and are to also consider the proximity to intersections, pedestrian linkages and bus stops.
- b. On the northern side of Bob Robertson Drive internal vehicular linkages reflect the existing and proposed consented development. A pedestrian linkage across Kesteven Place connects development on both sides of this street.
- c. To the south of Bob Robertson Drive, the internal vehicular and pedestrian linkages and principal shopping street are indicatively shown, with the specific location to be determined once details of development proposals within Lot 203 become known. Footpaths will be provided on both sides of the internal vehicular and pedestrian linkages and principal shopping street.
- d. Carparking areas shall consider and provide for pedestrian desire lines.
- e. Internal cycling infrastructure shall connect to the wider cycling network.

Lot 203 Town Centre Block Pattern

The Outline Development Plan shows the proposed town centre block pattern for Lot 203. The size of the blocks will vary according to the footprints of buildings needed to support core retail and other commercial activities, as enabled by the TCZ. The indicative internal vehicular and pedestrian linkages and principal shopping street are proposed between:

- a. Garlick Street and Aitkin Street.
- b. Bob Robertson Drive and the east-west linkage described in a).
- c. The internal vehicular and pedestrian linkages and principal shopping street can be moved in north-south and east-west directions to connect with existing roads at the locations shown by red dashed lines on the Outline Development Plan. The block pattern is further supported by the principal shopping street and associated town square/reserve.

Principal shopping street

The principal shopping street will provide for two-way vehicular traffic with parallel parking on both sides. Footpaths will also be provided on both sides of the principal shopping street to support small format retail activities and pedestrian amenity.

Town square / reserve

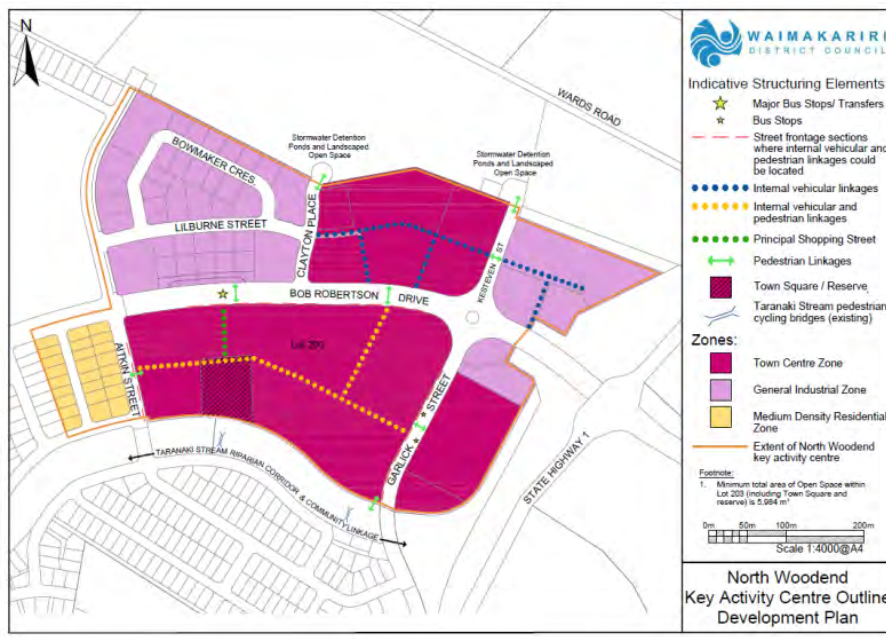
The town square/reserve supports the block pattern by including a pedestrian linkage from the principal shopping street through to the Taranaki Stream riparian corridor/community linkage and the existing pedestrian/cycling bridges across the Taranaki Stream. While the location of the town square/reserve is

flexible, it should be physically and visually connected to the principal shopping street and Taranaki Stream. A development threshold rule requires the town square/reserve to be developed before development of the final stage(s) of Lot 203 can occur.

Residential Living

The Outline Development Plan provides for residential intensification by including the more intensive MRZ within the Key Activity Centre and by permitting residential activities above ground floor level in the TCZ of the Outline Development Plan.

[insert ODP158A, colours and zone names updated for consistency with the PWDP]





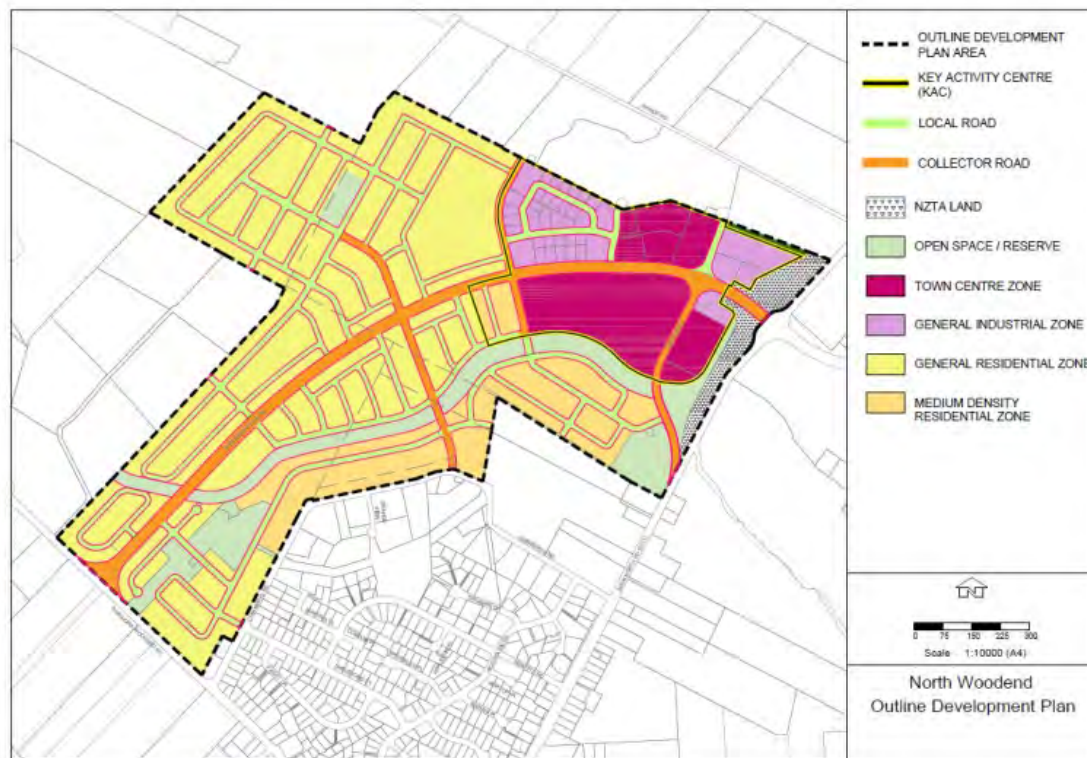
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RELEVANT PLANNING MAP AMENDMENTS

DEV-NWD-APP1 – North Woodend ODP

Insert ODP158, colours and zone names updated for consistency with the PWDP

DEV-NWD-APP1 – North Woodend Outline Development Plan



DEV-NWD-APP2 – North Woodend Key Activity Centre Outline Development Plan

The Outline Development Plan for the North Woodend Key Activity Centre gives effect to the Canterbury Regional Policy Statement, which directs enablement of a Key Activity Centre in the general location of Woodend/Pegasus.

The emerging Key Activity Centre sits within the wider Ravenswood residential development, the form of which is directed by the Outline Development Plan in DEV-NWD-APP1.

Much of the emerging Key Activity Centre's structure and urban form is determined by the existing roading and subdivision patterns and land use consents. Bob Robertson Drive is an existing Collector Road through the Key Activity Centre providing an important transport route between State Highway 1 and Rangiora Woodend Road, and forms the most direct route between Ravenswood, Pegasus, and Rangiora. Garlick Street will provide an important and direct route between Ravenswood, Pegasus and Woodend.

Land to the north of Bob Robertson Drive is consented for core retail and other commercial activities on land zoned TCZ and GIZ, as shown on Outline Development Plan in DEV-NWD-

APP2. Land to the east of Garlick Street is also committed for development in accordance with the identified zoning pattern.

The balance of the emerging Key Activity Centre comprises principally Lot 203, which is a greenfield site and the proposed “centre piece” of the new town centre. Lot 203 is bounded by Bob Robertson Drive, Garlick Street, Aitkin Street and the Taranaki Stream riparian corridor. It is zoned TCZ.

Future development of Lot 203 is guided by the Outline Development Plan which shows the indicative location of various “structuring elements”. The location of those elements is flexible, with further guidance as to location provided in the text below. The purpose of these structuring elements is to integrate the core retail and other commercial activities within Lot 203 with similar development to the north and east, as well as the MRZ land to the west and the Taranaki Stream riparian corridor and community linkage to the south. Existing pedestrian/cycling bridges have already been constructed across the Taranaki Stream to link the town centre with its wider residential communities.

The main features within the North Woodend emerging Key Activity Centre, as shown indicatively on the Outline Development Plan are as follows:

Public transport infrastructure

Ravenswood is anticipated to be directly serviced by bus services and the Outline Development Plan identifies proposed locations for suitable infrastructure to enable people to access the emerging Key Activity Centre by bus. There is also the potential for multiple bus routes to run through or past the emerging Key Activity Centre, particularly when the Woodend Bypass is established. Accordingly, it may be appropriate to provide a transfer point (including passenger drop-off and pick up, but not park and ride) at the emerging Key Activity Centre in the future. The evolving transport network requires suitable flexibility to enable both the short term and long term bus network aims to be provisioned for.

The proposed location for an easily accessible, readily visible Major Bus Stop / Transfer and associated infrastructure is within the berms on Bob Robertson Drive to the west of Clayton Place. It is anticipated that, as the emerging Key Activity Centre grows, the relevant public authorities will establish this Major Bus Stop / Transfer in response to increasing demand for public bus services in this part of the district.

Bus stops on the western and eastern sides of Garlick Street are also indicatively shown and can be accommodated within the public road carriageway. Their specific location will be determined having regard to the location of the proposed pedestrian linkage across Garlick Street, the latter to be established once details of development proposals on either side of Garlick Street are known.

Pedestrian Linkages

The emerging Key Activity Centre is in a location that will be walkable from the Ravenswood residential area, northern part of Woodend, and to a lesser degree the western part of Pegasus. The Outline Development Plan provides for a high degree of connectivity between the pedestrian network and the existing pedestrian infrastructure on nearby routes.

These linkages include:

- g. Access to the extensive area of landscaped open spaces to the north of the Key Activity Centre which is also used for stormwater detention.
- h. A safe crossing facility of Bob Robertson Drive proximate to the indicative Major Bus Stop / Transfer and Principal Shopping Street within Lot 203.
- i. A safe crossing facility between the consented core retail activities on the northern side of Bob Robertson Drive, and similar activities within Lot 203, with the specific location of the crossing determined once details of development proposals within Lot 203 become known.
- j. Access between the town square/reserve and the Taranaki Stream riparian corridor and community linkage.
- k. Access between Lot 203 and the area on the western side of the Key Activity Centre, across Aitkin Street.
- l. Access between Lot 203 and the area on the eastern side of the Key Activity Centre, across Garlick Street.

Internal Vehicular, Pedestrian, and Cycling Linkages

Within the Outline Development Plan area, a range of pedestrian routes are defined in locations that will support a legible, safe, and well-connected town centre walking environment. The internal vehicular and pedestrian linkages and principal shopping street notated on the Outline Development Plan should integrate with the pedestrian routes, public transport infrastructure, existing cycling infrastructure, and existing vehicular access and intersections, to provide safe and legible access to and within the Key Activity Area.

As both Bob Robertson Drive and Garlick Street are important for through traffic and providing access, the streetscape requires a carefully considered approach to integrating the internal and external access and linkages. Specifically:

- f. Red dashed lines on the Outline Development Plan identify the locations where the internal vehicular and pedestrian linkages and principal shopping street intersect with the surrounding road network could be located. The specific locations will be subject to assessment against District Plan vehicle crossing or intersection separation rules and are to also consider the proximity to intersections, pedestrian linkages and bus stops.
- g. On the northern side of Bob Robertson Drive internal vehicular linkages reflect the existing and proposed consented development. A pedestrian linkage across Kesteven Place connects development on both sides of this street.
- h. To the south of Bob Robertson Drive, the internal vehicular and pedestrian linkages and principal shopping street are indicatively shown, with the specific location to be determined once details of development proposals within Lot 203 become known. Footpaths will be provided on both sides of the internal vehicular and pedestrian linkages and principal shopping street.
- i. Carparking areas shall consider and provide for pedestrian desire lines.
- j. Internal cycling infrastructure shall connect to the wider cycling network.

Lot 203 Town Centre Block Pattern

The Outline Development Plan shows the proposed town centre block pattern for Lot 203. The size of the blocks will vary according to the footprints of buildings needed to support core retail and other commercial activities, as enabled by the TCZ. The indicative internal vehicular and pedestrian linkages and principal shopping street are proposed between:

- d. Garlick Street and Aitkin Street.
- e. Bob Robertson Drive and the east-west linkage described in a).

- f. The internal vehicular and pedestrian linkages and principal shopping street can be moved in north-south and east-west directions to connect with existing roads at the locations shown by red dashed lines on the Outline Development Plan. The block pattern is further supported by the principal shopping street and associated town square/reserve.

Principal shopping street

The principal shopping street will provide for two-way vehicular traffic with parallel parking on both sides. Footpaths will also be provided on both sides of the principal shopping street to support small format retail activities and pedestrian amenity.

Town square / reserve

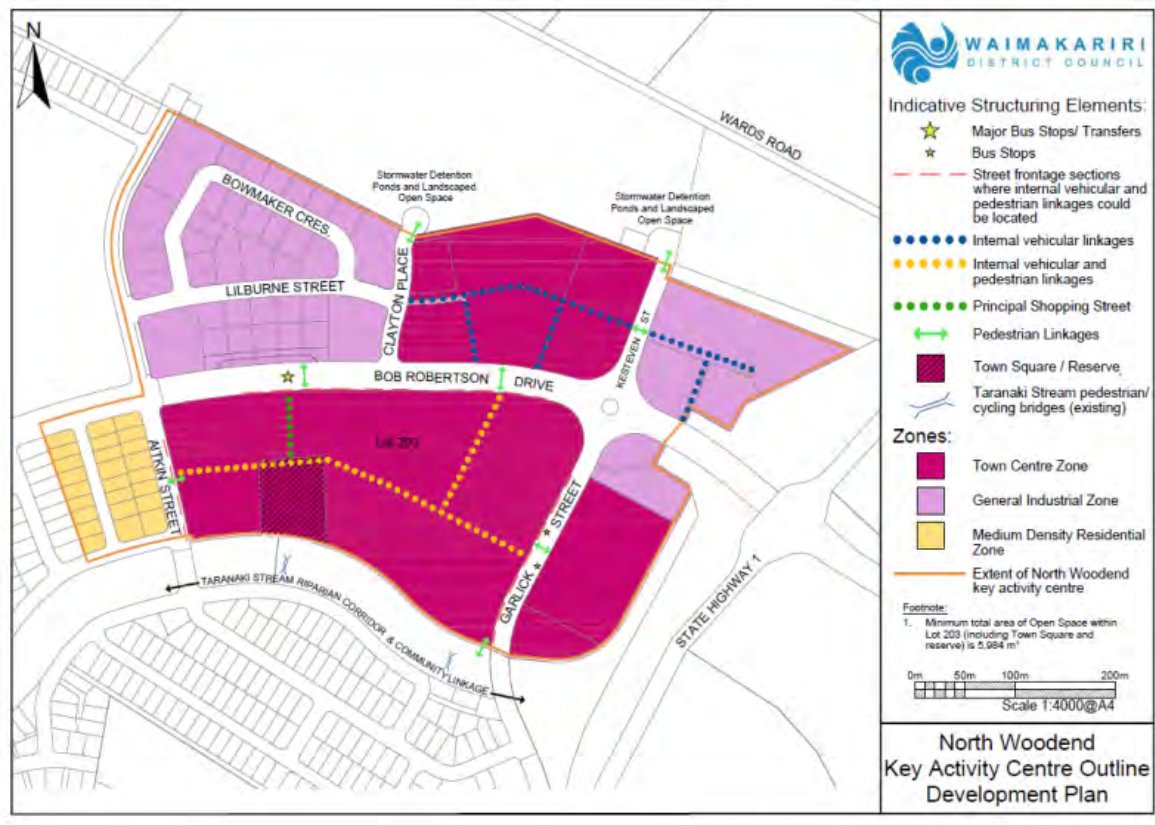
The town square/reserve supports the block pattern by including a pedestrian linkage from the principal shopping street through to the Taranaki Stream riparian corridor/community linkage and the existing pedestrian/cycling bridges across the Taranaki Stream. While the location of the town square/reserve is flexible, it should be physically and visually connected to the principal shopping street and Taranaki Stream. A development threshold rule requires the town square/reserve to be developed before development of the final stage(s) of Lot 203 can occur.

Residential Living

The Outline Development Plan provides for residential intensification by including the more intensive MRZ within the Key Activity Centre and by permitting residential activities above ground floor level in the TCZ of the Outline Development Plan.

RELEVANT PLANNING MAP AMENDMENTS

Insert ODP158A, colours and zone names updated for consistency with the PWDP



REVENANT AMENDMENTS TO TOWN CENTRE ZONE

Amend TCZ – Town Centre Introduction as follows: ²⁶

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres ~~as identified in the RPS~~. For the life of this District Plan the ~~emerging North Woodend Town Centre, which is an emerging Key Activity Centre, located at North Woodend~~ will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

Policies	
TCZ-P1	<p>Town Centre Zone hierarchy</p> <p>Recognise that:</p> <ol style="list-style-type: none">1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure;1. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment.²⁷

TCZ-R1 Construction or alteration of or addition to any building or other structure

²⁶ RDL [347.1]
²⁷ RDL [347.77]

*This rule does not apply to development in the North Woodend Town Centre Zone where resource consent is required under rule DEVNWD-R4 and DEV-NWD-MD2.*²⁸

Activity status: PER

Where:

1. the activity complies with:
 - a. all built form standards (as applicable);
 - b. any building or addition is less than 450m² GFA; and
 - c. any new building or addition does not have frontage to a Principal Shopping Street.

Advisory Note

- *The building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.*²⁹

Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards

Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS

Matters of discretion are restricted to:

- CMUZ-MD3 - Urban design

TCZ-R254- Trade supplier

*This rule does not apply in the North Woodend Town Centre Zone, which is covered by rule DEV-NWD-R3.*³⁰

Activity status: RDIS

Matters of discretion are restricted to:

- CMUZ-MD1 - Trade suppliers and Yard based suppliers

Activity status when compliance not achieved: N/A

²⁸ RDL [347.79]

²⁹ Woolworths [282.118].

³⁰ RDL [347.79] and [347.85]

SOX - South Oxford Development Area¹

Introduction

The South Oxford Development Area comprises approximately 3.5ha of land fronting Harewood Road. It is directly to the east of Oxford Hospital. The area is General Residential Zone.

Activity Rules, land use, development, and subdivision

DEV-SOX-R1 South Oxford Development Area Outline Development Plan

Activity status: PER

Where:

1. Land use, development and subdivision:
 - a. is in accordance with DEV-SOX-APP1 and
 - b. Complies with DEV-SOX-S1.

Activity status when compliance not achieved: DIS

Advisory Note

- The activity rules and Standard in this Chapter apply in addition to the rules and standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

DEV-SOX-S1 South Oxford Outline Development Plan Fixed Features

Activity status: PER

The following shall be provided as fixed features on the ODP:

- Roading connections through to Harewood Road and neighbouring land
- Pedestrian/cycle connections (within the road)
- Stormwater treatment area; and
- An identified reserve area.

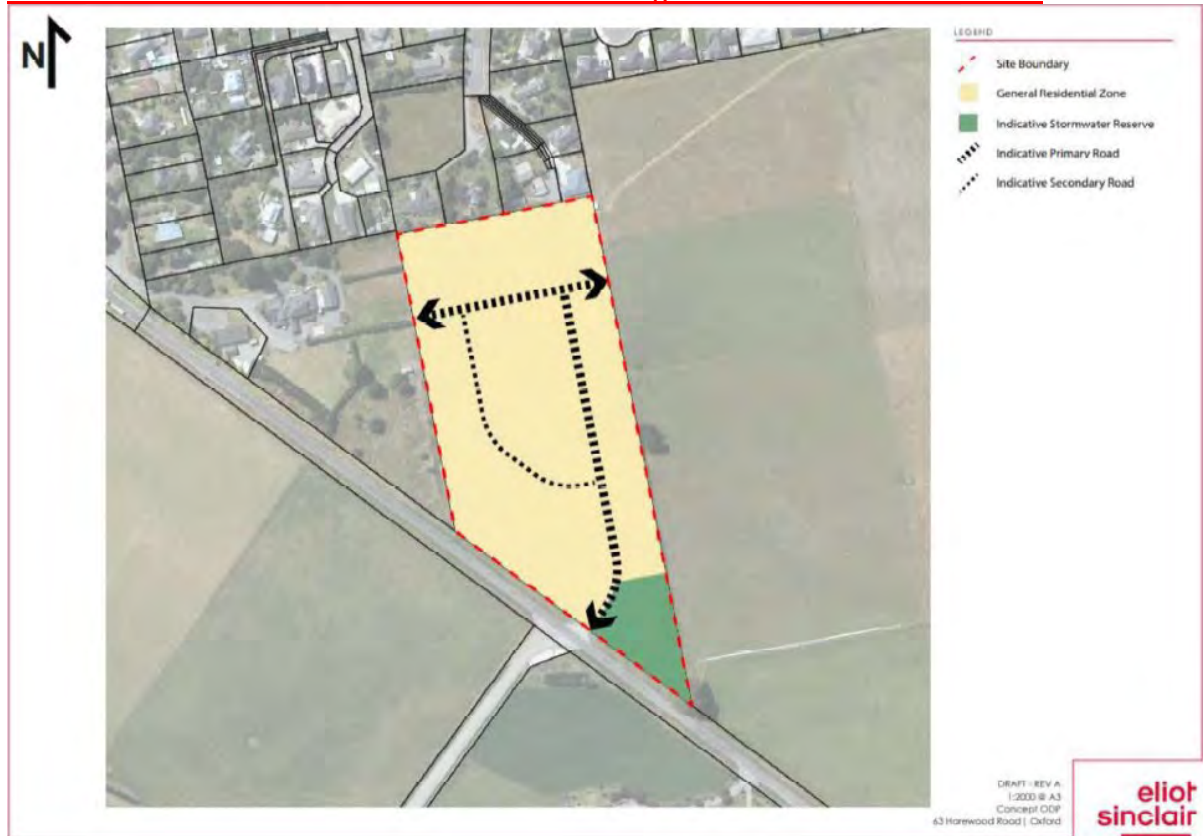
Activity status when compliance not achieved: DIS

¹ Geoff Mehrtens [175.1], Oxford-Ohoka Community Board [172.2] and Claudia & Geoff Mehrtens [FS24].

Appendix

DEV-SOX-APP1 Southeast Oxford ODP

Include an ODP to like effect of the below including standardised Council format



Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 34

Hearing Stream 12C Rezoning Requests – Large Lot Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 35 and 36**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Recommendation report 35 contains the PDP Panel's recommendations on the PDP's Rezoning- Ōhoka- PDP and Variation 1.

Recommendation report 36 contains the PDP Panel's recommendations on the PDP's Rezoning- Residential.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12C** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubitt and Neville Atkinson.

1. Introduction

Report outline and approach

1. This is Report 33 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land to Large Lot Residential.
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains Appendix 1: Schedule of attendances at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to residential have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their

reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Rezoning recommended be accepted by the s42A Report Author

Recommendations

10. We record our agreement with the s42A report author's recommendations to accept submissions seeking land to be rezoned, either in part or in full. We note that Mr Buckley provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to the matters raised at the hearing in respect to those particular rezoning requests. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. In line with our 'exceptions' approach to reporting, we do not address the substance of these submissions further except in relation the submissions of Survus¹, Rainer and Hack², Stokes submission,³ and the Fawcett Road proposal⁴, which we deal with briefly below.
12. We also recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for several of the rezonings for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitters' planners put in to developing a generally consistent set of Development Area and ODP provisions, as this greatly assisted us in responding to the submissions made and making our recommendations.

Survus Submission

13. With respect to the Survus submission, we would highlight here our discussion in our Urban Form and Development recommendation report 3 in relation to the application of the NPS-HPL to those areas identified as 'LLRZ Overlay'. That report discussed at length the planning evidence of Ms Aston and the legal submissions of Mr Cleary, who presented on behalf of the Survus Consultants submission to rezone 25 Ashley Gorge Road. While we note that the s42A report author has now recommended that this

¹ 250

² 201

³ 29

⁴ 123.1, 135.1, 137.1, 138.1, 139.1, 140.1 and 141.1.

submission be accepted, we record here that we did not agree with his position that this site was not identified for development in accordance with the exceptions provided for under NPS-HPL, and therefore the NPS-HPL applied to this site. As we stated in that recommendation report:

“...we agree with the submitter that the areas must have been ‘identifiable in practice’ as the RRDS has been used to identify the areas in the Proposed District Plan. We agree with Ms Aston that a NPS should not be used to ‘wind back the clock’ when a ‘quite rigorous public and evidential process’ has been undertaken. Applying a strict legal interpretation in such circumstances is, in our view, unreasonable and not in accordance with the intent of the exemptions of the NPS-HPL.”

14. Hence, our reasons for recommending that the Survus submission be accepted are different as we did not see the NPS-HPL as a barrier for rezoning 25 Ashley Gorge Road to Large Lot Residential.

Rainer and Hack, and Stokes

15. We also record here that the submissions of Rainer and Hack were only partially considered in this stream as part of their submission was considered in HS12E. Hence, we recommend that this submission is accepted in part. We also note that the Stokes submission⁵ was also considered (and accepted) in Hearing Stream 12E, so is also an ‘accept in part’ in this hearing stream.

Fawcett Road Rezoning Submission

16. This group of submissions⁶ sought to rezone a cluster of nine properties in the Ashley Village area, adjoining Fawcett’s and Boundary Road. The properties are currently zoned RLZ, with a LLRZ overlay, and a LLRZ is sought which would create approximately 61 lots from the combined properties.
17. The planning evidence on behalf of the submitters, from Mr Stewart Fletcher, took the Panel through the history of this rezoning request, which arose out of the land being identified in the Waimakariri Rural Residential Development Strategy (RRDS) as being suitable for development (hence the LLRZ overlay). In accordance with the requirements of the RRDS, the submitters undertook further investigative work, in consultation with Council, to determine whether the land was suitable for rezoning. This led to a comprehensive submission requesting the rezoning. The submission included a planning assessment, with associated ODP; a geotechnical assessment; a stormwater and servicing assessment; a water supply assessment; a traffic assessment; and a contamination report.
18. Despite this work, and the associated consultation with Council, the initial s42A report recommendation was to reject the submission. However, the s42A report author did say at paragraph 290 of his report that:

⁵ 29

⁶ Alan and Margaret Fraser [123.1], Alison and Peter Batchelor [135.1], Anton and Deana Musson [137.1], Ron and Tracey Taylor [138.1] and Leanne and Paul Strathern [139.1]

"I am generally [in] support of rezoning the LLRZ Overlay area on the north side of Fawcetts Road. However, I recommend that the land retain the LLRZ Overlay until such a time that the submitters can provide the following information:

- An ODP that aligns with the requirements of SUB-P6;*
- Provide an engineered design for a reticulated wastewater system;*
- Provide an updated stormwater assessment; and*
- Prove that there is sufficient pressure within the water supply network for firefighting purposes."*

19. Mr Fletcher addressed these concerns in his evidence, which included an updated ODP and a reduced number of access points to Fawcett Road. In his reply report, the s42A report author identified several positive features of the proposal but remained concerned with the piecemeal nature of the development, which he considered would lead to poor integration with the roading network and three waters infrastructure. The main area of concern related to traffic safety issues with the Fawcett Road connections.
20. We directed expert conferencing for Hearing Stream 12C rezoning requests in Minute 33, which included the Fawcett Road rezoning request. While this occurred on 23 August 2024, we understand that the meeting concluded prior to a resolution being reached. We subsequently received a memorandum from Mr Fletcher (dated 10 December 2024), that outlined his concern with that process, and which provided further technical details, along with an amended ODP and traffic evidence⁷, to resolve the remaining issues.
21. The amendments proposed included a further reduction in access points to Fawcett Road, with only five now being promoted. The traffic evidence provided in support of these changes contained a comparison of the various options considered, including the configuration recommended by Council. The report concluded that:

"...the Applicant's updated proposal (Option 4) is substantially similar to the Council's recommendation (Option 3). It is acknowledged that the Applicant's proposal creates one additional access point onto Fawcetts Road and a modest increase in traffic generation. However, considering the development's scale (approximately 60 lots are to be accommodated), the increase in traffic with direct access to/from Fawcetts Road is relatively minor compared to the existing situation – 8 vph to 14 vph in peak hours or 70 vpd to 120 vph per day, respectively.

The number of access points with direct access to Fawcetts Road would also be reduced from nine in the existing situation to five under the Applicant's updated proposal. While a relatively modest increase in traffic with direct access to Fawcetts Road can be expected, the rationalisation of access points is expected to outweigh any potential adverse impacts of the increase in traffic.

Therefore, the Applicant's updated proposal represents a practical compromise between the Council's ideal option (Option 3) and the constraints of the existing

⁷ Urban Connection, 3 December 2024

residential configurations. It achieves RCA's key objectives, including fewer access points and reduced traffic at rights-of-way where feasible.

From a traffic engineering perspective, the proposal is expected to be accommodated within the existing roading environment with less than minor effects. The modest increase in traffic volumes is offset by the benefits of access point rationalisation, ensuring a balanced and functional outcome

22. The report also addressed the non-compliance of the separation distance between the site's new road intersection and the Max Wallace Drive intersection. Several factors were identified that when combined would mean that the reduced separation distance was unlikely to result in any traffic conflicts occurring. They concluded the effects of this non-compliance to be less than minor.
23. With respect to servicing, Mr Fletcher noted that *"it has already been confirmed that the area sought to be rezoned can be adequately serviced, there is no disagreement between parties regarding this"*, a fact confirmed at paragraph 266 of the s42A report where it said *"the review of water and wastewater servicing noted that there was adequate capacity in the network."*
24. With respect to stormwater management, Mr Fletcher noted that in his reply report, Mr Buckley provided comment from the Council which confirms that stormwater can be suitably managed. He also notes that no concern was raised about downstream flood effects. The Panel has reviewed the Memo from Mr Aramowicz and while we note that he does highlight a lack of some detail, he states that:
"Regardless, it was generally agreed between myself and Mr Petterson that if the areas shown for stormwater management on the revised ODP are noted as indicative only, as is the case on the revised ODP, then the final size and location of each of the 5 SWMA's, along with the boundaries of the subdivision scheme plan, can be determined in the future as part of detailed subdivision engineering design. This is a normal process."
25. The s42A report author was provided with the opportunity to respond to Mr Fletcher's letter, which he did so in a memorandum dated 18 December 2024. Despite again raising concern with some of the ODP standards and the effect 'piecemeal' development may have on the provision of infrastructure, Mr Buckleys 'recommendation' was as follows:
 11. *In my opinion the approach of wanting to enable individual property owners to develop on a piecemeal basis result in a range of complex engineering issues. Despite this the proposed amendment to the development rules to generally align with the traffic evidence, means that the main concern with respect to traffic of Council has been addressed.*
 12. *From a planning perspective the proposed development could produce a good outcome and provide additional LLRZ housing for the district.*
26. While not explicitly stating that he recommends 'accepting' the rezoning request in these paragraphs, it appears to the Panel that it does just that, given the main concern (traffic effects) has now been addressed. The issues raised with respect to the provision

of services are matters that are generally resolved at subdivision consent stage, as noted by Mr Aramowicz in his stormwater memorandum. Mr Fletcher also stated that:

“In order to establish appropriate reticulated wastewater and water infrastructure connections the submitters will need to work with the Council engineering teams. This will also be necessary because other areas also propose to establish connections to the Council reticulated network on Cones Road, such as the Ashley Village settlement proposal which Mr Buckley recommends be approved.”

27. We agree with Mr Fletcher on this point. The subdivision provisions of the PDP are comprehensive and will ensure these matters are adequately addressed. However, the Panel was concerned with the vires of some of the ODP standards recommended by Mr Fletcher to address this issue. We have recommended some changes to those standards to address that concern.
28. In conclusion, the Panel recommends accepting the submissions that request the Fawcetts Road LLRZ Overlay area be rezoned LLRZ.

Two Chain Road and Tram Road, North Swannanoa

29. Mr Buckley also recommended accepting a submission⁸ to remove the LLRZ Overlay from a group of properties on Two Chain Road and Tram Road, North Swannanoa. It was not clear to us whether the submitter had any ownership within this area as the submission was not discussed at the hearing. The main concern of the submitter appeared to relate to the site being separated from the existing LLRZ by both an Arterial and Collector Road. The submitter also raised the efficiency of the existing wastewater system in the area as a limiting factor.
30. Mr Buckley largely agreed with the submitter adding that *“there is no capacity within the wastewater network for any additional growth beyond those areas already zoned LLRZ.”* On that basis he recommended that the Overlay be removed.
31. This particular site is part of the larger area discussed in Section 3 below under the heading ‘Zoning Requests in the Swannanoa/Mandeville area’. We agree with the s42A report author that zoning requests in that area should not be accepted at this time due to the wastewater constraints in the area. However, we also note that are many of the zoning requests are likely to contribute to and improve the function of this low-density urban area if this constraint can be overcome. This would require a strategic approach to the entire area, that would consider all infrastructure matters and potential constraints.
32. To that end, we do not consider it appropriate that RRLZ Overlays are removed from the area given the land has obviously been identified as suitable for such development in the future. Hence, we recommend that the submission of Martin Pinkham⁹ be rejected and that the Overlay remain.

⁸ Martin Pinkham[185.1]

⁹ 185.1

Amendments to Development Area Provisions

33. Having reviewed the proposed Development Area provisions, we have made recommendations to:
- (a) improve the “implementability” of the provisions
 - (b) be consistent with the How the Plan Works section of the PDP.
34. At a high level, these amendments have involved:
- (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area Standard.
 - (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard.
 - (c) Amending the format of the standards for fixed features in an ODP.
 - (d) Removing parts of proposed rules which are subjective.
 - (e) Changing some activity rules to standards.
35. The following table sets out at a high level the changes we recommend for each Development Area:

Development Area	Panel recommendations
NOD - North Oxford Outline Development Plan	Amend wording of the ‘Introduction’. Amend the format of DEV-NOD-R1 Include an amended Advisory Note Amend the format of DEV-NOD-S1 and S2 Insert ‘fixed features’ into a new standard as DEV-NOD-S3
AVD - Ashley Village Development	Amend wording of the ‘Introduction’. Amend the format of DEV-AVD-R1. Restructure DEV-AVD-S1 as a standard and delete reference to built form standards. Include Advisory Note Amend the format of DEV-AVD-S1 and S2
CR – Cones Road Development Area	Amend the wording of the ‘Introduction’ Amend the format of DEV-CR-R1 Include an amended Advisory Note
GSR - Gladstone Road Development Area	Amend wording of the ‘Introduction’. Amend the format of DEV-GSR-R1. Restructure DEV- GSR-R2, R3 and R4 as standards and delete reference to built form standards. Include an Advisory Note
PRD - Parsonage Road Development	Amend wording of the ‘Introduction’ Delete the objective and the three policies Amend the format of DEV-PRD-R1 and identify clause 2 as a standard.

	Restructure DEV-PRD-R2 as a standard and delete reference to built form standards. Include an amended Advisory Note
FRD - Fawcetts Road Development Area	Amend wording of the 'Introduction' Amend the format of DEV-ADA-R1. Include an amended Advisory Note. Delete reference to build form standards. Restructure standards so prior approval of Council is not required. Delete DEV-ADA-BFS4 Transmission Lines

36. We note that in reviewing the Development Areas we have also recommended minor grammatical edits to some of the descriptive text.

3. Rezoning recommended to be rejected by the s42A report author

37. We record our general agreement with the s42A report author's recommendations to reject submissions seeking rezoning.
38. However, we do disagree with his recommendation to reject the submissions seeking amendments to the Mill Road Ōhoka Development Area provisions and associated ODP. We address this below. We also consider it appropriate that we provide additional comment in relation to a large number of rezoning requests for the Swannanoa/Mandeville area, given the significant amount of evidence and legal submissions we heard from submitters in that area.
39. Before we discuss these two matters below, we must also briefly comment on the s42A report author's recommendations in relation to the Tapp¹⁰ submission for 3025 Oxford Road and the Allaway and Larsen¹¹ submission for Lehman's Road, Fernside.
40. With respect to the Tapp submission, the s42A report author recommended rejecting the submission to extend the LLRZ Overlay to an adjoining property owned by the submitter. That recommendation was on the basis of the property being affected by the Starvation Hill Fault avoidance overlay and flood hazard constraints. As a consequence of these issues, he also recommended that the existing LLRZ Overlay be removed from the property.
41. The Panel does not agree with this recommendation as there is simply no scope to make such a change. Neither the submitter nor any other party requested that the Overlay be removed. We do however recommend that the submitter's request be rejected.

¹⁰ 37

¹¹ 236

42. Turning to the Allaway and Larsen submission, the s42A report author recommended rejecting this zoning request on the basis that no technical information was provided in respect to servicing and hazard constraints. He highlighted in his report that the property *“was previously considered in the RRDS and was excluded from inclusion as it was outside of the infrastructure boundary and could potentially foreclose the ability of Rangiora to expand out to the west.”* In his reply report, Mr Buckley noted his agreement, in part, with Ms Ashton’s assessment of the NPS-UD and suggested that we consider the option of extending the LLRZ Overlay across the property, for which there was scope within the submission.
43. The Panel is not comfortable with this approach given the site’s strategic location on the boundary of Rangiora. While it is currently outside the infrastructure boundary, further investigation may identify this site as more suitable for higher density urban development as opposed to low density, large lot residential development. We recommend that a more strategic approach be taken to the future use of this land. At this point in time, however, we recommend the submission be rejected.

MILL - Mill Road, Ōhoka Development Area

44. The submissions we address here are from the following Mill Road properties owners at Ōhoka:
- MacRae Land Company¹²
 - Ngaire Wilkinson¹³
 - Laurie and Pamela Richards,¹⁴ and
 - Reece Macdonald¹⁵.
45. These submitters sought changes to the MILL - Mill Road Ōhoka Development Area provisions and ODP (created under PC17) as opposed to a new zoning. In summary, changes sought were as follows:
- Replace Density Area A located within the centre of the ODP area, specifically over 38 Kintyre Lane, with Density Area B. This would enable allotments within the centre of the ODP area to be a minimum size of 2,500m² (as discussed further below), rather than 1ha.
 - Reduce the minimum allotment size for Density Area B from 4,000m² to 2,500m². No changes are proposed to the maximum number of allotments (81) or minimum allotment size for Density Area A (1ha) or the minimum average allotment size (5,000m²).
 - Remove "character street with landscaping & planting provisions" from the MILL provisions.
 - Provide a new Local Road with potential primary pedestrian and cycle route connecting from the rear of the ODP area through 53 Threlkelds Road to Threlkelds Road.

¹² 409.1 to 409.3

¹³ 23.1

¹⁴ 289.1, 289.2 and 289.3

¹⁵ 308.1 – 308.3

46. The s42A report author recommended that the submissions be rejected (except for the Macdonald submission¹⁶ in relation to the internal road issue) because of concerns with the change in density in relation to stormwater and flood hazard management; changes to residential character; and design of the new access.
47. The planner for MacRae Land Company, Ms Winter, addressed these issues in her evidence. In relation to concern with the minimum lot size, she noted that the submitter no longer proposes to reduce the 1ha minimum allotment size for Density A, while the provisions of the current ODP would be upheld because the maximum number of allotments (81) and the minimum average allotment size (5,000m²) would remain unchanged. MCL's landscape architect, Mr Head, considered the density change to be 'neutral' because the numbers of dwellings, the primary generator of potentially adverse visual effects, would be no different than what is currently provided. Council's landscape peer reviewer, Mr Read, essentially agreed with this.
48. Mr Head also supported the removal of the street tree character requirements from a landscape and visual impact perspective. Council's landscape architect did not support the deletion of these provisions, considering they should remain given they were initially supported and/or approved by Council at the time. However, Counsel for MCL, Ms Eveleigh, outlined the history of PC17 in relation to this notation, which she submitted does not support its retention.
49. Ms Winter also considered it necessary to retain Lot 200 as a Local Road given that Kintyre Lane is unable to become a public road due to legal impediments. MCL's traffic engineer, Mr Carr, supported both Lot 200 and a Threlkelds Road connection from a traffic safety and efficiency perspective. Council's traffic expert, Mr Binder, did not have any concerns with Mr Carr's conclusions in this regard.
50. With respect to the concern raised in relation to hazards, Ms Eveleigh noted that it is not proposing to increase the overall density of the Development Area. In MCL's view, the redistribution of density will provide flexibility to reduce density in areas subject to overland flow paths. This becomes a matter of design, which will be addressed at subdivision.
51. In his reply report, the s42A report author remained concerned with how the flood risk will be managed with a change in density. He noted that Ōhoka has existing drainage issues and is subject to regular flooding and groundwater resurgence. With respect to the roading change proposed, he changed his position on that, considering the impacts are likely to be less than minor. He also discussed the removal of the character trees provisions, and preferred Mr Binder's view that the implementation of these provisions would have "positive traffic safety outcomes regardless of the ultimate interpretation of this requirement."
52. Overall, the Panel favours the evidence of MacRae Land Company in relation to this matter. We acknowledge that overall density will not in fact change and, as a

¹⁶ 308.3

consequence, there will be no more dwellings within this area than already provided for the current ODP. While we understand the concern of the s42A report author in relation to overland flow paths and resurgence issues, we agree with MacRae Land Company that this can be appropriately managed through the natural hazard provisions of the PDP and the subdivision consent process. The evidence from the JWS¹⁷ in relation to the resurgence issue is that there are methods to manage it, and these methods were not used in the areas where it is currently a problem.

53. We also accept that it is necessary to amend the roading layout of the current ODP, given the legal issues with Kintyre Lane. We note that Mr Carr and Mr Binder agreed on this.
54. We also accept Ms Eveleigh's explanation in relation to the 'character street with landscaping and planting provisions' and agree with Mr Head's view that internal plantings will maintain an appropriate level of amenity. The s42A report author implied from Mr Binder's comments that the road carriageway would somehow be narrowed but having reviewed the evidence presented, we cannot see how this would be the case. Mr Binder merely noted that he was aware of some research that suggested carriageway trees have some positive traffic related effects. Mr Carr did respond to this in his supplementary evidence. He assessed the research on this matter and concluded it is not particularly persuasive. We agree.
55. As consequence, we recommend accepting the submission of MacRae Land Company, Ngaire Wilkinson and Laurie and Pamela Richards. We further recommend that the submission of Reece Macdonald be rejected.
56. The amended MILL – Mill Road Ōhoka Development Area provisions, including the ODP, are attached at Appendix 2.

Zoning Requests in the Swannanoa/Mandeville area

57. Overall, we agree with the s42A report author's recommendations to reject the rezoning requests in the Swannanoa/Mandeville area. While we are adopting an exceptions approach to reporting, we consider it is nevertheless appropriate to provide additional commentary in relation to these rezoning requests, given the significant amount of evidence and legal submissions we heard.
58. The relevant submissions are set out in the table below:

¹⁷ Joint Witness Statement – Stream 12C/12D Stormwater Expert Conferencing

Swannanoa/Mandeville Rezoning Requests	
Submitter	Site
<p>Submitters: [111; 134; 144; 162; 170; 177; 197; 203; 204; 243; 256; 258; 302; 331; 343; 35; 352; 359; 36; 374; 375; 376; 378; 381; 382; 388; 39; 396; 398; 401; 404; 418; 88; 97] Oxford -Ohoka Community Board [172] Refer to section 5.1.4 of 5.1.4 of the s42A report for submitters' names</p>	San Dona
<p>(Martin Pinkham [187.1], Oxford-Ohoka Community Board [172.1], Clifford Sinclair Bishop and Hope Elizabeth Hanna [200.1], Darrell O'Brien [225.1], Adrian Selwyn Meredith [232.1], Mark Lupi [269.1], Matt Pidgeon [327.1], Beth Suzanne Warman [328.1] and Margaret Boyd Pierson [329.1])</p>	Mandeville East Extension
Andrew McAllister [8]	Tram and Two Chain Road, Swannanoa
Kevin Augustine and Diann Elizabeth Jones [317]	121 Wards Road, Mandeville North
Malcom Taylor [296]	Tram and Ward Road
Richard Black [247]; Simone Black [265]	Ōhoka Meadows
Prosser [224]	2 Ashworth Road
Anderson [32]	1 Tupelo Pl, North Swannanoa

59. The majority of the submitters in the Swannanoa/Mandeville area were requesting that their land be rezoned from RLZ to LLRZ. The Anderson and McAllister properties are also located within the LLRZ Overlay.
60. When assessed against the UFD-P3 criteria (as recommended by the Panel in its UFD – Urban Form and Development chapter recommendation report), most of these submission requests, if not all, would meet many of the criteria for rezoning. They are not in the Development Areas of the District's main towns and are all located immediately adjacent to a LLRZ area, with the exception of 1 Tupelo Place which is in 'close proximity' to a LLRZ area. This is consistent with UFD-P3 (2(c) and (d)).
61. With the exceptions of 121 Wards Road, Mandeville North (10 lots) and 1 Tupelo Pl, North Swannanoa (seven lots), rezoning these sites would also produce 'significant development capacity' in terms of UFD-P3(2(b)). Because they are already zoned RLZ, the NPS-HPL does not apply (UFD-P3 (2(f))), while any adverse reverse sensitivity effects could be avoided or mitigated (UFD-P (2(g))).

62. Overall, we consider that rezoning these sites would likely contribute to, and improve, the functionality of this low-density urban area in terms of UFD-P3 2(a), although we have not fully considered this matter because of the issue we discuss below.
63. The main reason that the s42A report author recommended against the rezonings in this area was that there is no (or very limited) capacity within the Mandeville/Ōhoka wastewater system, while the existing road network is also considered to be constrained. Groundwater resurgence was also highlighted as a potential problem in this location. In Mr Buckley's view, these issues need to be addressed prior to any development occurring in the area. We agree that this is significant because UFD-P3(2)(e) requires that such development *"occur in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard."*
64. Some of the submitters produced a significant amount of evidence in response to the recommendations of the s42A report author, in particular the San Dona submitters and the McAllister and Prosser submitters. Given the submitters' evidence recommended various different approaches to dealing with servicing issues in relation to their specific developments, particularly in relation to wastewater capacity issues¹⁸, we directed expert conferencing in respect of wastewater, stormwater, and transportation. A key aspect of this was to enable us to fully understand any cumulative effects arising from the various rezoning requests, including in association with the rezoning request for Ōhoka, heard in Hearing Stream 12D. Not all the submitters were represented in the resultant expert conferencing and JWSs and as a consequence, not all rezoning requests were assessed in the JWSs, such as San Dona.
65. After reviewing the JWS on traffic and stormwater management, we conclude that there is no significant impediment for the Hearing Steam 12C rezoning requests arising from these matters that cannot be overcome at the subsequent subdivision and land use consent stage (noting that the Hearing Steam 12D Ōhoka rezoning requested was also addressed in this JWS).
66. Our greater concern relates to the wastewater management issues. We asked two questions of the wastewater experts as follows:
1. *Taking into account that some areas are using a Septic Tank Effluent Pumping system and are connected to the Mandeville Area Wastewater Scheme and others are connected to the Waimakariri wastewater network, is there sufficient wastewater capacity to accommodate additional demand in the Swannanoa/Mandeville/Ohoka area? Please explain how the two systems operate, the capacity in each, and whether additional demand can be accommodated.*
 2. *If it is identified that there would be adverse cumulative effects and that demand exceeds capacity, what might the triggers be for upgrades or new infrastructure to be provided, how could these be reflected in district plan provisions for each*

¹⁸ For example, Mr Sookdev identified three options for wastewater servicing of the Prosser site.

rezoning request.”

67. In terms of the Mandeville Area Wastewater Scheme, which is primarily a Septic Tank Effluent Pumping (STEP) system, all the experts agreed that ‘inflow and infiltration’ (I&I) is an issue due to high groundwater and potential ponding over septic tanks. With respect to capacity, they agreed that the current scheme allows for the development areas proposed by Council in the PDP, and while the scheme currently meets at least a 1 in 5-year level of service with full development, it does not meet a 1 in 50-year level of service. This is because *“storm events greater than 1 in 5 years have resulted in the system becoming overloaded for extended periods.”* The JWS advised that *“residents have reported to Council they have not had wastewater service for an extended period of time”* and that *“the raw flow data from the Bradley’s Road pump station shows in late July/early August 2022 the system was operating at or near capacity for approximately two weeks.”*
68. The experts agreed that it will be expensive to resolve the existing I&I issues with this system. However, they also agreed it is technically feasible to find another solution and noted that this would need to be developer or Council-led. They went on to say that *“where multiple parties are involved, Council usually takes the lead and recoups costs through Development Contributions. This is currently not budgeted for by the Council”*.
69. The areas of disagreement relate to use of ‘off-peak’ hours to pump. The Council representatives note that *“there is no unallocated design capacity in the current Mandeville WW system to support additional rezoning sought by the 12C submitters in the long-term”*. Given the current issues with the scheme, they considered that extra connections, which would discharge the additional flow by pumping during ‘off-peak’ times *“would not be reliable and would almost certainly increase the extent of issues (ie WW overflows) experienced by both existing and future residents that discharge to the current Bradleys Road Pump system during times of high inflow and infiltration.”*
70. They did recognise that given the historic rate of subdivision in the Mandeville area, and the extent of existing development, there is *“currently a small amount of un-utilised capacity in the Mandeville-Ohoka WW system.”* They agreed that *“it would be a reasonable compromise to allow the unused capacity to be used in the short term to facilitate growth by allowing a temporary connection for Ohoka 12D”*, which was a part of this JWS process, provided capacity to the Mandeville area is reinstated before it becomes constrained.
71. Mr Sookdev, for the Prosser submission, disagreed with Council’s position, highlighting that pumping of wastewater during “off peak” periods would work with temporary retention of wastewater to be provided on site during periods of inundation and infiltration. He referred to Mr O’Neill’s evidence as an indication that there is spare capacity available, however Mr O’Neil confirmed that the statement referred to was not to be taken as an indication of available capacity as it was referring to one particular day only. Mr Mars, for McAllister, noted that there *“does*

not appear to have been sufficient investigation and modelling carried out to confirm the effects of storage and off-peak pumping” and until this has occurred, “such an approach cannot be discounted”. Mr Sookdev agreed with this and noted that a pressurised system was proposed for Prosser, within which storage can be managed.

72. Mr Mars highlighted the issues with the current system and stated that *“if there are no plans to fix or this issue, then the current system does not have capacity to service any additional Lots regardless of the current zoning. Logic suggests that any additional connections from the current zone into the network would act to further overload the network during a 1 in 5 year storm and above.”* He went on to say:

“If all 12C sites within the Mandeville area are allowed to be rezoned, this will increase the financial viability for a new main and spread the expenditure amongst developers making any such scheme more realistic. Developers will also partially start replacing the existing reticulation as they will be required to run new pressure reticulation from their respective subdivision areas, which can be upsized to cater for additional loading should the current STEP networks be replaced by LPS. However, without re-zoning, Mandeville will continue with its current wastewater issues, with no plans for remediation or upgrades, and little incentive for future developers to become involved.”

73. The second question asked what the triggers might be for upgrades/new infrastructure and how would they be reflected in the PDP provision. The experts merely stated that the first area applying for resource consent would trigger the need for the works, which would be funded *“through a combination of the Development Contribution policy, schedules and private developer agreements.”* Mr Sookdev reiterated his belief that there is capacity to treat the wastewater from at least the Prosser development.
74. Unfortunately, the JWS does not provide us with any further certainty around the capacity to serve the developments proposed in any co-ordinated and efficient way, without others in the system potentially being disadvantaged. While we appreciate and understand Mr Sookdev’s position, recommending approval of one or two of the requested rezonings through this process is essentially ‘picking winners’ which the Panel is not prepared to do.
75. We agree with Mr Mars’ position that any additional connections, including from development that is already catered for by the current system, will act to further overload the system. We also agree with him that allowing the rezonings will increase the financial viability of a new system, but we do not consider that there has been a robust enough assessment of how that could be enabled through this process. We consider many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa. However, to progress what are currently ‘piece-meal’ developments will require a co-ordinated approach most likely lead by the Council given the multiple landowners involved (although we accept that the larger developers could combine to drive this).

76. We therefore agree with the s42A report author that these submissions should not be accepted on the basis of the wastewater constraints in the area. When that is overcome, we agree that most of the rezoning requests are likely to contribute to and improve the function of this low-density urban area. We recommend that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a plan change.

4. Conclusion

77. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended versions of the Development Area Chapters are shown in Appendix 2.
78. Overall, we find that our recommendations in respect to the LLRZ Rezoning requests will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

**Appendix 1: Submitter attendance and tabled evidence for LLRZ Rezoning requests-
Hearing Stream 12C**

Attendee	Speaker	Submitter No.
Pete and Lizzy Anderson	• Pete and Lizzy Anderson	32 FS25
Ray Harpur	• Ray Harpur	388
Doug Guthrie	• Doug Guthrie	85
Andy Carr	• Andy Carr • Samantha Kealy	158
Rainer and Ursula Hack	• Bernie Warmington • Barbara Dean • James Hopkins • Andy Carr	201
Martin Pinkham	• Martin Pinkham	187
Cliff Bishop and Hope Hanna		200
Darrell O'Brien		225
Adrian Meredith		232
Mark Lupi		269
Matt Pidgeon		327
Beth Warman		328
Margaret Pierson		329
Richard Black	• Martin Pinkham	247
Richard and Simone Black		265
MacRae Land Co	• Sarah Eveleigh • Terri Winder	409 FS113
Morris Harris	• Morris Harris	348
Alistair Cameron	• Andrew Schulte • Peter Glasson	180 FS121
Mark and Melissa Prosser	• Chris Fowler • Mark Prosser • David Smith • David Delagarza • Danash Sookdev • Robert Wilson • Fraser Colegrave • Mark Allan	224
Crichton	• Jo Appleyard • Georgia Brown • Natalie Hampson	299
Christchurch International Airport Ltd	• Jo Appleyard	FS80
Survus	• Gerard Cleary • Stu Ford • Fiona Aston	250
Rick Allaway & Lional Larsen	• Fiona Aston	236
Andrew McAllister	• Andy Carr • Daniel McMullan • Cameron Mars • Ivan Thomson	8
Claire McKeever	• Claire McKeever	111
Alan and Margaret Fraser	• Stewart Fletcher	123

Alison and Peter Batchelor		135
Aton and Deanna Musson		137
Ron and Tracy Taylor		138
Leanne and Paul Strathern		139
Dianne and Geoff Grundy		140
Graeme and Lynne Wellington		141
Tabled Evidence		
Daiken	<ul style="list-style-type: none"> • S Styles 	
Mark and Melissa Prosser	<ul style="list-style-type: none"> • P Marambos 	224
Survus	<ul style="list-style-type: none"> • Fiona Aston – • Frank Hobkirk • Morgan McIntosh • Andrew Carr • Stuart Ford • Ben O’Grady 	250
Alistair Cameron	<ul style="list-style-type: none"> • Claire Malony • Elliot Duke • Ian Llyod • Gareth Oddy 	180
Andrew Carr	<ul style="list-style-type: none"> • Andrew Smith • Antoni Facey • David Compton-Moen • Neeraj Pratap 	158
Andrew McAllister	<ul style="list-style-type: none"> • Stuart Ford • Daniel McMullan • Jason Grieve • Frank Hobkirk 	8
Rainer and Ursula Hack	<ul style="list-style-type: none"> • James Hopkins 	201
Crichton	<ul style="list-style-type: none"> • Chris Thompson • David Compton-Moen • James Twiss • Jeremy Trevathan • Nicola Peacock • Tim McLeod • Victor Mthamo • Wayne Gallot 	299
MacRae Land Company	<ul style="list-style-type: none"> • Sarah Eveleigh / Sarah Schulte • Andy Carr • Jeremy Head 	409 FS113
Mark and Melissa Prosser	<ul style="list-style-type: none"> • Ian McPherson • Aaron Graham • Sharn Hainsworth • Vikramjit Singh • Fraser Miller • Stuart Ford • Roland Payne • David Delagarza • Mark Pringle 	224
Paul Marambos	<ul style="list-style-type: none"> • Paul Marambos • Malcom Clemence 	263

Lachlan and Gloria MacKintosh	• Lachlan and Gloria MacKintosh	380
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Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Scope Summary:

Each residential rezoning area has a primary submitter or submitters. This scope is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports.

Submission scope for recommended PDP changes

North Oxford Development Area
<ul style="list-style-type: none"> • <i>Survus Consultants Ltd [250]</i>

NOD - North Oxford Development Area**Introduction**

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

Activity Rules Land use, development and subdivision

<u>DEV-NOD-R1 Activities in the North Oxford Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-NOD-APP1; and</u> 2. <u>complies with DEV-NOD-S1, DEV-NOD-S2 and DEV-NOD-S3</u> 	<u>Activity status when compliance not achieved with DEV-NOD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-NOD-R1(2): as set out in the relevant standards</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Standards

<u>DEV-NOD-S1 Rear lots</u>	
<ol style="list-style-type: none"> 1. <u>No more than 20% of the sites created in any one subdivision shall be rear lots.</u> 	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none"> • <u>SUB-MCD1 - Allotment area and dimensions</u> • <u>SUB-MCD2 - Subdivision design</u> • <u>SUB-MCD3 - Property access</u>
<u>DEV-NOD-S2 Green network corridor</u>	
<ol style="list-style-type: none"> 1. <u>The green network corridors in the North Oxford Outline Development Plan shall be setback a minimum of 7.5m from the centreline of the two rivers except where the river</u> 	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none"> • <u>SUB-MCD1 - Allotment area and</u>

crosses the site of the existing dwelling and accessory buildings in the NE corner of the ODP.	<u>dimensions</u> <ul style="list-style-type: none"> SUB-MCD2 - Subdivision design SUB-MCD3 - Property access
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DEV-NOD-S3 North Oxford Outline Development Plan Fixed Features

Activity status: PER

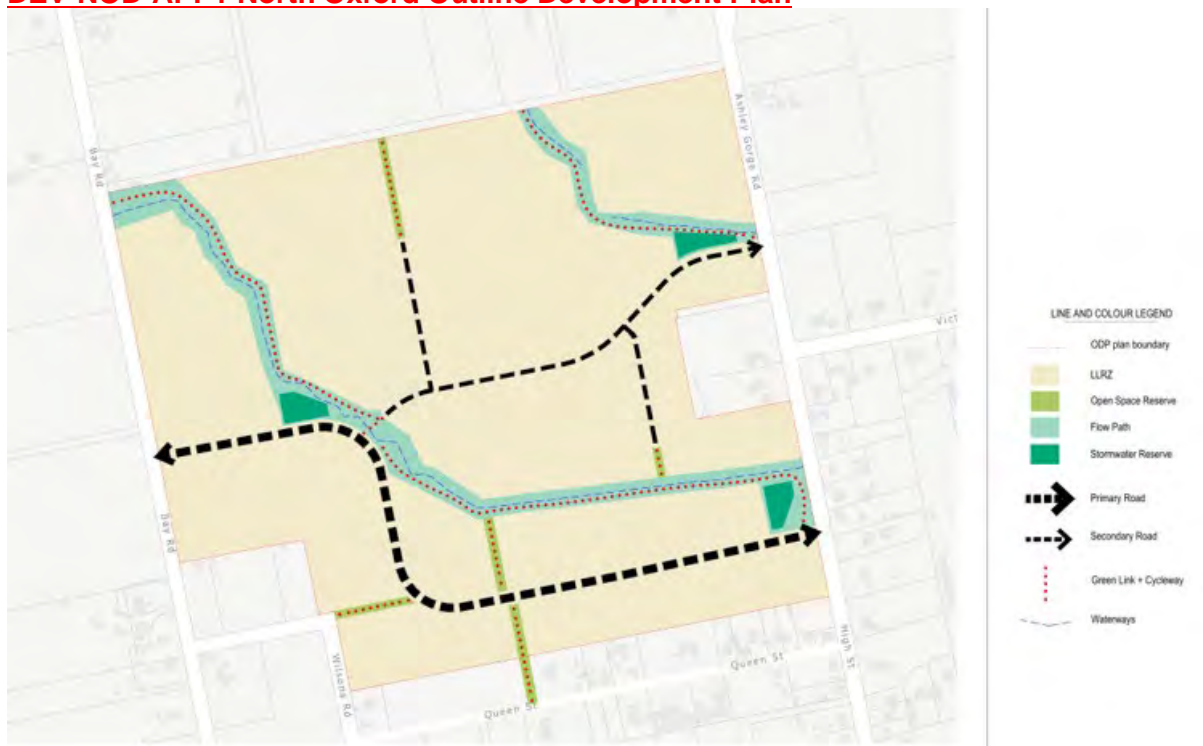
The following shall be provided as fixed features on the ODP:

- Green links adjoining the two rivers
- Water body setbacks and buffers
- Stormwater detention areas subject to specific design and conditions of subdivision consent
- Two primary road connections to Ashley Gorge Road and one primary access to Bay Road.
- Water and wastewater mains will be laid in the roads.

Activity status when compliance not achieved: DIS

APPENDIX

DEV-NOD-APP1 North Oxford Outline Development Plan



North Oxford Outline Development Plan – Water and Wastewater



Submission scope for recommended PDP changes

Ashley Village Development Area
<ul style="list-style-type: none"> • <i>Alistair Cameron [180]</i>

AVD - Ashley Village Development Area

Introduction

Ashley Village has three road frontages and is contained within one single land title. The proposed development is proposed to be zoned Settlement Zone.

Activity Rules Land use, development and subdivision

<u>DEV-AVD-R1 Activities in the Ashley Village Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-AVD-APP1; and</u> 2. <u>complies with DEV-AVD-S1</u> 	<u>Activity status when compliance not achieved with DEV-AVD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-AVD-R1(2): as set out in the relevant standard</u>
<u>Advisory Note</u> <u>The activity rules and standard in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Standards

<u>DEV-AVD-S1 Ashley Village Development Wastewater</u>	
<ol style="list-style-type: none"> 1. <u>The subdivision shall connect into the Cones Road Wastewater Pumpstation.</u> 	<u>Activity status when compliance not achieved: NC</u>

APPENDIX

DEV-AVD-APP1 Ashley Village Outline Development Plan



Submission scope for recommended PDP changes

Cones Road Development Area
<ul style="list-style-type: none"> • <i>Andy Carr [158], Kyleston Farms Limited [70]</i>

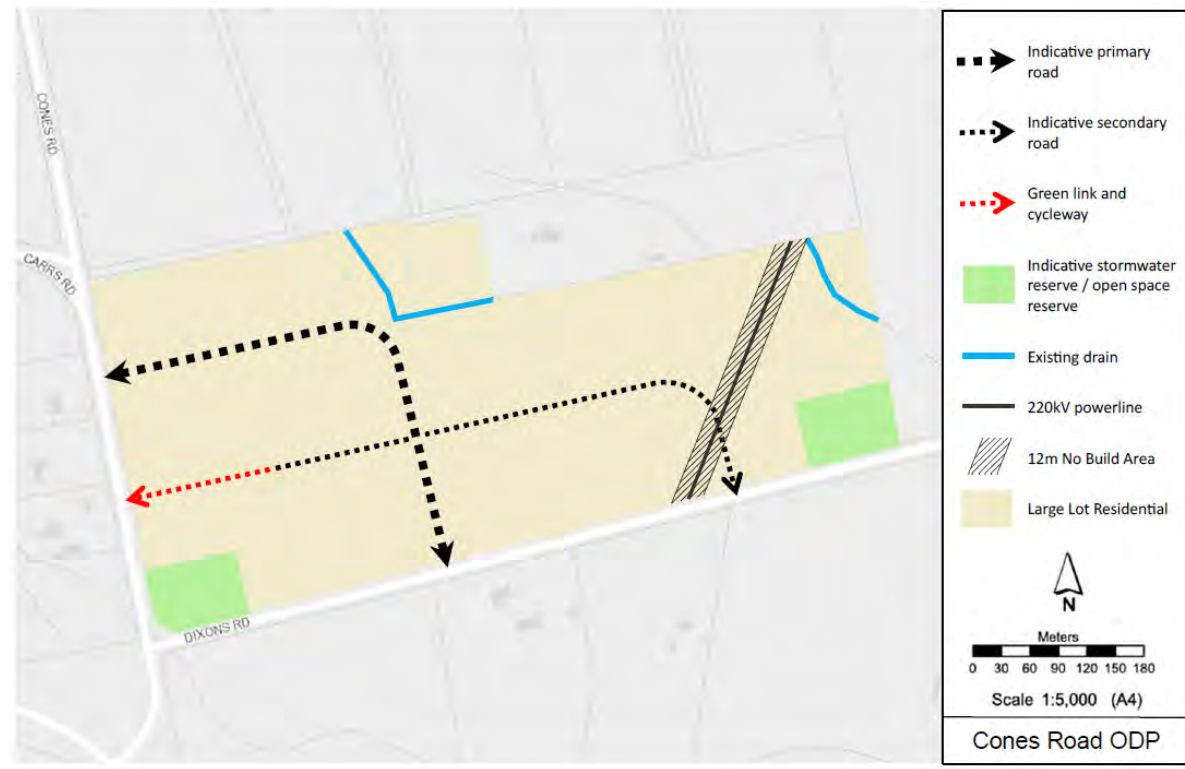
CR – Cones Road Development Area**Introduction**

The Cones Road Development Area covers approximately 25 hectares to the northeast of the Cones Road and Dixons Road intersection.

Activity Rules Land use, development, and subdivision

<u>DEV-CR-R1 Activities in the Cones Road Outline Development Plan Area</u>	
<u>Activity Status: PER</u>	<u>Activity status when compliance not achieved: DIS</u>
<ol style="list-style-type: none"> 1. <u>Where land use, development, and subdivision are in accordance with DEV-CR-APP1</u> 	
<u>Advisory Note</u> <u>The activity rules in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Appendix
DEV-CR-APP1 – Cones Road Zone Outline Development Plan



Submission scope for recommended PDP changes

Gladstone Road Development Area
<ul style="list-style-type: none"> Crichton Developments Ltd [299]

GSR - Gladstone Road Development Area**Introduction**

The Gladstone Road Development Area is located on the eastern edge of Woodend township. The site is located to the south of Gladstone Road and to the north-east of the East Woodend Development Area. The Woodend Bypass designation runs partially within the eastern area of the site and forms the eastern boundary of the development area.

Activity Rules Land use, development and subdivision

<u>DEV-GSR-R1 Activities in the Gladstone Road Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"> is in accordance with DEV-GSR-APP1; and complies with DEV-GSR-S1, DEV-GSR-S2 and DEV-GSR-S3. 	<u>Activity status when compliance not achieved with DEV-GSR-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-GSR-R1(2): as set out in the relevant standard</u>

Standards

<u>DEV-GSR-S1 Transport provisions</u>	
<ol style="list-style-type: none"> Until such time as the Woodend Bypass is implemented and operational, development of the site shall not exceed the occupation of more than four allotments. Following the implementation and operation of the Woodend Bypass, development shall be in accordance with DEV-GSR-APP1, inclusive of: <ul style="list-style-type: none"> (a) Gladstone Road shall be upgraded between Copper Beech Road and the full extent of the site frontage to include road design attributes identified in Table TRAN-3. 	<u>Activity status when compliance not achieved: NC</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

DEV-GSR-S2 Acoustic and visual amenity buffer

1. To manage noise and visual amenity effects on site from strategic infrastructure, a 3m high earth bund shall be formed along the full length of the eastern boundary of the site adjacent to the NZTA designation.

Activity status when compliance not achieved: DIS

DEV-GSR-S3 Landscaping

1. The eastern boundary shall be landscaped for a width of 6m*, with species planted at 1m centres capable of achieving a minimum height of 5m once established.

Species shall include:

- i. *Griselinia littoralis*, Broadleaf;
- ii. *Cordyline australis*, Ti kouka;
- iii. *Pittosporum tenuifolium*, Kohuhu;
- iv. *Podocarpus totara*, Totara;
- v. *Phormium tenax*, Flax;
- vi. *Dacrycarpus dacrydioides*, Kahikatea;
- vii. *Sophora microphylla*, SI Kowhai;
- viii. *Korokia* species; and
- ix. *Cortaderia richardii*, SI Toetoe.

*Note this 6m width can encompass the 3m bund required under DEV-GSR-S2.

Activity status when compliance not achieved: DIS

APPENDIX**DEV-GSR-APP1 Gladstone Road Outline Development Plan**

- LEGEND
- Outline Development Plan Area
 - Rural Lifestyle Zone
 - Large Lot Residential Zone
 - Woodend Bypass Designation
 - Overland Flow Path
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Indicative Pedestrian-Cycle Network
 - Indicative Stormwater Management Areas (size and location to be confirmed)
 - Landscape Treatment
 - Acoustic Buffer



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)

Map / image source: CANTERBURY MAPS

Submission scope for recommended PDP changes

Parsonage Road Development Area
• <i>Rainer and Ursula Hack [201]</i>

PRD - Parsonage Road Development Area**Introduction**

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the proposed Woodend Bypass.

Activity Rules Land use, development and subdivision

<u>DEV-PRD-R1 Activities in the Parsonage Road Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none"> <u>is in accordance with DEV-PRD-APP1 and</u> <u>complies with DEV-PRD-S1 and DEV-PRD-S2 with</u> 	<u>Activity status when compliance not achieved with DEV-PRD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-PRD-R1(2): as set out in the relevant standard</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Standards

<u>DEV-PRD-S1 Parsonage Road</u>	
<ol style="list-style-type: none"> <u>Parsonage Road to the south of 110 Parsonage Road shall be upgraded to meet local road standards.</u> 	<u>Activity status when compliance not achieved: DIS</u>
<u>DEV-PRD-S2 Tree Protection</u>	
<ol style="list-style-type: none"> <u>The oak tree marked on the Outline Development Plan in DEV-PRD-APP1 shall be retained within a lot with a minimum lot size of 2500m²</u> 	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>Matters of control/discretion listed in SUB-MCD13 - Historic heritage and notable trees</u>

Appendix**DEV-PRD-APP1 – Parsonage Road ODP**



Submission scope for recommended PDP changes

Mill Road Development Area
<ul style="list-style-type: none"> • <i>MacRae Land Company [409], Ngaire Wilkinson [23], and Reece Macdonald [308]</i>
<ul style="list-style-type: none"> • <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

MILL - Mill Road Development Area**Introduction**

The Mill Road Outline Development Plan Area is located at the southern end of Ohoka Township. It comprises an area of Large Lot Residential Zone, with separate densities provided for within the development.

The key features of DEV-MILL-APP1 include:

- Density Areas A and B, providing for between one and two households per ha;
- amenity tree planting;
- pedestrian and cycleways;
- indicative roading layouts;
- setbacks from Mill Road; and
- stormwater management areas.

Activity Rules

DEV-MILL-R1 Mill Road Outline Development Plan	
Activity status: PER Where: 1. development shall be in accordance with DEV-MILL-APP1.	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	

DEV-MILL-R2 Stormwater management

Activity status: PER Where: <ol style="list-style-type: none"> 1. All stormwater generated from the site shall be directed into and pass through one of the stormwater attenuation and water quality treatment systems prior to discharge from the site. 	Activity status when compliance not achieved: NC
DEV-MILL- R3 Activities in the road and internal boundary setback	
Activity status: PER Where: <ol style="list-style-type: none"> 1. There shall be no fixed outdoor lighting within any road or internal boundary setback. 2. Within a 10m setback from the marked boundaries a minimum of one tree shall be planted for every 20m of the relevant allotment boundary. Such trees may be grouped within each allotment adjacent to the marked boundary. 3. Any hedge of more than 5m in length along any lot boundary shall not exceed 1.5m in height. 4. Trees required in accordance with (2) above shall: <ol style="list-style-type: none"> a. comprise a mix of large high amenity trees that reflect and complement species found in Ohoka, from the following tree list: <ol style="list-style-type: none"> i. <i>Cupressus macrocarpa</i> (macrocarpa), <i>C. x leylandii</i> (Leyland cypress) ii. <i>Eucalyptus pauciflora</i> (snow gum), <i>E. gunii</i> (cider gum), <i>E. cinerea</i> (silver dollar gum), <i>E. mannifera ssp mannifera</i> (Eucalyptus mannifera) iii. <i>Fagus spp</i> (European beech) iv. <i>Fraxinus excelsior</i> (European ash) v. <i>Ginkgo biloba</i> (ginkgo) vi. <i>Juglans nigra</i> (black walnut) vii. <i>Liquidambar styraciflua</i> (liquidamber) viii. <i>Magnolia grandiflora</i> (evergreen magnolia), <i>M. soulangeana</i> (saucer magnolia) ix. <i>Platanus x acerifolia</i> (London plane), <i>P. orientalis</i> (oriental plane) x. <i>Podocarpus totara</i> (Totara) xi. <i>Populus nigra x euramericana</i> 'Crows nest', <i>P. yunnanensis</i> (Chinese poplar) xii. <i>Quercus robur</i> (English/common oak), <i>Q. rubra</i> (red oak), <i>Q.</i> 	Activity status when compliance not achieved: NC

<p><i>palustris</i> (pin oak), <i>Q. ilex</i> (Holm oak), <i>Q. coccinea</i> (scarlet oak), <i>Q. cerris</i> (Turkey oak)</p> <p>xiii. <i>Robinia pseudoacacia</i> (black locust)</p> <p>xiv. <i>Tilia x europaea</i> (common lime) xv. <i>Ulmus glabra</i> (wych elm), <i>U. procera</i> (English elm), <i>U. hollandica 'Dodens'</i> (Dutch elm)</p> <p>b. be at least 1.5m in height above ground level at the time of planting; and</p> <p>c. be maintained so that any dead, dying, damaged or diseased plants are replaced immediately.</p>	
DEV-MILL- R4 Subdivision design	
<p>Activity status: PER Where:</p> <p>1. Any subdivision shall provide for the protection of vegetation located downstream adjacent to the Mill Road and Threlkelds Road intersection together with the springs and watercourses that drain to that vegetation.</p>	<p>Activity status when compliance not achieved: NC</p>

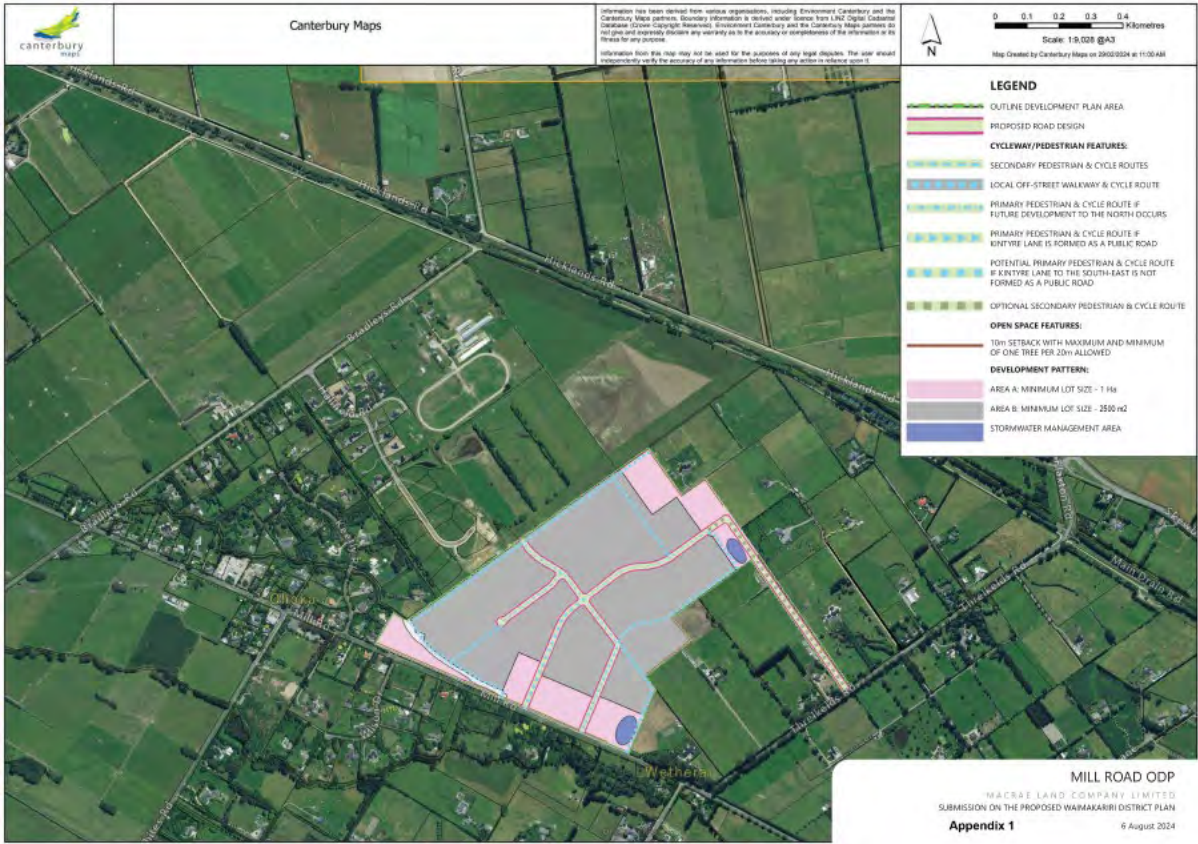
Built Form Standards

DEV-MILL-BFS1 Specific density and road frontage requirements	
<p>1. For the purpose of SUB-S1:</p> <p>a. the maximum number of allotments across the DEV-MILL-APP1 area shall be 81; and</p> <p>b. allotment sizes shall be achieved within the following Density Areas:</p> <p>i. Density Area A shall achieve a minimum allotment size of no less than 1ha;</p> <p>ii. Density Area B shall achieve a minimum allotment size of no less than 4000<u>2500</u>m²; ¹</p> <p>iii. the average area of all allotments shall be not less than 5000m²; and</p> <p>iv. the minimum road frontage of any allotment adjoining Mill Road shall be 50m.</p>	<p>Activity status when compliance not achieved: NC</p>

¹ MacRae Land Company [409.1 to 409.3]

DEV-MILL-BFS2 Specific access provisions	
<ol style="list-style-type: none"> 1. There shall be no increase in the number of allotments with vehicle access to Kintyre Lane unless and until it is vested as a public road. 2. There shall be only one public road connecting to Mill Road. 3. Provision shall be made for a road connection to the land to the north in the location identified on DEV-MILL-APP1. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS3 Building restriction area	
<ol style="list-style-type: none"> 1. No structures or dwellinghouses are permitted within Area C shown on the outline Development Plan. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS4 Building and structure setbacks	
<ol style="list-style-type: none"> 1. For the purpose of LLRZ-BFS6 (1) (a) any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from any road boundary from a local road; b. 15m from the road boundary with Mill Road. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS5 Fencing	
<ol style="list-style-type: none"> 1. For the purpose of LLRZ-BFS7 (1) and (2): <ol style="list-style-type: none"> a. Any fence erected within any road or internal site boundary setback shall be limited to: <ol style="list-style-type: none"> i. maximum height of 1.2m above ground level; ii. post and wire or post and rail fences; iii. be at least 50% transparent; and b. Any gate structure or wing walls shall be limited to: <ol style="list-style-type: none"> i. a maximum height of 1.8m above ground level; ii. gates shall be at least 50% transparent and constructed in timber; and iii. wing walls shall be constructed in either: timber, stone or plastered masonry, and if painted shall be finished in hues of grey, green or brown with a reflectivity value of no more than 37%. 	Activity status when compliance not achieved: NC

Appendix – Amended Mill Road ODP
DEV-MILL-APP1 – Mill Road Ohoka ODP



Submission scope for recommended PDP changes

Fawcetts Road

- Alan and Margaret Fraser [123], Alison and Peter Batchelor [135], Anton and Deana Musson [137], Ron and Tracey Taylor [138] and Leanne and Paul Strathern [139]

FR - Fawcetts Road Development Area

Introduction

The Fawcetts Road Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

Activity Rules - Land use, development and subdivision

DEV-FR-R1 Activities in the Fawcetts Road Outline Development Plan Area

Activity Status: PER

Where land use, development and subdivision:

1. is in accordance with DEV-FR-APP1; and
2. complies with DEV-FR-S1 to DEV-FR-S4.

Activity status when compliance not achieved: DIS

Activity status when compliance not achieved with DEV-FR-R1(2): as set out in the relevant standards

Advisory Note:

For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site and appropriate stormwater management.

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

DEV-FR-S 1 Vehicular Access

1. When the internal local road connection to Boundary Road is formed and established, a formed 1.8 metre wide gravel pathway shall be established on the western side of Boundary Road to provide a pedestrian connection to Ashley Rakahuri School.
2. Vehicular access from Fawcetts Road (excluding via the internal local road) shall be limited as to the number of vehicle crossings and number of allotments served as follows:
 - a. 21 Fawcetts Road shall include no more than one vehicle crossing, providing access to no more than two residential allotments.

Activity status when compliance not achieved: DIS

<ul style="list-style-type: none"> b. <u>49 Fawcetts Road shall include no more than one vehicle crossing providing access to no more than one residential allotment.</u> c. <u>63 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 65 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u> d. <u>65 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 63 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u> e. <u>75 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 87 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u> f. <u>87 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 75 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.</u> g. <u>11 Boundary Road shall have no direct vehicular access to Fawcetts Road. All vehicular access shall be via Boundary Road.</u> 	
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DEV-FR-S2 Reticulated services

<ol style="list-style-type: none"> 1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated reticulated services plan shall be prepared by a suitably qualified expert that provides for the efficient servicing of</u> 	<u>Activity status when compliance not achieved: NC</u>
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<p><u>all development sites within the Outline Development Plan area.</u></p> <p>2. <u>All residential allotments within the Outline Development Plan area shall be connected to Council managed reticulated water and wastewater systems in accordance with the integrated reticulated services plan prepared under DEV-FR-S2(1).</u></p>	
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<u>DEV-FR-S3 Stormwater</u>	
<p>1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated stormwater disposal plan shall be prepared by a suitably qualified expert that provides for the efficient disposal of stormwater from the roading network and all sites within the Outline Development Plan area.</u></p> <p>2. <u>Any building erected on an allotment shall include provision for on-site stormwater disposal where this has been identified as required in the integrated stormwater plan for the Outline Plan area prepared under DEV-ADA-BFS3.1.</u></p> <p>3. <u>All residential dwellings must include roof water collection tanks with a minimum capacity of 5,000 litres.</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>

Appendix
DEV-FR-APP1 – Fawcetts Road ODP



Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the IHP Hearings Panel

Recommendation Report 35

Hearing Stream 12D – Maps – Rezoning – Ōhoka PDP and Variation 1

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version (provisions not consequentially renumbered)

The Independent Hearings Panel for the purposes of **Hearing Stream 12D** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae and Megen McKay.

1. Introduction

Report outline and approach

1. This is Report 35 of 37 Recommendation Reports prepared by the PDP and IHP Hearings Panels appointed to hear and make recommendations on submissions on the Proposed Waimakariri District Plan (PDP) and Variation 1 to the PDP (Var 1). In accordance with the Panels' Minute 1, this report has been prepared by the IHP appointed to hear submissions on the Maps: Rezoning – Ōhoka under the PDP and Variation 1.
2. The report addresses the submissions on the PDP and Var 1 received by Rolleston Industrial Developments Ltd and Carter Group Property Ltd. These submissions sought to rezone an area adjacent to Ōhoka from Rural Lifestyle Zone to:
 - (a) a number of specified urban zones under the PDP
 - (b) a number of specified urban zones under Var 1, including the Medium Density Residential Zone
3. We have structured our discussion on this topic and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter. In this instance, however, we note that the submitters have also sought amendments to the PDP as consequential amendments through evidence presented at the hearing.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Summary table of recommendations on each submission point.** For each submission point and further submission point, we provide a recommendation as to whether it should be accepted or rejected.
5. We record that we have taken into account all submissions and further submissions to the PDP and Var 1 on Rezoning: Ōhoka in our deliberations.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the Rezoning: Ōhoka submissions received. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the PDP or Variation 1 arising since the notification of the PDP and Variation 1 and its s32 reports;

- (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives (in this instance the maps, Development Area provisions and amendments to the PDP chapters); and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA, particularly since our recommendation is to reject the submissions seeking rezoning. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of Rezoning: Ōhoka

10. As outlined earlier, Rolleston Industrial Developments Ltd¹ and Carter Group Property Ltd² sought to rezone an area adjacent to the existing settlement of Ōhoka from Rural Lifestyle Zone to a number of specified urban zones. This was to enable a residential development supported by a local commercial centre and open space. The relief sought in Rolleston Industrial Developments Ltd³ states that:
- "The nature of this submission is such that relief is sought to enable the equivalent outcomes as sought in the PC31 request, and accordingly, consequential changes may be required to other provisions in the Proposed Variation in order to provide the requested relief."*
11. The submission on the PDP sought:
- (a) The rezoning of the subject land⁴ to General Residential Zone with a portion subject to an Education/Retirement Village Overlay, Large Lot Residential Zone and Open Space Zone
 - (b) The rezoning of the existing Ōhoka Settlement Zone to General Residential Zone.

¹ 160.1 and 160.2 and V1 60.1

² 237.1

³ 160.1

⁴ Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267

12. The submission on Var 1 sought the rezoning to a combination of Medium Density Residential Zone, Large Lot Residential Zone, Local Commercial Zone and Open Space Zone. It did not seek the rezoning of the Ōhoka Settlement Zone.
13. At the end of 2023, the Council declined Proposed Private Plan Change RCP031, (requested by Rolleston Industrial Developments Ltd and Carter Group Property Ltd) to the Operative District Plan, which sought to rezone the same land that is the subject of the Rolleston Industrial Developments Ltd and Carter Group Property Ltd submissions to the PDP and Var 1. Rolleston Industrial Developments Ltd and Carter Group Property Ltd appealed the Council's decision to the Environment Court. The Council's decision was made available to us through the hearings process, and we reviewed it alongside the other evidence provided to us.
14. Hearings on Rezoning: Ōhoka were held over 1 to 3 July and on 4 November 2024. Expert conferencing occurred between the two hearing dates, which culminated in a number of joint witness statements. Copies of all hearing information, including the section 42A reports, s42A report authors' responses to preliminary questions and Reply report, submitter evidence and joint witness statements are available on the Council website.
15. We note that there was an evolution of the relief sought by Rolleston Industrial Developments Ltd and Carter Group Property Ltd for the rezoning through the hearings process:
 - (a) The General Residential Zone sought in the PDP was amended to a Settlement Zone (or a General Residential Zone "if we preferred")
 - (b) The Open Space Zone sought in the PDP was amended to a Natural Open Space Zone
 - (c) The Medium Density Residential Zone sought through Var 1 was amended to a General Residential Zone.
16. We also record that there was discussion and debate through the hearing process on whether Rolleston Industrial Developments Ltd had scope under Var 1 to seek the rezoning of the Ōhoka land as requested. We have not addressed this matter specifically in this recommendation report, given our recommendation below to reject the submissions under both the PDP and Var 1.

3. Recommendation

Overview

17. Having carefully read through the submissions and all the evidence presented to us, the IHP agrees with the s42A report author's recommendations and recommends to the Council that they reject the following submissions:
 - (a) Rolleston Industrial Developments Ltd and
 - (b) Carter Group Property Ltd.

Reasons

18. The IHP largely agrees with the reasons for rejecting the submissions as set out in paragraph 139 of the s42A report author's final Reply Report. We record here that, overall, we consider Mr Willis provided a very comprehensive and well-reasoned response to the contentious issues before us. There are some areas where we have provided additional commentary, expanded or taken a different position to Mr Willis's reasons as follows in this section.
19. We agree that it has not been demonstrated that there is a specific demand for housing in this particular location of the District, nor that the NPS-UD requires that a council must provide housing at this level of granularity.
20. We do not necessarily agree that any new growth areas need to be adjacent to one of the three existing residential areas within the District; however, we find that when a new growth area is proposed, it does need to demonstrate that it gives effect to the objectives and policies in both the NPS-UD and the RPS, with the RPS policies still needing to be considered.
21. From the evidence presented, including the final draft provisions put to us for our consideration, we agree that what the submitters are requesting through rezoning is not dissimilar to what is already offered in existing and proposed greenfield areas within the District. We acknowledge the Master Plan shows a well-designed development of the site; however, it is at scale that we agree would be incongruous with the existing Ōhoka settlement and the surrounding area.
22. While the development internally may be well-connected and accessible, we concur that it is not well-connected or accessible in respect to the rest of the District/Region. We agree that future residents would likely be mostly reliant on private vehicles even with the offered bus service. In respect of the bus service, we consider that there was outstanding uncertainty as to whether the provisions offered by the submitters were enforceable and there was also uncertainty about what would happen once the ten-year period had passed. We also agree with the s42A report author and Council experts that the area is not accessible to other urban areas by bicycle, given the distances to those areas and the reliance on rural roads. Further, we also agree that the reliance on private vehicles is not consistent with the NPS-UD in respect of supporting reductions in GHG.
23. In respect of infrastructure provision, we accept the planners' joint witness statement in respect of the application of Policy 8 of the NPS-UD:

"Certainty is required that infrastructure can be provided (i.e. physically), not that it is in place, planned, funded or identified in an LTP. The counterfactual would otherwise illogically preclude most or all Policy 8 proposals, given that adequate infrastructure would rarely, if ever, be in place, planned or funded for significant development proposals (with presumably significant infrastructure requirements) that are 'unanticipated' or 'out of sequence'."

24. We asked a number of questions of several witnesses at the hearing regarding the inherent difficulties for a developer obtaining all necessary roading agreements from the authorities in advance of consideration of a rezoning proposal. While we acknowledge these difficulties, we find there remains considerable uncertainty about whether the State Highway upgrade required is feasible, if and when those works, along with the other roading upgrades necessary, may be funded and undertaken. . We also find that there are increased safety risks from the significantly increased use of the rural roads that would arise from this rezoning request without upgrade works occurring.
25. We appreciate that triggers have been proposed in the provisions sought to ensure that the number of residential allotments created does not exceed specific numbers before specified upgrades have occurred. However, we find that the uncertainty discussed above and the staging of works set by the provisions brings into question whether the development, and the outcomes promised by the submitters, can be realised. This is particularly the case for the State Highway upgrades. We consider that in order to recommend that the Council rezone a substantial amount of land for residential purposes, we must first be satisfied that most, if not all, of that land can and will be developed for residential purposes. However, the proposed trigger for significant roading improvement works is set at a relatively low level of development leaving us with uncertainty that our recommendation to rezone all of the land would be soundly based.
26. Taking into account the evidence produced in the s42A report authors' Reply Reports⁵ and overarching Reply Report, we find that the Council has clearly demonstrated that sufficient development capacity is provided in the short, medium and long term, and there is no shortfall arising that would provide a strong impetus for this requested rezoning to be considered more favourably. In addition, the Panel is also mindful that we and the PDP Hearings Panel have, as a result of the other rezoning hearings, recommended a substantial amount of additional land be rezoned, which will provide even further capacity.
27. We acknowledge that the NPS-UD does not constrain the consideration of rezoning requests that are out of sequence with planned development or are unanticipated by planning documents; however, in this instance, we agree with the s42A report author that the proposed rezoning would not contribute to well-functioning urban environments and would not give effect to the NPS-UD. Further, we also agree that the rezoning would not give effect to the RPS and the PDP's proposed objectives and policies in respect to urban growth and development.

4. Conclusion

28. For the reasons summarised above, we recommend that the submissions from Rolleston Industrial Developments Ltd and Carter Group Property Ltd be rejected.

⁵ In particular those of Mr Peter Wilson and Mr Andrew Willis

Appendix 1:**Submitter attendance and tabled evidence for Ohoka - Hearing Stream 12D**

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Andrew Willis • Andrew Murray • Rodney Yeoman • Chris Bacon • Shane Binder • Colin Roxburgh • Peter Wilson 	N/A
Ohoka Residents Association	<ul style="list-style-type: none"> • Phillip Maw • Russell Pegler • David Nixon 	FS84 FS137
Rolleston Industrial Developments Limited	<ul style="list-style-type: none"> • Jo Appleyard • Chris Sexton • Nicole Lauenstein • Tim Carter • Garth Falconer • Dave Compton-Moen • Tony Milne • Nick Fuller • Simon Milner • Paul Farrelly • Carl Davidson • Chris Jones • Gary Sellars • Gregory Akehurst • Natalie Hampson • Gabrielle Wall • Victor Mthamo • Jeremy Phillips • Tim Walsh 	237
Oxford-Ohoka Community Board	<ul style="list-style-type: none"> • Richard Knott • Nick Keenan • Kim Goodfellow • Andrew Metherell • Nick Boyes • Andrew Schulte • Sarah Barkle 	FS62 V1 FS9
Tabled Evidence		
N/A	<ul style="list-style-type: none"> • N/A 	N/A

Submitter attendance and tabled evidence for Ohoka - Hearing Stream 12D (reconvened)

Attendee	Speaker	Submitter No.
Planning Officer	<ul style="list-style-type: none"> • Andrew Willis 	N/A
Rolleston Industrial Developments Limited	<ul style="list-style-type: none"> • Jo Appleyard • Ben Throssell • Bas Veendrick • Jeremy Phillips • Tim Walsh 	237
Oxford-Ohoka Community Board	<ul style="list-style-type: none"> • Andrew Schulte • Andrew Metherell • Nick Boyes • Nick Keenan 	FS62 V1 FS9
Tabled Evidence		
N/A	<ul style="list-style-type: none"> • N/A 	N/A

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 36

Hearing Stream 12E Rezoning Requests – Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12E** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubbitt, Megen McKay, Neville Atkinson and Niki Mealings. Commissioners Atkinson and Mealings were not involved in deliberations on rezonings involving Airport Noise matters.

1. Introduction

Report outline and approach

1. This is Report 36 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land to Residential.
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to residential have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their

reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Report 1.

2. Residential Rezoning

Recommendations

10. The PDP Panel record their agreement to the s42A report author's recommendations in respect to all the submissions seeking rezonings. We note that Mr Wilson provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. We note that Mr Wilson helpfully included an evaluation of matters relevant to the Airport Noise contour and the application of Policy 6.3.5 of the RPS and its relationship to the NPS-UD in his reports. We also received additional evidence and representations relating to the Airport Noise contour. The IHP's recommendations on the Airport Noise Contour are contained in Report 29. Because of this split, Commissioners Mealings and Atkinson were not involved in deliberations on rezonings involving the Airport Noise Contour.
12. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.
13. However, while we agree with the recommendations on rezoning, we recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for several of the rezonings for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitters' planners put in to developing a generally consistent set of Development Area and ODP provisions, as this greatly assisted us in responding to the submissions made and making our recommendations.

Amendments to Development Area Provisions

14. Having reviewed the proposed Development Area provisions, we have made recommendations to:
 - (a) improve the "implementability" of the provisions
 - (b) be consistent with the How the Plan Works section of the PDP.

15. At a high level, these amendments have involved:
- (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area Standard
 - (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard.
 - (c) Amend the format of the standards for fixed features in an ODP
 - (d) Amend the format of standards requiring a staging approach for particular identified Precincts so it is clearer what is required to occur and when and to reduce any subjectivity of compliance with the standards
 - (e) Remove parts of proposed rules which are subjective.
16. The following table sets out at a high level the changes we recommend for each Development Area:

Development Area	Panel recommendations
WR – West Rangiora	Amend the format of DEV-WR-R1 Include an amended Advisory Note Amend the format of DEV-WR-S1
NWR – Northwest Rangiora	Amend the format of DEV-NWR-1 Include an amended Advisory Note
NER – North East Rangiora	Amend the format of DEV-NER-R1 Include an amended Advisory Note Amend the format of DEV-NER-S1
SER – South East Rangiora	Amend the format of DEV-SER-R1 Removed the recommended clause regarding contiguous development from R1 as being subjective Change the format of DEV-SER-R2 for staging Amended the title of DEV-SER-R3 and the rule format Include an amended Advisory Note Amend the format of DEV-SER-S1 Amended some of the text in the ODP relating to the additional land to refer to the zoning and future plan changes.
GD – Gressons Road	Minor amendments to the wording of the introduction Amend the format of DEV-GD-R1 Amend the title and format of DEV-GD-R2 Include an amended Advisory Note
SEWD – South East Woodend	Minor amendments to the wording of the introduction Amend the format of DEV-SEWD-R1 Amend the title and format of DEV-SEWD-R2

	Include an amended Advisory Note Amend the format of DEV-SEWD-S1
K – Kaiapoi	Amend the format of DEV-K-R1 Amend the title and format of DEV-K-R2 Include an amended Advisory Note Amend the format of DEV-K-S1
SK – South Kaiapoi	Amend the format of DEV-SK-R1 Include an amended Advisory Note Amend the format of DEV-SK-S1

We note that Mr Wilson recommended deleting the introductions for both the K – Kaiapoi and SER – South East Rangiora Development Areas and did not recommend any new introductions in their place. With the absence of any recommended new text from either the Council or submitters, we have not included any new introduction. The Council may wish to consider consistency through a subsequent plan change.

17. We note that in reviewing the Development Areas we have also recommended minor grammatical edits to some of the descriptive text.

3. Conclusion

18. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended versions of the Development Area Chapters are shown in Appendix 2.
19. Overall, we find that our recommendations in respect to the Residential Rezoning requests will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for residential rezonings, hearing stream 12E

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> • Mr Peter Wilson 	
Dalkeith Holdings Limited	<ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) 	PDP 242, V1 57
Miranda Hales	<ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) 	PDP 246, V1 55
B and A Stokes	<ul style="list-style-type: none"> • Mr Andrew Hall (Engineering) • Mr Chris Rossiter (Traffic) • Mr Jonathan Clease (Planning) • Ms Nicole Lauenstein (Urban design) • R Murdoch (Legal) 	PDP 214, V1 29
Richard and Geoff Spark	<ul style="list-style-type: none"> • Ms Lisa Williams (Transport) • Ms Nicole Lauenstein (Urban design) • Mr Geoff Spark • Mr Ivan Thomson (Planning) • D Caldwell (Legal) 	PDP 183, V1 61
Woodwater Limited	<ul style="list-style-type: none"> • Mr Ivan Thomson (Planning) • G J Cleary (Legal) 	PDP 215, V1 48
Rachel Hobson and Bernard Whimp	<ul style="list-style-type: none"> • Mr Bryan McGillan (Planning) • Mr Andrew Leckie (Transport) • Mr Jade McFarlane (Urban design) • Ms Jenny Bull (in support of Ms Pandrea) • S Eveleigh (Legal) 	PDP 179
Doncaster Developments Limited	<ul style="list-style-type: none"> • Ms Patricia Harte (Planning) • Mr Ray Edwards (Transport) • M Perpick (Legal) 	PDP 290
Momentum Land Limited	<ul style="list-style-type: none"> • C Fowler (Legal) • Mr Geoffrey Dunham (Soils, North Block & South Block) • Ms Anna Sleight (Geotechnical) • Mr Mark Morley (Contamination) • Mr Manu Miskell (Infrastructure) • Mr Andy Carr (Transport) • Mr Bruce Weir (Urban design) • Mr Danny Kamo (Landscape) • Mr Richard Brunton (Flooding) • Mr Fraser Colegrave (Economics) • Ms Annabelle Coates (Ecology) • Mr Mark Allan (Planning) • Mr Brian Putt (Planning) • Mr Shane Fairmaid 	PDP 173
Mike Greer Homes NZ Limited	<ul style="list-style-type: none"> • Mr Gregory Whyte (Flooding) • Ms Patricia Harte (Planning) • Mr Brian Putt (Planning) • C Fowler (Legal) 	PDP 332

Bellgrove Rangiora Limited	<ul style="list-style-type: none"> • Mr Mathew Collins (Transport) • Ms Michelle Ruske-Anderson (Planning) • C Fowler (Legal) 	PDP 413, V1 79, FS 85 V1 FS 18
Carolina Homes Limited, Allan Downs Limited, 199 Johns Road Limited	<ul style="list-style-type: none"> • Ms Claire McKeever (Planning) 	PDP 266, V1 58
Karl Lutterman	<ul style="list-style-type: none"> • Mr Karl Lutterman 	PDP 128
David and Ellenor Whitfield	<ul style="list-style-type: none"> • Mr David Whitfield and Ms Ellenor Whitfield 	PDP 96
G and E Kelley	<ul style="list-style-type: none"> • Mr Greg Kelley 	PDP 391
Christchurch International Airport Limited	<ul style="list-style-type: none"> • Mr John Kyle (Planning) • J Appleyard (Legal) 	PDP 80, V1 15
Carolyn Hamlin	<ul style="list-style-type: none"> • Ms Carolyn Hamlin 	PDP 314
Carolina Homes Limited (for 20 Angus Place)	<ul style="list-style-type: none"> • Ms Claire McKeever 	PDP 223
Fusion Homes Ltd	<ul style="list-style-type: none"> • Mr Stewart Fletcher (Planning) 	PDP 121
Ranier and Ursula Hack	<ul style="list-style-type: none"> • Mr Stefan Hack • Mr Andrew Carr (Transport) • Mr James Hopkins (Three waters) • Mr Bernard Warmington (Planning) 	PDP 201
Carter Group Limited and Rolleston Industrial Developments	<ul style="list-style-type: none"> • Mr Jeremy Phillips (Planning) • J Appleyard (Legal) 	PDP 326, V1 60
Nick and Cilla Taylor	<ul style="list-style-type: none"> • Mr Nick Taylor 	PDP 298
Northwest Rangiora Owners Group	<ul style="list-style-type: none"> • Phillipa Watkins • Richard Townshend 	PDP 181
Martin Pinkham	<ul style="list-style-type: none"> • Mr Martin Pinkham 	PDP 184, 193
Tabled Evidence		
Dalkeith Holdings Limited	<ul style="list-style-type: none"> • Ms Fran Hobkirk (Soil contamination) • Mr Steven Roberts (Natural hazards) 	PDP 242, V1 57
Miranda Hales	<ul style="list-style-type: none"> • Ms Hollie Griffiths (Soil contamination) • Mr Steven Roberts (Natural hazards) 	PDP 246, V1 55
B and A Stokes	<ul style="list-style-type: none"> • Mr David John Robotham (Contaminated land) • Mr Gary Sellars (Market analysis) • Mr Matthew Lester (Landscape and visual assessment) • Ms Natalie Hampson (Economics) • Mr Neil Charters (Geotechnical engineering) • Mr Paul Farrelly (Greenhouse gas emissions) • Mr Roland Payne (Ecology) • Mr Victor Mthamo (Soils) 	PDP 214, V1 29
Richard and Geoff Spark	<ul style="list-style-type: none"> • Mr Alastair McNabb (Civil works and servicing infrastructure) • Dr Amir Montakhab (Flood Risk Assessment) 	PDP 183, V1 61

	<ul style="list-style-type: none"> • Ms Catherine Nieuwenhuijsen (Odour) • Mr Fraser Colegrave (Economics) • Mr Mark Taylor (Ecology) • Mr Mason Reed (Geotechnical engineering) • Mr Matthew Lester (Landscape and visual assessment) • Mr Sean Finnigan (Soil contamination) • Mr Stuart Ford (Productivity and NPS-HPL) 	
Woodwater Limited	<ul style="list-style-type: none"> • Mr Andrew Hall (Engineering) • Mr David John Compton-Moen (Landscape design) • Mr David Smith (Transportation Planning) • Mr Mark Taylor (Ecology) 	PDP 215, V1 48
Rachel Hobson and Bernard Whimp	<ul style="list-style-type: none"> • Ms Natalie Hampson (Economics) • Mr Nicholas Harwood (Geotechnical) • Ms Stephany Pandrea (Infrastructure and Flooding) • Mr Phillippe Dumont (Contaminated land) 	PDP 179
Doncaster Developments Limited	<ul style="list-style-type: none"> • Mr Tim Heath (Economics) • Mr Giles Learman (Contaminated land) • Mr Regan Smith (Infrastructure) • Mr Vikramjit Singh (Urban design) • Mr Christopher Prebble 	PDP 290
Mike Greer Homes NZ Limited	<ul style="list-style-type: none"> • Mr Neil Charters (Geotechnical) • Mr David Robotham (Contamination) • Mr Geoffrey Dunham (Soils) • Mr Mathew Collins (Transport) • Mr William Reeve (Acoustic) • Mr Fraser Colegrave (Economics) • Ms Lydia Metcalfe (Ecology) • Mr Vikramjit Singh (Urban design) • Mr Rory Langbridge (Landscape design) • Mr Jamie Verstappen (Three waters) • Mr Michael Greer 	PDP 332
Bellgrove Rangiora Limited	<ul style="list-style-type: none"> • Ms Wendy Whitley (Contaminated Land) • Dr Morgan Tracy-Mines (Ecology) • Mr Fraser Colegrave (Economics) • Mr David Delagarza (Stormwater) • Mr Jan Kupec (Geotechnical) • Mr Jason Trist • Mr Tony Milne (Landscape architecture) 	PDP 413, V1 79, FS 85 V1 FS 18

	<ul style="list-style-type: none"> • Ms Michelle Ruske-Anderson (Planning) • Mr Geoffrey Dunham (Primary production) • Mr Paul McGowan • Ms Della Bennet (in support of Dr Tracy-Mines) 	
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Submitter attendance and tabled evidence for FUDA, Hearing Stream 10A

Attendee	Speaker	Submitter No.
Council reporting officer	• Mr Peter Wilson	
Miranda Hale	• Mr Ivan Thomson	V1 55
Richard and Geoff Spark	• Mr Ivan Thomson	V1 104
Bellgrove Rangiora Ltd	<ul style="list-style-type: none"> • Ms Michelle Ruske-Anderson • Mr Jason Trist • C Fowler 	V1 79
Tabled Evidence		
N/A	• N/A	N/A

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Scope for PDP changes:

Each residential rezoning area has a primary submitter or submitters. Rather than individually identifying the scope for each change, the scope for the recommended PDP changes is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports that have set this out. A number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors.

WR - West Rangiora Development Area

Submission scope for recommended PDP changes

South Block
<ul style="list-style-type: none"> 199 Johns Rd etc, Carolina Homes Limited, Allan Downs Ltd [266], Michael Skelley [297], Robert Jack Paterson [340], R J Paterson Family Trust [FS 19], M & J Schluter [PDP 406, V1 76], John and Coral Broughton [223], Survus Consultants Limited [250]
Middle Block
<ul style="list-style-type: none"> Alphons and Elisabeth Sanders [118], Nick and Cilla Taylor [298], Dalkeith Holdings [242, V1 57], Miranda Hales [246, V1 55], Survus [250]
North Block
<ul style="list-style-type: none"> Blakemore [319], Zahner [213], Ben Dormer [V1 40], Survus [250]
Other
<ul style="list-style-type: none"> Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors

Introduction

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, and fixed and flexible features. If higher densities are developed, then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site, then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

~~Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.~~

~~Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-WR-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. West Rangiora has been identified as a Development Area.~~

~~Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.~~

~~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.~~

Objectives	
DEV-WR-O1	Development area West Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV-WR-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-WR-APP1—West Rangiora Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when:

	<ol style="list-style-type: none"> 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 2. water supply, wastewater system and stormwater infrastructure capacity is sufficient to support the proposed development; and 3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater system and stormwater infrastructure, open space and recreation land and transport infrastructure.
DEV-WR-P2	<p>Subdivision and activities</p> <p>Only allow subdivision and activities where:</p> <ol style="list-style-type: none"> 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the West Rangiora Outline Development Plan.

Activity Rules Land use, development, and subdivision ~~if certification has been approved~~

DEV-WR-R1 Activities provided for in General Residential Zone <u>Activities in the West Rangiora Development Area Outline Development Plan Area</u>	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards; <p><u>land use, development, and subdivision:</u></p> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-WR-APP1; and</u> 2. <u>complies with DEV-WR-S1;</u> 	<p>Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18 DIS</p>
<u>Advisory Note</u>	

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

Activity status: RDIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~

- ~~3. GRZ-R19 to GRZ-R21; and~~
- ~~4. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21

Activity status: DIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~

- ~~5. GRZ-R22 to GRZ-R28; and~~
- ~~6. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28

Activity status: NC

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~

- ~~7. GRZ-R29 to GRZ-R40; and~~
- ~~8. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40

~~For any activity statuses, any activity will need to comply with the following general activity standards:~~

- ~~a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~
- ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~

DEV-WR-R2 Activities provided for in Medium Density Residential Zone

Activity status: PER

~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~

- ~~1. MRZ-R1 to MRZ-R17; and~~

Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17

2. all Medium Density Residential Zone Built Form Standards.	
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. MRZ-R18 to MRZ-R20; and 4. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R3 Activities provided for in Local Centre Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20

Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS	Activity status when compliance not achieved: see activity status for OSZ-R16

Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8

3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	

Activity Rules – if certification has not been approved

DEV-WR-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZ-R16; and 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8

3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in general accordance with the residential development requirements of DEV-WR-APP1.	

Development Areas Standards

DEV-WR-S1 Certification for West Rangiora Development Area—Criteria <u>West Rangiora Development Area Outline Development Plan</u> Fixed Features	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total	Activity status where compliance is not achieved: <u>N/ADIS</u>

- ~~residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and~~
- ~~b. residential development within the West Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:~~
- ~~i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;~~
 - ~~ii. on-demand water schemes will have to capacity to deliver greater than 2000 litre connections per day at peak demand;~~
 - ~~iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time;~~
 - ~~iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- ~~c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~

- ~~d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- ~~e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- ~~f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- ~~g. a staging plan including:

 - ~~i. the amount of new residential sites created in the development subject to the application for certification;~~
 - ~~ii. number of stages for the development; and~~
 - ~~iii. how many sites will be created per stage;~~~~
- ~~h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~

~~2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~

1. The following shall be provided as fixed features on the ODP:
 - a. Location of the commercial/business centre at the juncture of Oxford Road and the north/south road
 - b. Green link with cycleway adjoining the north/south road

<ul style="list-style-type: none"> c. <u>Location of stormwater corridor at eastern edge of the West Rangiora Development Area</u> d. <u>Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road</u> e. <u>Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path</u> f. <u>Integrated road connections with 77A Acacia Avenue (Lot 605 Deposited Plan 407405), Beech Drive, Walnut Way and Sequoia Way</u> g. <u>Flow paths and adjoining green links and cycleways, including any required water body setbacks</u> h. <u>Option A and Option B roading layout for North Block</u> 	
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Advice Notes

DEV-WR-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-WR-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-WR-S1 are met.
DEV-WR-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: <ul style="list-style-type: none"> 1. Residential capacity will be calculated at least annually. 2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.

	3. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-WR-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-WR-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

~~DEV-WR-APP1—West Rangiora Outline Development Plan~~

~~Land Use Plan~~

~~The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.~~

~~A neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of the north/south primary road and Oxford Road, to which the medium density residential activity in this vicinity connects well. This enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population, which has positive flow-on effects on neighbourhood businesses' sustainability. For these reasons, together with the centre's deliberate location on a strategic road (Oxford Road) and primary road (north/south primary road), this is a fixed component of the Outline Development Plan. An optional second, smaller neighbourhood/local centre is located on Johns Road, to provide local convenience goods and services to the largely southern catchment of the Development Area.~~

Land near the Southbrook Stream at the south of the Development Area is likely to be affected by Ashley River/Rakahuri flooding in a 1 in 200-year localised flooding and Ashley River/Rakahuri breakout event. Feasibility of residential development in this area is going to be more challenging as a result.

An area to the west of the main north/south primary road is future-proofed for a potential small community facility. A new primary school, Te Matauru Primary School, is completed at Pentecost Road. It could be feasible that preschool(s) are established in the Development Area.

For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the West Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of these areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the West Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area. This north/south primary road provides structure, connectivity and a high amenity corridor. A green corridor conducive to walking and cycling adjoins it on one side, and medium density residential activity sleeves it, which is also located along Johns Road, as these have public transport links and maximise the proportion of residents accessing high amenity and connectivity areas. This primary road will be designed to promote reduced vehicle speeds and increased safety to other street users. Intersection treatment and/or upgrades need to be considered at the main intersections of the north/south primary road and Oxford/Johns Roads to reduce traffic speeds and enhance safety.

East/west movement patterns, largely through a number of secondary roads, provide subdivision structure, are integrated with existing roading connections east of the Development Area, and reflect intentions signalled through current Outline Development Plans for adjacent zoned land in the south-eastern portion of the Development Area to connect to Townsend Road and further to Pentecost Road. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. Te Matauru Primary School is located at the juncture of Pentecost Road and Johns Road and the anticipated movement network connects the residential growth area to the school well.

No new east/west roading connections will intersect with Lehmans Road to recognise and reinforce this western urban edge and continue to ensure the safety and legibility of Lehmans Road for bypassing traffic. However the Outline Development Plan identifies two key greenways connecting to Lehmans Road to allow future flexibility in this regard. The exact locations of these are flexible, and subject to detailed subdivision design, however their provision is required including the appropriate widths to enable conversion into a roadway if necessary in the future.

Development of the Brick Kiln area north of Oxford Road is envisaged to function optimally with a road through the centre of the existing property boundaries that then connects to Charles Upham Drive. Brick Kiln Road to the east, and the currently shared accessway to the west, will be formalised into roads.

Cycling infrastructure is provided within a number of key movement corridors. A separated shared cycling path adjoins the main north/south primary road, continues along the edge of the southern stormwater management reserve and connects to a cycling path along the South Brook. A separated shared use path also connects the main north/south primary road to Te Matauru Primary School to provide a safe, active journey. Driveways to new properties immediately adjoining separated shared use paths must be provided from the rear to avoid vehicle/cyclist/pedestrian conflict. A green link along the length of Lehmans Road includes a cycleway, and further on-road cycling infrastructure is shown at key routes along Oxford Road and Johns Road. These connect to the wider cycling network for Rangiora west, outside of the Development Area.

Pedestrian footpaths will be provided on at least one side of each internal road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green linkages. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the West Rangiora Development Area indicates two open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

One open space reserve is located to the west of the key north/south primary road, and adjoins a green link and small community facility. The total size of this asset will be approximately 0.5ha. A second open space reserve is located south of Johns Road, east of the north/south primary road shown for the Development Area. These reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the West Rangiora Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius of the northern and southern residential areas in the West Rangiora Development Area respectively. To provide functionality, access and visibility, open reserves must be bordered by at least one road and either a second road or public accessway, such as a green link.

A network of green links is shown, some of which provide formal cycling paths as outlined in the movement plan. Green links must be bordered by at least one road frontage to provide appropriate access, visibility, amenity and safety for users (except where they provide short connections or serve to future proof the option of a roadway). Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

Existing Oak trees on the north side of Oxford Road near the Lehman's Road intersection should be retained, including one notable tree listed in the District Plan at 100 Oxford Road. New trees could be planted on the south of Oxford Road to compliment these and strengthen the west Rangiora gateway.

The key north/south primary road through the centre of the West Rangiora Development Area includes a green corridor adjacent to it that is conducive to walking, cycling and recreation. This strip provides high amenity for the neighbouring medium density residential developments. This green corridor allows for additional plantings for street enhancement and a physically separated cycling and walking path from the primary road. Green links also join up to stormwater management reserves and corridors that can have a passive recreational purpose for walking, cycling and playing, such as along the eastern edge of the Development Area. This stormwater corridor, which is anticipated to be approximately 15m wide, is required to avoid runoff in larger rainfall events entering the existing urban area of Rangiora.

A network of stormwater reserves are identified for the West Rangiora Development Area to respond to separate stormwater catchments: immediately north of Johns Road, and at the south and south-eastern points of the Development Area. The southern stormwater reserve east of Lehman's Road is proposed to be constructed in the Ashley River breakout zone, as this land would not be particularly suitable for the construction of residential dwellings. The ground in this area is known to have relatively high groundwater and therefore it is assumed this would need to be a wet basin. The south-eastern stormwater reserve west of Townsend Road, already constructed for the Townsend Fields development, are all wet basins which have allowances for conveyance of spring water. The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land. However, fragmented property ownership within the Development Area north of Oxford Road and consequently, a possibly site by site development pattern may dictate alternative stormwater management solutions, such as the use of on-site smaller (temporary or otherwise) stormwater reserves, soak pits, swales and/or raingardens. Therefore, stormwater management must be investigated and considered by individual landowners in reference to neighbouring development opportunities and servicing implications in order to achieve, as much as possible, an integrated solution.

Streams, springs and waterways are protected and included in the stormwater reserves where relevant, particularly in the south where they are present. Both southern flow paths are protected and green links provided at either side. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of the Johns Road stormwater reserve in particular provides opportunities for the adjacent medium density residential areas to look out onto it and benefit from its amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. All of West Rangiora Development Area's stormwater catchment discharges to ground or to the South Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the West Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the West Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades are required to service West Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. New mains along key roads are required to upgrade the Southwest Rangiora Supply Main, Johns Road West Supply Main, Lehmans Road Ring Main and Ayers Street Supply Main.

Development in the West Rangiora, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

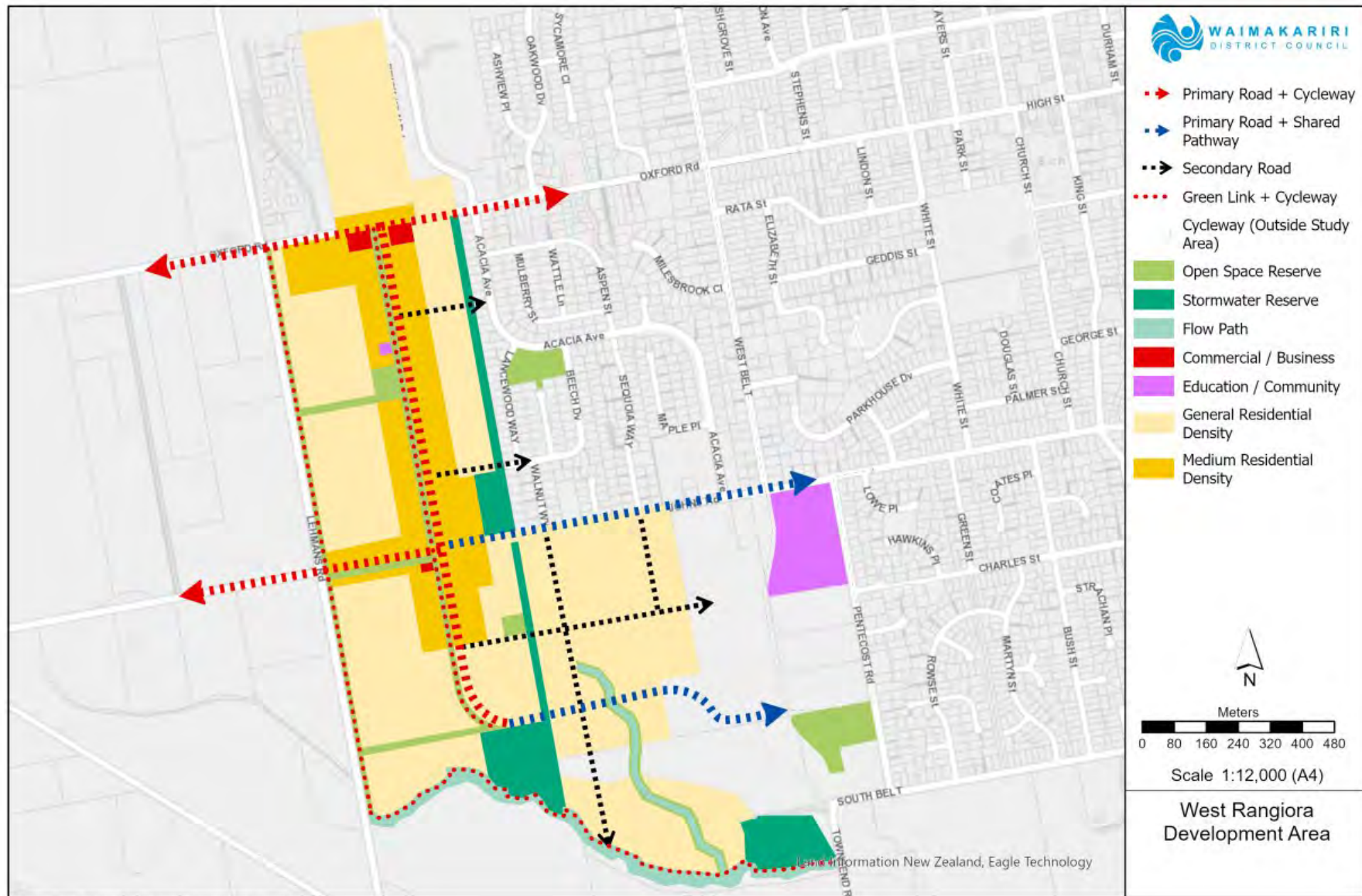
Existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight forward to connect to the scheme. High groundwater levels in the very southern portions of the Development Area may lead to some elevated costs.

Gravity wastewater infrastructure will service the West Rangiora Development Area and only the key trunk infrastructure is shown. Trunk mains run through the centre of the catchments to eventually connect to the Townsend Fields trunk main (and the Rangiora Central Sewer Upgrades). Ideally, the network would be constructed from south to north, so that there is infrastructure for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

Fixed Outline Development Plan Features for the West Rangiora Development Area:

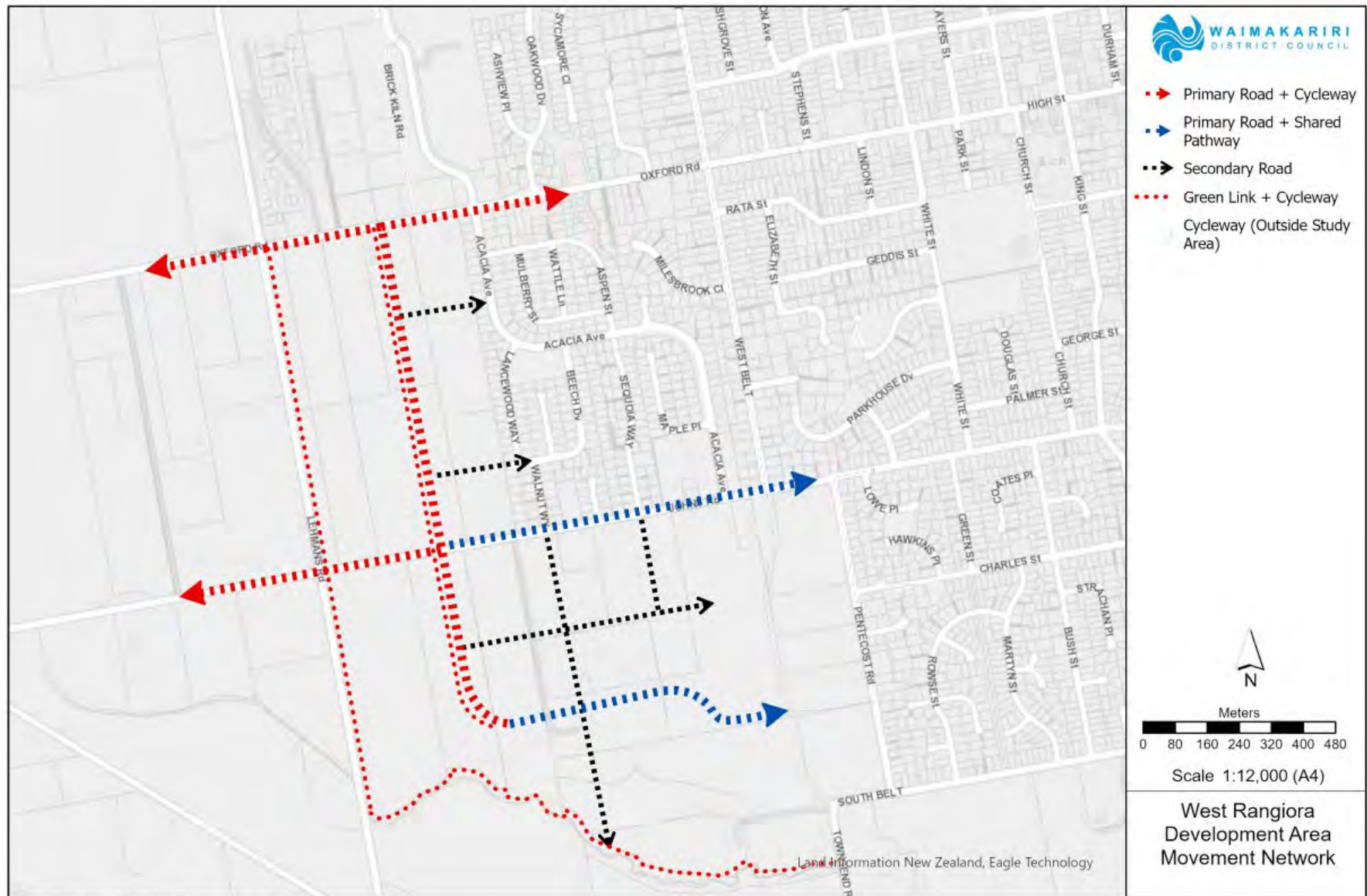
- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road
- Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road
- Green link with cycleway adjoining the north/south road
- Location of stormwater corridor at eastern edge of the West Rangiora Development Area
- Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road
- Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path
- Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way
- Flow paths and adjoining green links and cycleways, including any required water body setbacks

West Rangiora Outline Development Plan - Overall



West Rangiora Outline Development Plan - Land Use

West Rangiora Outline Development Plan - Movement Network



West Rangiora Outline Development Plan - Open Space and Stormwater Reserve



West Rangiora Outline Development Plan - Water and Wastewater



NWR - Northwest Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none"> • Doncaster [PDP 290, V1 26] |
| <ul style="list-style-type: none"> • <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

The Northwest Rangiora Development Area is located to the east of Lehmans Road and to the south of the Rangiora Racecourse. ~~The National Grid lines run through the development area. The area includes a mixture of General Residential Zone and Open Space Zone land, as well a Local Centre Zone as part of the Arlington Shops. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.~~

~~The DEV-NWR-APP1 area includes:~~

- ~~• connections from the development through to Lehmans Road;~~
- ~~• pedestrian/cycle connections;~~
- ~~• stormwater treatment areas; and~~
- ~~• identified reserve areas at Arlington Park.~~

Activity Rules Land use, development, and subdivision

DEV-NWR-R1 Activities in the Northwest Rangiora Development ~~Area~~ Outline Development Plan Area

Activity status: PER

1. Where land use, development and subdivision shall be is in accordance with DEV-NWR-APP1.

Activity status when compliance not achieved: DIS**Advisory Note**

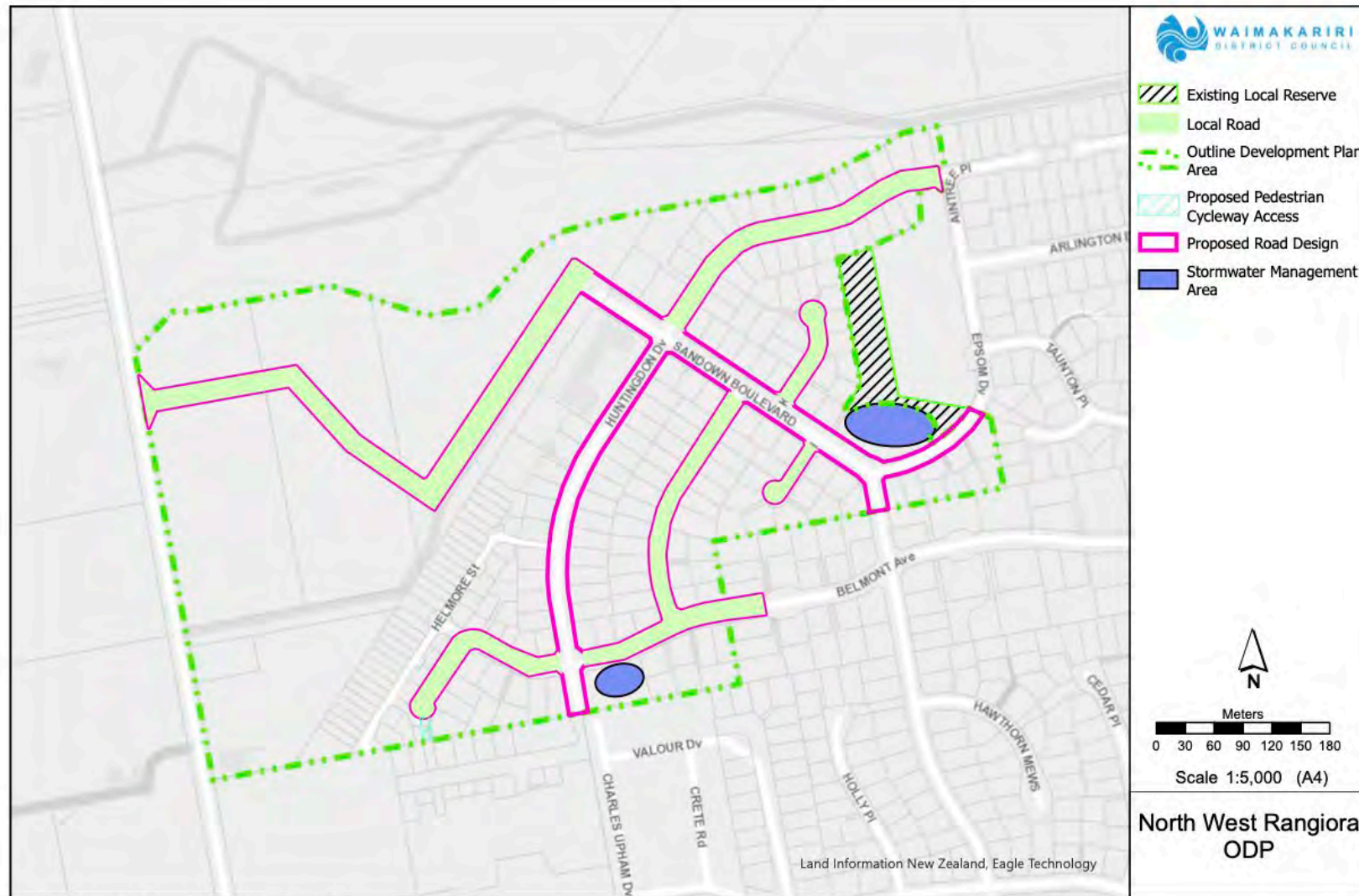
~~For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.~~

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

Built Form Standards

There are no area-specific ~~built form~~ standards for the Northwest Rangiora ODP area.

Appendix**DEV-NWR-APP1 Northwest Rangiora ODP**



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NER - North East Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|---|
| <ul style="list-style-type: none"> • <i>Bellgrove Rangiora Ltd [PDP 408, V1 79], The Board of Trustees of Rangiora High School [149], Survus Consultants Limited [250]</i> • <i>Carolyn Hamlin [314], David Whitfield [96], James Lennox [313], Nick Thorp [109], Survus Consultants Limited [250], Rachel Hobson and Bernard Whimp [179]</i> |
| <ul style="list-style-type: none"> • <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i> |

Introduction

~~Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.~~

~~Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-NER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. North East Rangiora has been identified as a Development Area.~~

~~Urban development within a Development Area is managed through a certification process, where land is released for development by the Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.~~

~~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.~~

The Outline Development Plan for the North East Rangiora Development Area provides for a variety of site sizes and medium density residential activity, with the primary development being Bellgrove North, but the development area now extends east to Golf Links Road and the Hobson and Whimp land beyond. There is substantial additional capacity within the area, however, some of this land is currently utilised as the Rangiora school farm, and this land use may continue for the long term. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

The education precinct is retained within its current footprint and the multi-sports precinct

would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

A stormwater management area is shown to the south-east of the Development Area, with the first stage of this area established as part of Bellgrove North Stage 1.

Objectives	
DEV- NER-O1	Development Area North East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV- NER-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-NER-APP1 – North East Outline Development Plan) through a certification process by the Chief Executive Officer or their delegate when: <ul style="list-style-type: none"> 4. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 5. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 6. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.
DEV- NER-P2	Subdivision and activities Only allow subdivision and activities where: <ul style="list-style-type: none"> 3. after certification by the Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the Medium Density Residential Zone, Local Centre Zone and the relevant District wide provisions; and 4. prior to certification by the Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the North East Rangiora Outline Development Plan.

Activity Rules – if certification has been approved

DEV-NER-R1 Activities provided for in General Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: <ul style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. 	Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18

Activity status: RDIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 3. GRZ-R19 to GRZ-R21; and 4. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. GRZ-R22 to GRZ-R28; and 6. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. GRZ-R29 to GRZ-R40; and 8. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.	
DEV-NER-R2 Activities provided for in Medium Density Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. MRZ-R18 to MRZ-R20; and 4. all Medium Density Residential Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. MRZ-R21 to MRZ-R28; and	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28

<p>6. all Medium-Density Residential Built Form Standards.</p>	
<p>Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> 7. MRZ-R29 to MRZ-R40; and 8. all Medium-Density Residential Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> a. The provisions of the Medium-Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1. 	
<p>DEV-NER-R3 Activities provided for in Local Centre Zone</p>	
<p>Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20</p>
<p>Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24</p>
<p>Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R25</p>
<p>Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p>	

<p>a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.</p>	
DEV-NER-R4 Activities provided for in Open Space Zone	
<p>Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</p>
<p>Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R16</p>
<p>Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18</p>
<p>Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ol style="list-style-type: none"> 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.</p>	
DEV-NER-R5 Subdivision Activities in the Development Area if certification has been approved	
<p>Activity status: CON Where this activity complies with the following activity rules/standards in subdivision:</p> <ol style="list-style-type: none"> 1. SUB-R1 to SUB-R3; and 2. all relevant Subdivision Standards. 	<p>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</p>

Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all relevant Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all relevant Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all relevant Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.	

Activity Rules – if certification has not been approved

DEV-NER-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZ-R16; and 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38

6. all Rural Lifestyle Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.	
DEV-NER-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.	

Development Areas Standards

DEV-NER-S1 Certification for North East Rangiora Development Area—Criteria	
<p>1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the North East Rangiora Development Area:</p> <ul style="list-style-type: none"> a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the North East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: <ul style="list-style-type: none"> i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater 	<p>Activity status where compliance is not achieved: N/A</p>

<p>network necessary for the servicing of potential development that is being released;</p> <p>e. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <p style="padding-left: 40px;">i. the amount of new residential sites created in the development subject to the application for certification;</p> <p style="padding-left: 40px;">ii. number of stages for the development; and</p> <p style="padding-left: 40px;">iii. how many sites will be created per stage;</p> <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p> <p>2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.</p>	
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Advice Notes

DEV-NER-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-NER-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-NER-S1 are met.

DEV-NER-AN3	<p>The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows:</p> <ol style="list-style-type: none"> 4. Residential capacity will be calculated at least annually. 5. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 6. Water and Wastewater capacity in Rangiora will be calculated at least annually.
DEV-NER-AN4	<p>Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.</p>
DEV-NER-AN5	<p>Guidance on the certification process is available on the District Council's website.</p>

Activity Rules Land use, development, and subdivision

DEV-NER-R1 Activities in the North East Rangiora Outline Development Plan Area	
<p>Activity status: PER</p> <p>-</p> <p>Where land use, development, and subdivision:</p> <ol style="list-style-type: none"> 1. <u>shall be</u> is in accordance with DEV-NER-APP1; and 2. <u>complies with</u> DEV-NES-S1. 	<p>Activity status when compliance not achieved: DIS</p>
<p><u>Advisory Note</u></p> <p>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</p>	
DEV-NER-S1 North East Development Area Outline Development Plan Fixed Features	
<p>The following shall be provided as fixed features on the ODP:</p> <ol style="list-style-type: none"> 1. <u>Roading alignment through Hobson and Whimp ODP</u> 	<p>Activity status when compliance not achieved: DIS</p>

<ol style="list-style-type: none"> 2. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 3. <u>Location of esplanade reserves</u> 4. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 5. <u>Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue (established as part of Bellgrove North Stage 1)</u> 6. <u>A road to connect the new north/south road to East Belt</u> 7. <u>A road to connect the new north/south road to Golf Links Road</u> 8. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 9. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 10. <u>Separated shared pedestrian / cycleway at the north/south road corridor</u> 	
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Appendix

DEV-NER-APP1 - North East Rangiora Outline Development Plan

There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant landowners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options.

Land Use Plan

The Outline Development Plan for the North East Rangiora Development Area provides for a variety

of site sizes and medium density residential activity is located in the general south/southwest portion of the Development Area, closest to the Rangiora town centre, and immediately adjacent to a neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, located at the key north/south primary road that connects Kippenberger Avenue to Coldstream Road. This maximises opportunities for walking/cycling proximity to local amenity and services, and enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population which has positive flow on effects on neighbourhood businesses' sustainability.

Option A, which sees the education precinct shifted slightly north, enables the land located in the south-west of the North East Rangiora Development Area to be utilised for medium density residential development. Locating medium density residential activity close to the Rangiora town centre takes advantage of the opportunity of a maximised resident population being able to access the Rangiora town centre in close proximity, and reinforces the intent of the Council's Rangiora Town Centre Strategy. The latter anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area, with a possible additional crossing over the railway to connect to Keir Street. Option B, which retains the education precinct within its current footprint, enables less medium density residential development in the south-west of the Development Area. Under both options and the multi-sports precinct would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

For both options, the location of these medium density residential areas are fixed in the Outline Development Plan. This requires a concentration of medium density in these locations, meaning a minimum ratio of 70% medium density residential zone density and maximum of 30% general residential zone density. Additionally, medium density residential development could be located adjacent to the Rangiora Golf Course at the north-eastern edge of the Development Area, as well as adjacent to any internalised stormwater management areas or open space reserves, such as shown in the north-eastern reserve. This takes advantage of opportunities to overlook such high amenity features and offset limited private outdoor space feasible in medium density residential development. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, The North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

The neighbourhood/local centre is strategically located to take advantage of high visibility, activity and traffic flow, including public transport, generated by the north/south primary road, in a location to which the medium density residential activity in this vicinity connects well. The co-location of the neighbourhood/local centre with a flow path in both development options offers opportunities for the commercial activity, particularly hospitality, to benefit from adjacent high amenity natural features. For these reasons, this is a fixed component of the Outline Development Plan.

The Rangiora High School is located within the North East Rangiora Development Area. Development option A for this Development Area anticipates that the education precinct moves slightly northward to border the recreation and sports sites at the north, allowing greater connection to adjacent sports facilities and maximised opportunities for residential development closer to the town centre. This remains subject to agreement of all directly affected landowners and parties. Option B sees the education precinct remain in its existing location. The school grounds also encompass the North Canterbury Community College. It is also feasible that preschool(s) are established in the Development Area. The historic Belgrove farmhouse and setting, located at 52 Kippenberger

Avenue, has historic heritage value and is protected under the District Plan as a heritage site (HH052).

Development within the North East Rangiora Development Area is to be contiguous the Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the North East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and the ability to match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the North East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the North East Rangiora Development Area is a main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that extends southward through the Rangiora North East Development Area and beyond to connect to Lineside Road. This road's entry into the North East Rangiora Development Area is fixed at the site of 76 Kippenberger Ave, to enable it to connect to MacPhail Avenue south of Kippenberger Avenue. The latter has been installed at a configuration that future-proofs it to fulfil this wider roading function. The northern exit of this north/south primary road connection must intersect with Coldstream Road between the District Council's Multi Sports Facility site at the northwest of the Development Area, and the Golf Course at the northeast of the Development Area. This primary road will be suitable for public transport, and will include separated shared pedestrian and cycle paths to allow for active modes. Its design will promote reduced vehicle speeds and increased safety to other street users. Rear access for driveways must be provided to new properties immediately adjoining the separated shared use path to avoid vehicle/cyclist/pedestrian conflict. The installation of an appropriate intersection with Kippenberger Avenue and MacPhail Avenue will be required, as well as at its exit to Coldstream Road.

Intersecting the main north/south primary road will be a number of secondary roads, to provide subdivision structure and logical east/west movement corridors for vehicles, pedestrians and cyclists. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. A fixed component of the movement network is a secondary road that connects the north/south primary road with East Belt in the west, and includes cycling facility. This optimises opportunities foreshadowed in the District Council's Rangiora Town Centre Strategy, which anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area through a possible additional crossing over the railway to connect to Keir Street. It also strengthens the close proximity between the North East Rangiora Development Area and the Rangiora town centre.

A secondary road connection into the North East Rangiora Development Area from the south is located west of Devlin Avenue, which extends into the South East Rangiora Development Area.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the North East Rangiora Development Area includes cycleways along the two flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the North East Rangiora Development Area indicates two open space reserves locations together with a network of stormwater management areas, identified and protected overland flow paths, and green links throughout the site.

The two open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is shown in the northeast within the site, and is connected by green links to the east and west of it. A second open space reserve is located near the centre of the site. This reserve is located adjacent to a flow path, and lies within the medium density residential area, making this key amenity particularly accessible to a large number of residents. Some flexibility of the exact location of the open space reserves is possible, as long as they are accessible within a 500m radius of the respective north-eastern and south-western residential areas. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

There are two flow paths through the North East Rangiora Development Area that to the southeast form the Taranaki Stream (northern flow path) and the Cam River (southern flow path), together with springs partway along. Protection of the flow paths, their carrying capacity, and appropriate setbacks is critical in any development, in order to convey floodwater in a localised flooding event and/or Ashley River breakout. Springs, identified or discovered, need to be protected and the downstream channel separated from proposed stormwater management areas.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

A green link sleeves both sides of the flow paths, to enable high amenity planting and community value through walking and cycling paths. Appropriate waterbody setbacks apply where required by the Natural Character and Freshwater Bodies Chapter of the District Plan. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land

between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are maintained and all future lots in the stormwater catchments can discharge into the appropriate basins.

Stormwater reserves provide attractive open space and visual relief in a built-up residential environment, and can present opportunities for residential development adjacent to them to look out onto it and benefit from their amenity. Stormwater management reserves can also have a passive recreational purpose for walking, cycling and playing. Streams, springs and waterways are protected and included in the stormwater reserves where relevant. All stormwater ponds are subject to design detailing, but will be managed by an appropriately designed stormwater treatment system with high amenity values. The Outline Development Plan for the North East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the North East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the Rangiora North East Development Area's three catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new pipes and upgrades related to the East Belt Booster Main, East Rangiora Northern Link Main, North Northeast and Northeast Rangiora Supply Main, East Rangiora Northern Link Main, and Northbrook Road Booster Main.

Development in the Rangiora West, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Three catchments make up the North East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pump stations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network. There is sufficient capacity in the existing network to service the catchment that forms roughly the western half of the North East Rangiora Development Area, which can be discharged into the existing pipeline along MacPhail

Avenue. A small catchment at the southeast of the North East Rangiora Development Area can be discharged into the existing pipeline along Devlin Avenue, provided the pipeline is extended to Northbrook Road. A third large catchment to the east of the Development Area requires a new pumpstation at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant.

Fixed Outline Development Plan Features for the North East Rangiora Development Area:

- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the southwest of the Outline Development Plan (Option A) or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/neighbourhood centre
- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Separated shared pedestrian / cycleway at the north/south road corridor

SER - South East Rangiora Development Area

Submission scope for recommended PDP changes

<ul style="list-style-type: none"> <i>Survus Consultants Limited [250], Bellgrove Rangiora Limited [408, V1 79] Gregory E Kelley [391], Richard and Geoff Spark [183]</i>
<ul style="list-style-type: none"> <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

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.

Objectives	
DEV-SER-O1	Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV-SER-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SER-APP1 – South East Rangiora Outline Development Plan through a

	<p>certification process by the District Council's Chief Executive Officer or their delegate when:</p> <ol style="list-style-type: none"> 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 2. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transport infrastructure.
DEV-SER-P2	<p>Subdivision and activities</p> <p>Only allow subdivision and activities where:</p> <ol style="list-style-type: none"> 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.

Activity Rules - if certification has been approved Land use, development and subdivision

DEV-SER-R1 Activities in the South East Rangiora Outline Development Plan Area provided for in General Residential Zone	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone land use, development, and subdivision:</p> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-SER-APP1; and</u> 2. <u>complies with DEV-SER-S1 and DEV-SER-S2;</u> <ol style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved <u>with DEV-SER-R1(1): DIS see activity status for GRZ-R1 to GRZ-R18</u></p> <p><u>Activity status when compliance not achieved with DEV-SER-R1(2): as set out in the relevant standards</u></p>
Activity status: RDIS	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21

<p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>3. GRZ-R19 to GRZ-R21; and</p> <p>4. all General Residential Zone Built Form Standards.</p>	
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. GRZ-R22 to GRZ-R28; and</p> <p>6. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R29 to GRZ-R40; and</p> <p>8. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>b. The activity is in general accordance with the residential development requirements of DEV-SER-APP1.</p>	
<p>DEV-SER-R2 – Marsh Lane Block C Industrial Precinct</p>	
<p><u>Activity status: PER</u></p> <p><u>Where land use, development, and subdivision:</u></p> <ol style="list-style-type: none"> <u>1. Is in accordance with DEV-SER-APP1; and</u> <u>2. Complies with DEV-SER-S1, DEV-SER-S2; and</u> <u>3. Where only preliminary site works are undertaken before either the Rangiora Eastern Link road (REL) has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and</u> <u>4. Where a geotechnical assessment and flood assessment for the area</u> 	<p><u>Activity status when compliance not achieved: DIS</u></p>

has been prepared for this area by a suitably qualified expert demonstrating that any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; and

5. Where a transport effects assessment has been developed for this area by a suitably qualified expert demonstrating that any effects identified within the assessment can be mitigated as part of subdivision design and consent; and

6. Any subdivision application includes the location of:

- a. an indicative stormwater management area in the vicinity of the REL-Marsh Road;
- b. appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects;
- c. proposed primary and secondary roads within the Precinct, and external connections;
- d. safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.

Advisory Note:

<p><u>This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.</u></p>	
<p><u>DEV-SER-R23 Activities provided for in Medium Density Residential Zone</u> <u>Construction or alteration of or addition to any building or other structure in the Spark Lane Cultural Precinct</u></p>	
<p>Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards: 1. Where the activity complies with The following built form standards apply: <u>SPZ(MCC) BFS 1-4, 6</u></p>	<p>Activity status when compliance not achieved: <u>RDIS see activity status for MRZ-R1 to MRZ-R17</u> <u>Matters of discretion are restricted to:</u> <u>SPZ(MCC) MD1 – Urban design¹</u> <u>SPZ(MCC) MD2 – Internal boundary setback</u> <u>SPZ(MCC) MD3 – Internal boundary landscaping</u></p>
<p><u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></p>	
<p><u>DEV-SER-S1 South East Rangiora Development Area Outline Development Plan Fixed Features</u></p>	
<p><u>The following shall be provided as fixed features on the ODP:</u> 1. <u>Extension of Devlin Avenue containing a cycleway</u> 2. <u>Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway</u> 3. <u>Location of new north/south road connecting Kippenberger Avenue with Northbrook Road</u> 4. <u>Realignment of Northbrook Road to cross Devlin Avenue extension</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>

¹ Currently wrongly entitled as “Internal boundary landscaping” in the PDP, also recommend cl 16(2) change to “urban design”

<p><u>and connect to the new north/south road east of Devlin Avenue</u></p> <p>5. <u>Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane</u></p> <p>6. <u>Location of flow paths and adjoining green links, cycleways, and required water body setbacks</u></p>	
<p><u>DEV-SER-S2 Vehicle Crossings and Intersections on the Rangiora Eastern Link Between Boys Road and the Northbrook Stream</u></p>	
<p>1. <u>For the section of the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream there shall be:</u></p> <p>a. <u>A maximum of 12 vehicle crossings; and</u></p> <p>b. <u>The minimum spacing between any two vehicle crossings on the same side of the road, shall be 30m, measured from the closest point of each vehicle crossing.</u></p> <p>2. <u>New road intersections to the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream shall:</u></p> <p>a. <u>Be limited to three roads intersecting with the REL on the eastern side, and two roads intersecting with the REL on the western side, and</u></p> <p>b. <u>Be separated a minimum distance of 75m from another road intersection, and</u></p> <p>c. <u>The separation distance shall be measured along the Rangiora Eastern Link between the points where the road centrelines intersect.</u></p> <p><u>Where the requirements in 1. and 2. above conflict with any rule in the Transport Chapter, the above requirement will prevail</u></p>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>In respect of 1. Vehicle Crossings: Effects of additional vehicle crossings on the safety and efficiency of the Rangiora Eastern Link, including cyclists and pedestrians.</u></p> <p><u>In respect of 2. Intersection Spacing: TRAN-MD1 - Road design</u></p> <p><u>TRAN-MD20 - Extent of effects</u></p>

<p><u>and replace the requirement of the Transport Chapter.</u></p>	
<p>Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <ul style="list-style-type: none"> 3. MRZ-R18 to MRZ-R20 and 4. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</p>
<p>Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</p>
<p>Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. 	
<p>DEV-SER-R3 Activities provided for in Local Centre Zone</p>	
<p>Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20</p>
<p>Activity status: RDIS</p>	<p>Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24</p>

<p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards. 	
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R25</p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1. 	
<p>DEV-SER-R4 Activities provided for in Open Space Zone</p>	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for OSZ-R16</p>

Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	
DEV-SER-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC	Activity status when compliance not achieved: see activity status for SUB-R10

Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	

Activity Rules – if certification has not been approved–

DEV-SER-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZR16; and 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41

8. all Rural Lifestyle Zone Built Form Standards.	
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</p>	
DEV-SER-R7 Subdivision activities in the Rural Lifestyle Zone	
<p>Activity status: CON</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>1. SUB-R1 to SUB-R3; and</p> <p>2. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>3. SUB-R4 to SUB-R8; and</p> <p>4. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</p>
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>5. SUB-R9; and</p> <p>6. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R9</p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>7. SUB-R10 to SUB-R11; and</p> <p>8. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</p>	

Development Areas Standards

DEV-SER-S1 Certification for South East Rangiora Development Area – Criteria	
<p>1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:</p> <ul style="list-style-type: none"> a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: <ul style="list-style-type: none"> i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and 	<p>Activity status where compliance is not achieved: N/A</p>

<p>iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;</p> <p>c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <ul style="list-style-type: none"> i. the amount of new residential sites created in the development subject to the application for certification; ii. number of stages for the development; iii. how many sites will be created per stage; <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p>	
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2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.	
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Advice Notes

DEV-SER-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-SER-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SER-S1 are met.
DEV-SER-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 7. Residential capacity will be calculated at least annually. 8. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 9. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-SER-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-SER-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

DEV-SER-APP1 - South East Rangiora Outline Development Plans

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline

Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.

A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of Northbrook Road and Spark Lane. The latter will form part of the future north/south primary road connection that extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses' sustainability.

The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200-year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more challenging construction of infrastructure.

Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rossburn Receptions, a community asset, at Spark Lane.

Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the South East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the South East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the South East Rangiora Development Area is an extension of Devlin Avenue at the western boundary of the area connecting to Boys Road, with a green link incorporating a cycling path adjoining the length of it. A new north/south primary road connection off Kippenberger Avenue curves to connect to the existing Northbrook Road portion that runs in a south-eastern direction. This is coupled with also extending the existing Northbrook Road at the south of the existing developed and zoned land and intersecting it through the Devlin Avenue extension to meet the new north/south connection. Feedback provided by local property owners is that the existing bend at Northbrook Road causes dangerous driving conditions, and it is proposed that a small section of Northbrook Road at this location is stopped to allow the new

road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys Road as the main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that will ultimately extend to meet Lineside Road in the south and meets Coldstream Road in the north through the South East Rangiora Development Area. This primary road will be adjoined by a green link with a cycleway and be suitable for public transport. Its design will promote reduced vehicle speeds and increased safety to other street users. The installation of appropriate intersections with Northbrook Road and Boys Road will be required.

East/west movement patterns through a number of secondary roads provide subdivision structure and connectivity, and are integrated with existing roading linkages west of the Development Area. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the South East Rangiora Development Area shows ~~three~~four open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and north of a Galatos Street extension, and is connected by green links. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area. A second open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A third optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

A network of green links is anticipated throughout the Development Area, including alongside flow paths and connecting key amenity features such as open space and stormwater reserves. Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided.

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. The South East Rangiora Development Area's stormwater catchment discharges to the North Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the South East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the South East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the South East Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new mains related to South Belt Booster Main and Boys Road Booster Main.

Development in the Rangiora West, North East and South East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

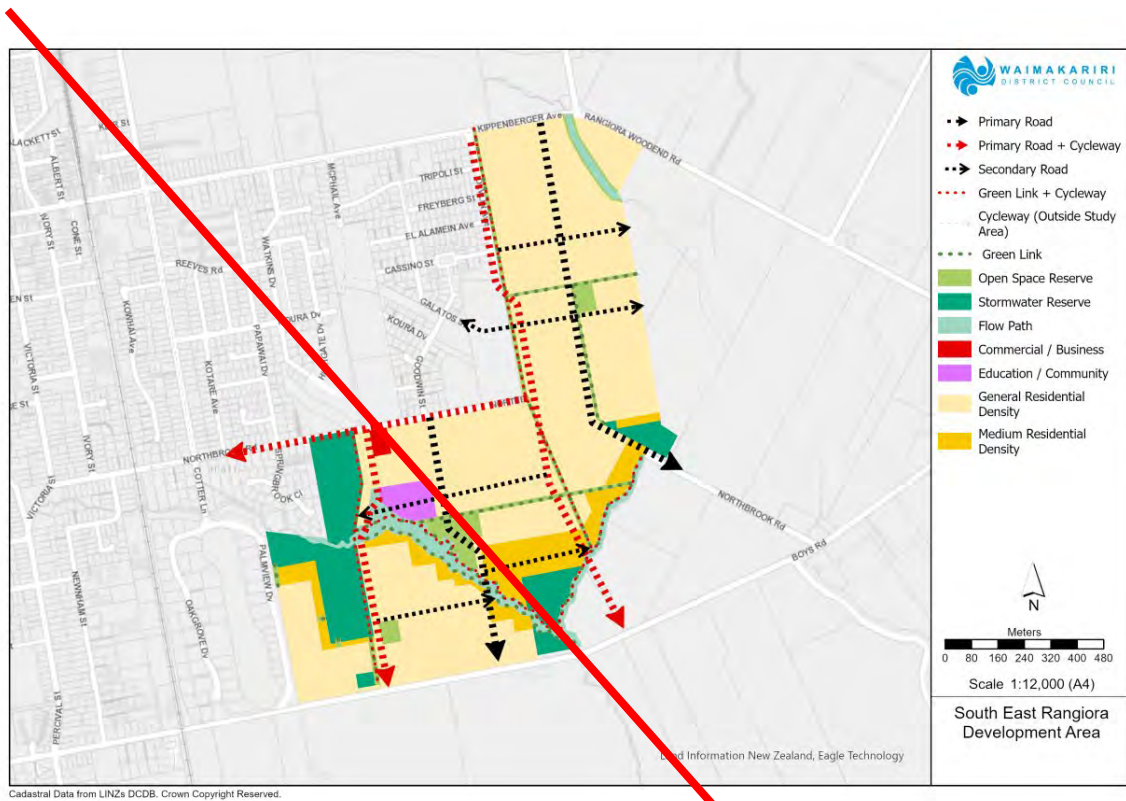
Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network.

The catchment directly east of Devlin Avenue and north of Northbrook Road requires a new pumpstation at the eastern point of the South East Rangiora Development Area at Northbrook Road and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the Rangiora North East Development Area) to the Rangiora Wastewater Treatment Plant. A second catchment south of Northbrook Road, east of the North Brook Stream discharges into a new proposed booster pumpstation at eastern Boys Road, which discharges into a fourth pumpstation at Boys Road/Spark Lane extension via a new rising main. Finally, two smaller catchments west of the North Brook Stream discharge directly into the fourth proposed pumpstation.

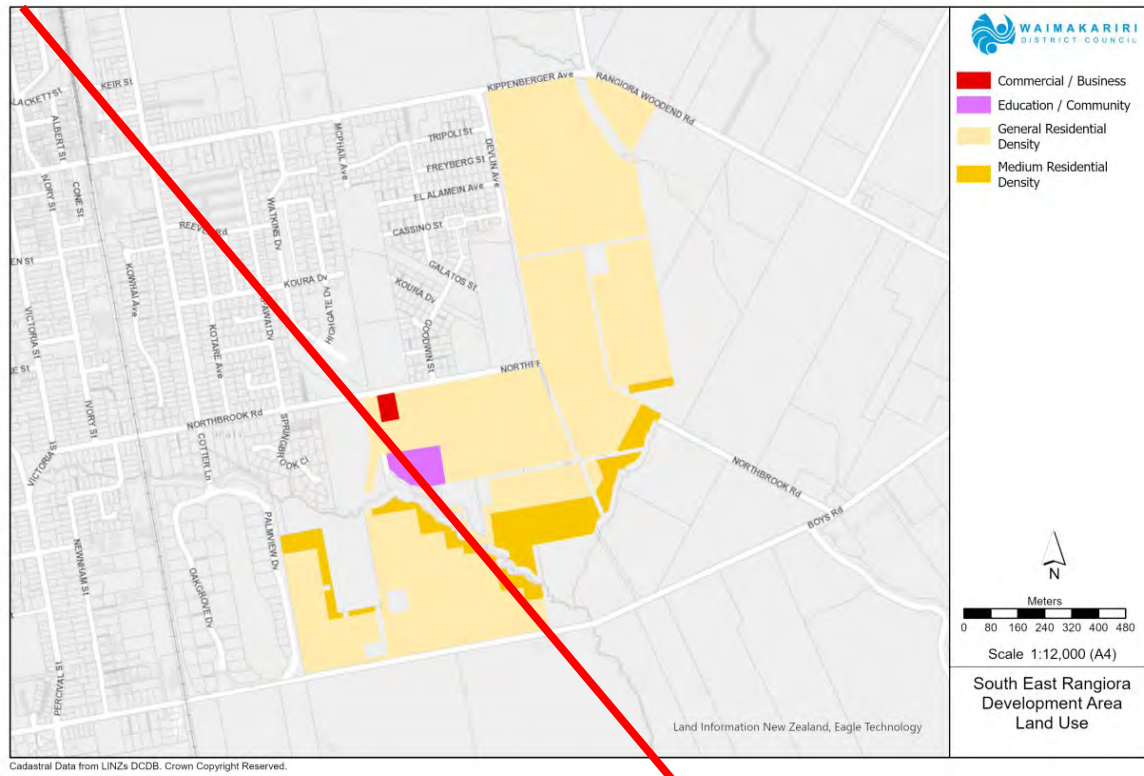
It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas. A pressure system may need to be considered for the South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. Such considerations will inform development feasibility.

Fixed Outline Development Plan Features for the South East Rangiora Development Area:

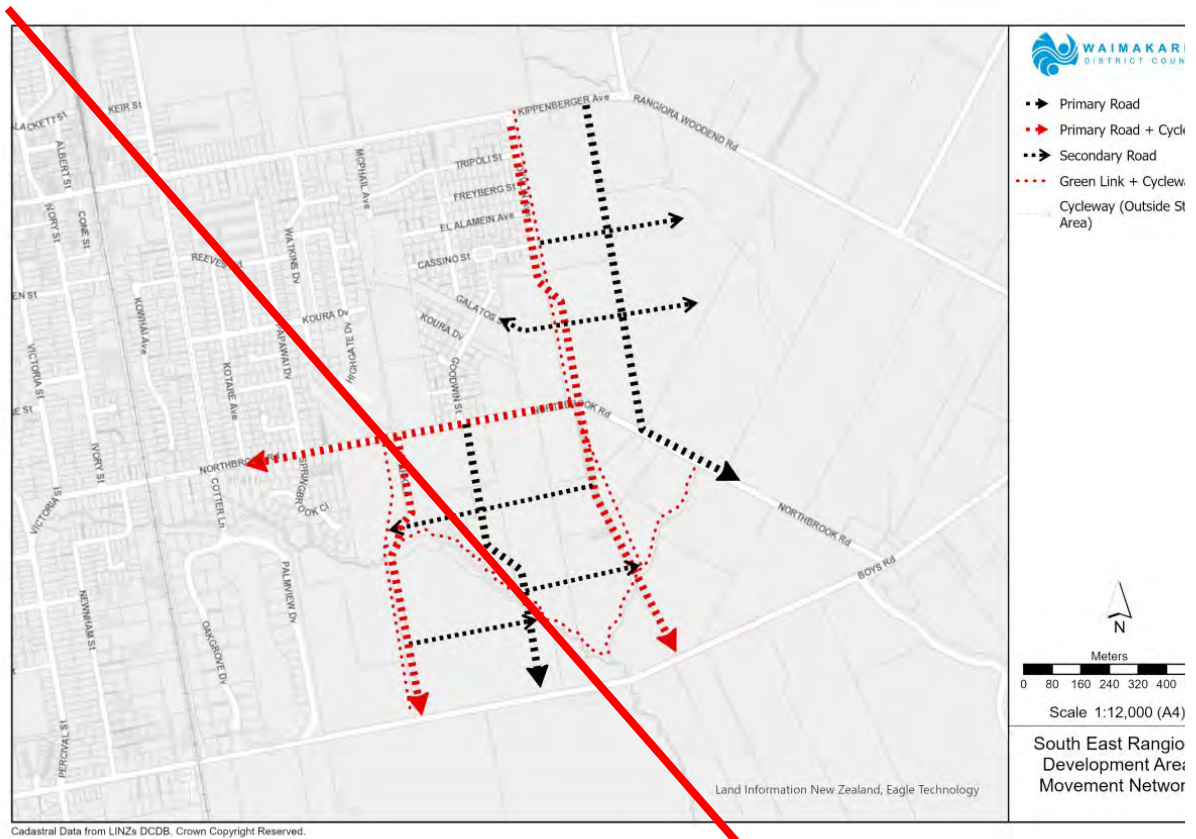
- Extension of Devlin Avenue with an adjoining green link containing a cycleway
- Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway
- Location of new north/south road connecting Kippenberger Avenue with Northbrook Road
- Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue
- Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane
- Location of flow paths and adjoining green links, cycleways, and required water body setbacks



Rangiora South East Outline Development Plan - Land Use



Rangiora South East Outline Development Plan - Movement Network



Rangiora South East Outline Development Plan - Open Space and Stormwater Reserves



Rangiora South East Outline Development Plan - Water and Wastewater



GD – Gressons Road Development Area

Submission scope for recommended PDP changes

<ul style="list-style-type: none"> <i>B and A Stokes [211]</i>
<ul style="list-style-type: none"> <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

Introduction

The Gressons Road Development Area covers a 144ha area located between Ravenswood and Waikuku. The development is zoned Medium Density Residential, with a small community hub towards its centre. The area includes two north-south collector roads that link through the site between Gressons Road and the Ravenswood commercial area. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

Activity Rules – Land use, development and subdivision

<u>DEV-GD-R1 Activities in the Gressons Road Development Area Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> 1. <u>is in accordance with DEV-GD-APP1; and</u> 2. <u>complies with DEV-GD-S1.</u>	<u>Activity status when compliance not achieved: DIS</u>
<u>DEV-GD-R2 Gressons Road Development Precinct</u>	
<u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> 1. <u>Is in accordance with DEV-GD-APP1</u> 2. <u>Complies with DEV-GD-S1; and</u> 3. <u>A stormwater and flood assessment for the Gressons Road catchment, including downstream environment, has been prepared by a suitably qualified expert demonstrating that</u>	<u>Activity status when compliance not achieved: DIS</u>

<p><u>stormwater capacity and drainage sufficient for a 1 in 50 ARI can be achieved.</u></p>	
<p><u>Advisory Note</u></p> <p><u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u></p>	

<p><u>DEV-GD-S1 Gressons Road Development Area Outline Development Plan</u></p> <p><u>Fixed Features</u></p>	
<p><u>The following shall be provided as fixed features on the ODP:</u></p> <ol style="list-style-type: none"> <u>1. Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area</u> <u>2. Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area</u> <u>3. Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species</u> <u>4. Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road</u> <u>5. The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous specie;</u> <u>6. A community hub with a maximum Gross Floor Area of 1,500m²</u> <u>7. Site edges, waterways, and collector roads in general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.</u> 	<p><u>Activity status when compliance not achieved: DIS</u></p>

Appendix

DEV-GD-APP1 – Gressons Road ODP

Chinnerys Road

Mapping

- No ODPs required as area is small, principal roads are already in place, and rezoning is to general residential
- Rezone to general residential and adjust planning maps accordingly

South East Woodend Development Area

Submission scope for recommended PDP changes

<ul style="list-style-type: none"> • <i>Woodwater [215]</i>
<ul style="list-style-type: none"> • <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

SWED - South East Woodend Development Area

Introduction

The South East Woodend Development Area comprises approximately 32 hectares of rural land between Judsons Road and Petries Road, in southeast Woodend, and a portion (7.8ha) of the Copper Beach Large Lot Residential Zone adjoining to the east. The latter property has been included in the ODP area to show how the primary road will eventually connect through to Woodend Beach Road. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

Activity Rules Land use, development, and subdivision

<u>DEV-SEWD-R1 Activities in the South East Woodend Development Area Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none"> 1. <u>is in accordance with DEV-SEWD-APP1 and</u> 2. <u>complies with DEV-SEWD-S1.</u> 	<u>Activity status when compliance not achieved: DIS</u>

<u>DEV-SEWD-R2 Activities in the South East Woodend Development Area Precinct (SEWD PREC) Area</u>	
<u>Activity status: PER</u> <ol style="list-style-type: none"> 1. <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none"> a. <u>is in accordance with DEV-SEWD-APP1; and</u> b. <u>complies with DEV-SEWD-S1; and</u> 2. <u>No more than 170 residential allotments are created in the ODP area</u> 	<u>Activity status when compliance not achieved with DEV-SEWD-R2(1): DIS</u> <u>Activity status when compliance not achieved with DEV-SEWD-R2(2) to (8): RDIS</u> <u>Matters of discretion are restricted to:</u> <ul style="list-style-type: none"> • <u>TRAN-MD1 – Road design</u>

accessible via Petries Road, until such time as the Petries Road / SH1 intersection is upgraded OR Woodend Bypass has been constructed and an integrated transport assessment (ITA) has confirmed that the road network can receive traffic from the additional lots; and

3. No road connection is formed from the Site to Judsons Roads prior to relocation of Judsons Road/Woodend Beach Road to the south, as shown on the ODP; and
4. No road connection is formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
5. No road connection is formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
6. No road connection is formed from the Site to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard to the satisfaction of Council; and
7. No road connection is formed to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
8. No road connection is formed to Woodend Beach Road from the ODP area until such time as Woodend Beach Road has been upgraded across

- **TRAN-MD11 – High traffic generators**

the ODP area frontage to a collector road standard.

Advisory Note:

This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.

Advisory Note

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

DEV-SEWD-S1 Setbacks from McIntosh Drain

1. Any residential activity shall be set back a minimum of 10m from the McIntosh Drain / Stream corridor.

Activity status when compliance not achieved: DIS

DEV-SWD-APP1 – Outline Development Plans

K - Kaiapoi Development Area

Submission scope for recommended PDP changes

- | |
|---|
| <ul style="list-style-type: none"> • Colin Moore, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250] • Suburban Estates Limited, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250] |
| <ul style="list-style-type: none"> • Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors |

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-K-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will

~~remove the Development Area layer and rezone the area to the appropriate zones.~~

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—

Objectives	
DEV-K-O1	Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for <u>residential activities</u>.
Policies	
DEV-K-P1	Future urban development Provide for future urban development in a Development Area (in accordance with <u>DEV-SER-APP1</u>—<u>South East Rangiora Outline Development Plan</u> through a certification process by the <u>District Council's</u> Chief Executive Officer or their delegate when: <ol style="list-style-type: none"> 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in <u>UFD-O1</u> (for the medium term); 2. <u>water supply, wastewater and stormwater infrastructure</u> capacity is sufficient to support the proposed development; and 3. an agreement is in place between the <u>District Council</u> and the developer on the method, timing and funding of any necessary <u>water supply, wastewater and stormwater infrastructure</u>, open space and transport <u>infrastructure</u>.
DEV-K-P2	<u>Subdivision and activities</u> Only allow <u>subdivision</u> and activities where:

	<ol style="list-style-type: none"> 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.
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~~Activity Rules – if certification has been approved-~~

DEV-K-R1 Activities provided for in General Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: <ol style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. 	Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18
Activity status: RDIS Where this activity complies with the following activity rules/standards in the General Residential Zone: <ol style="list-style-type: none"> 3. GRZ-R19 to GRZ-R21; and 4. all General Residential Zone Built Form Standards. 	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone:	Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28

<p>5. GRZ-R22 to GRZ-R28; and</p> <p>6. all General Residential Zone <u>Built Form Standards</u>.</p>	
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R29 to GRZ-R40; and</p> <p>8. all General Residential Zone <u>Built Form Standards</u>.</p>	<p>Activity status when compliance not achieved: see activity status for <u>GRZ-R29 to GRZ-R40</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and</p> <p>b. The activity is in general accordance with the residential development requirements of <u>DEV-K-APP1</u>.</p>	
<p>DEV-K-R2 Activities provided for in Medium Density Residential Zone</p>	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>1. MRZ-R1 to MRZ-R17; and</p> <p>2. all Medium Density Residential Zone <u>Built Form Standards</u>.</p>	<p>Activity status when compliance not achieved: see activity status for <u>MRZ-R1 to MRZ-R17</u></p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p>	<p>Activity status when compliance not achieved: see activity status for <u>MRZ-R18 to MRZ-R20</u></p>

<p>3. MRZ-R18 to MRZ-R20 and</p> <p>4. all Medium Density Residential Zone Built Form Standards.</p>	
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. MRZ-R21 to MRZ-R28; and</p> <p>6. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>MRZ-R21 to MRZ-R28</u></p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. MRZ-R29 to MRZ-R40; and</p> <p>8. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>MRZ-R29 to MRZ-R40</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the <u>District Council's</u> Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-K-APP1</u>.</p>	
<p>DEV-K-R3 Activities provided for in Local Centre Zone</p>	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p>	<p>Activity status when compliance not achieved: see activity status for <u>LCZ-R1 to LCZ-R20</u></p>

1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards.	
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards.	<p>Activity status when compliance not achieved: see activity status for <u>LCZ-R21 to LCZ-R24</u></p>
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards.	<p>Activity status when compliance not achieved: see activity status for <u>LCZ-R25</u></p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards.	<p>Activity status when compliance not achieved: see activity status for <u>LCZ-R26 to LCZ-R27</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the <u>District Council's</u> Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and	

~~b. The activity is in accordance with the residential development requirements of DEV-K-APP1.~~

DEV-K-R4 Activities provided for in Open Space Zone

Activity status: ~~PER~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~1. OSZ-R1 to OSZ-R15; and~~
- ~~2. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15

Activity status: ~~RDIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~3. OSZ-R16; and~~
- ~~4. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R16

Activity status: ~~DIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~5. OSZ-R17 to OSZ-R18; and~~
- ~~6. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18

Activity status: ~~NC~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21

<p>7. OSZ-R19 to OSZ-R21; and</p> <p>8. all Open Space Zone Built Form Standards.</p>	
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-K-APP1</u>.</p>	
<p>DEV-K-R5 Subdivision Activities in the Development Area if certification has been approved</p>	
<p>Activity status: CON</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>1. SUB-R1 to SUB-R3; and</p> <p>2. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R1 to SUB-R3</u></p>
<p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>3. SUB-R4 to SUB-R8; and</p> <p>4. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R4 to SUB-R8</u></p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R9</u></p>

<p>5. SUB-R9; and</p> <p>6. all Subdivision Standards.</p>	
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>7. SUB-R10 to SUB-R11; and</p> <p>8. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the <u>Subdivision</u> Chapter will apply to any part of the Development Area where the <u>District Council's</u> Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.</p>	

Activity Rules – if certification has not been approved-

DEV-K-R6 Activities provided for in the Rural Lifestyle Zone	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>1. RLZ-R1 to RLZR16; and</p> <p>2. all Rural Lifestyle Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>RLZ-R1 to RLZ-R16</u></p>
<p>Activity status: RDIS</p> <p>-</p>	<p>Activity status when compliance not achieved: see activity status for <u>RLZ-R17 to RLZ-R23</u></p>

<p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>3. RLZ-R17 to RLZ-R23; and</p> <p>4. all Rural Lifestyle Zone Built Form Standards.</p>	
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>5. RLZ-R24 to RLZ-R38; and</p> <p>6. all Rural Lifestyle Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>RLZ-R24 to RLZ-R38</u></p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>7. RLZ-R39 to RLZ-R41; and</p> <p>8. all Rural Lifestyle Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for <u>RLZ-R39 to RLZ-R41</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.</p>	
<p>DEV-K-R7 Subdivision activities in the Rural Lifestyle Zone</p>	
<p>Activity status: CON</p> <p>-</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R1 to SUB-R3</u></p>

<p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 1. <u>SUB-R1 to SUB-R3</u>; and 2. <u>all Subdivision Standards</u>. 	
<p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 3. <u>SUB-R4 to SUB-R8</u>; and 4. <u>all Subdivision Standards</u>. 	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R4 to SUB-R8</u></p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 5. <u>SUB-R9</u>; and 6. <u>all Subdivision Standards</u>. 	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R9</u></p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <ol style="list-style-type: none"> 7. <u>SUB-R10 to SUB-R11</u>; and 8. <u>all Subdivision Standards</u>. 	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p>	

- ~~a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and~~
- ~~b. The activity is in accordance with the residential development requirements of DEV-K-APP1.~~

Activity Rules Land use, development and subdivision

DEV-K-R1 Activities in the Kaiapoi Development Area Outline Development Plan Area

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-S1

Activity status when compliance not achieved: DIS

DEV-K-R2 – Land use, subdivision and development in Area A Precinct

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-BFS1; and
3. Where an integrated transport assessment has been prepared for Area A Precinct by a suitably qualified expert demonstrating that either:
 - a. the impact on the road network, and particularly the intersection of Beach Road, Smith Street and Williams Street, is acceptable; or
 - b. the road network improvements identified in the integrated transport assessment have been completed.

Activity status when compliance not achieved with DEV-K-R2(1) and DEV-K-R2(1): DIS.

Activity status when compliance not achieved with DEV-K-R2(3): RDIS.

Matters of discretion

TRAN MD-11 – High traffic generators

Advisory Note:

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

Development Areas Standards

DEV-K-S1 Certification for South East Rangiora Development Area – Criteria

1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:
 - a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-Q1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and
 - b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
 - i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;

Activity status where compliance is not achieved: N/A

- ii. ~~on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;~~
- iii. ~~water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and~~
- iv. ~~surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- c. ~~a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~
- d. ~~there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- e. ~~a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- f. ~~a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- g. ~~a staging plan including:~~

<p>i. the amount of new residential <u>sites</u> created in the development subject to the application for certification;</p> <p>ii. number of stages for the development;</p> <p>iii. how many <u>sites</u> will be created per stage;</p> <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p> <p>2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.</p>	
<p><u>DEV-K-S1 Kaiapoi Development Area Outline Development Plan Fixed Features</u></p> <p>The following shall be provided as fixed features on the ODP:</p> <ol style="list-style-type: none"> 1. <u>A north/south road corridor that connects with Lees Road in the north and Ranginui Drive in the south, including a separated shared pedestrian/cycleway</u> 2. <u>Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard</u> 3. <u>Location of stormwater reserve corridor at eastern edge of the Development Area</u> 	

Activity status when compliance not achieved: DIS

Advice Notes

DEV-K-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-K-AN2	For certification to be achieved, the <u>District Council</u> must receive information to demonstrate that the criteria in <u>DEV-K-S1</u> are met.
DEV-K-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the <u>District Council</u> website as follows: 1.—Residential capacity will be calculated at least annually. 2.—Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 3.—<u>Water</u> and <u>wastewater</u> capacity in Rangiora will be calculated at least annually.
DEV-K-AN4	Where certification of <u>land</u> in a Development Area depends upon additional or upgraded public <u>infrastructure</u>, the applicant may be required to enter into a Private Development Agreement with the <u>District Council</u>. This will normally be required where the <u>District Council</u>'s Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public <u>infrastructure</u> required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the <u>land</u>, to ensure that the developer meets their agreed obligations.
DEV-K-AN5	Guidance on the certification process is available on the <u>District Council</u>'s website.

Built Form Standards

There are no area-specific built form standards in relation to the Kaiapoi ODP area.

Appendix

DEV-K-APP1—Kaiapoi Outline Development Plan

Land Use Plan

The Outline Development Plan for the Kaiapoi Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed adjacent to a neighbourhood park in the north of the site, in order to take advantage of opportunities to overlook a high amenity facility, as well as at the southern portion of the main Development Area north of Ranginui Drive and the smaller Development Area block north of Beach Road. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in this location. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the Kaiapoi Development Area shall achieve a minimum residential density of 12 households per ha.

Small optional neighbourhood/local centres, shown in the Outline Development Plan as commercial/business, are located at the centre of the Kaiapoi Development Area at the juncture of a Sovereign Boulevard extension and the north/south primary road that connects to the Beach Grove development in the south, and in the southern portion of the main Development Area at the juncture of a Magnolia Boulevard extension and the north/south primary road. The Sovereign Boulevard and Magnolia Boulevard extensions form key connecting routes into the Development Area from the adjacent existing residential development. The locations of the neighbourhood/local centres offer a degree of visibility, activity and traffic generated by the north/south primary road, which has positive flow-on effects on neighbourhood businesses' sustainability. However, the exact location of the optional neighbourhood/local centres is a flexible component of the Outline Development Plan, if constructed, so long as they are located along the north/south primary road to optimise associated opportunities. This recognises some flexibility around staging and implementation of development.

The Kaiapoi Development Area is predicted to be affected by flooding from localised rainfall, an Ashley River/Rakahuri breakout and sea water inundation. The northern-most land in the Kaiapoi Development Area north of the current paper road (which lines up approximately with Lilian Street in the western existing residential subdivision) is likely most suitable for urban development compared to the land south of it, due to the shallower depth of predicted flooding from the identified events in this location. Most of the land within the Kaiapoi Development Area south of the paper road that approximately lines up with Lilian Street is predicted to be affected by greater flood depths in the identified events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability.

Kaiapoi North School is located just north of the smaller Development Area block north of Beach Road, and south of the large portion of the Development Area. It could be feasible that preschool(s) are established in the Development Area.

Development within the Kaiapoi Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the Kaiapoi Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the Kaiapoi Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The main north/south primary road is seen as a logical future link for traffic movement around Kaiapoi on the north eastern side. It will be designed to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment and/or upgrades are appropriate at the extensions of existing streets to the west entering the Development Area to ensure good integration, reduced traffic speeds and enhanced safety.

Kaiapoi North Primary School is located at the south of the main Development Area and at the northern edge of the small parcel of the Development Area north of Beach Road and the anticipated movement and green networks connect the residential growth area to the school well.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the Kaiapoi Development Area indicates three open space reserve locations together with a stormwater management area and green links throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, complement existing reserves in the established residential area west and south of Development Area, and are within a 500m radius of all residential households in Development Area 4. One open space reserve is located adjacent to the north/south primary road in the northern part of the Kaiapoi Development Area, with another two open space reserves further south along the western and eastern edge of the Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius to the respective residential areas in the Kaiapoi Development Area. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link. The exception to this is the open space reserve within the wider McIntosh's Reserve and green link network along the eastern boundary.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

A number of green links are shown in the Outline Development Plan for the Kaiapoi Development Area. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users.

Four stormwater catchments make up the larger Kaiapoi Development Area and it is the developers'

responsibility to investigate and propose an appropriate and acceptable stormwater solution to respond onsite to stormwater for this growth area. Impacting on any investigations for stormwater solutions will be the Regional Council's responses to legislative requirements relating to freshwater and other matters, and therefore the Regional Council must be engaged during the formulation of proposals. Stormwater must be managed by an appropriately designed stormwater treatment system with high amenity values, and streams, springs and waterways must be protected where present.

The Regional Council identifies the McIntosh Drain as a natural waterway. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. The ground in this area is known to have relatively high groundwater and it is therefore assumed any proposed stormwater reserves would be wet reserves.

A small stormwater management reserve is identified in the southeast of the small portion of the Kaiapoi Development Area just north of Beach Road.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the Kaiapoi Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

All of the reticulation upgrades relating to the Kaiapoi Development Area are proposed to be within the growth area. Previous upgrades have already been undertaken to account for this demand on the scheme. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme. Three District Council driven extra over projects are specified, with upgrades required to maintain the existing levels of service to current and future customers.

Existing water reticulation extends to the western edge of the large portion of the Kaiapoi Development Area, making connection relatively straight forward. A new main is shown off Beach Road for the small portion of the Development Area.

Four catchments make up the large portion of the Kaiapoi Development Area for wastewater servicing requirements and only the key trunk infrastructure and pumpstations/rising mains are shown in the Outline Development Plan. As this area in Kaiapoi is flat, it is anticipated that earthworks will be undertaken as part of the development, similarly to what was undertaken at Sovereign Palms to regrade the subdivision for the installation of services. On this basis, three pumpstations in the large northern portion of the Development Area are proposed to service the catchments, with a common rising main to deliver flow to the Kaiapoi Wastewater Treatment Plant. These pumpstations are located in the northern, middle and southern portion of the large portion of Development Area at a similar latitude to the Sovereign Palms and Moorecroft pumpstations. Each catchment has a central pumpstation, and gravity sewer surrounding it. The exact locations of the pumpstation can be shifted to align with final road networks.

Ideally, the network would be constructed from south to north, so that there is infrastructure (common rising main) for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

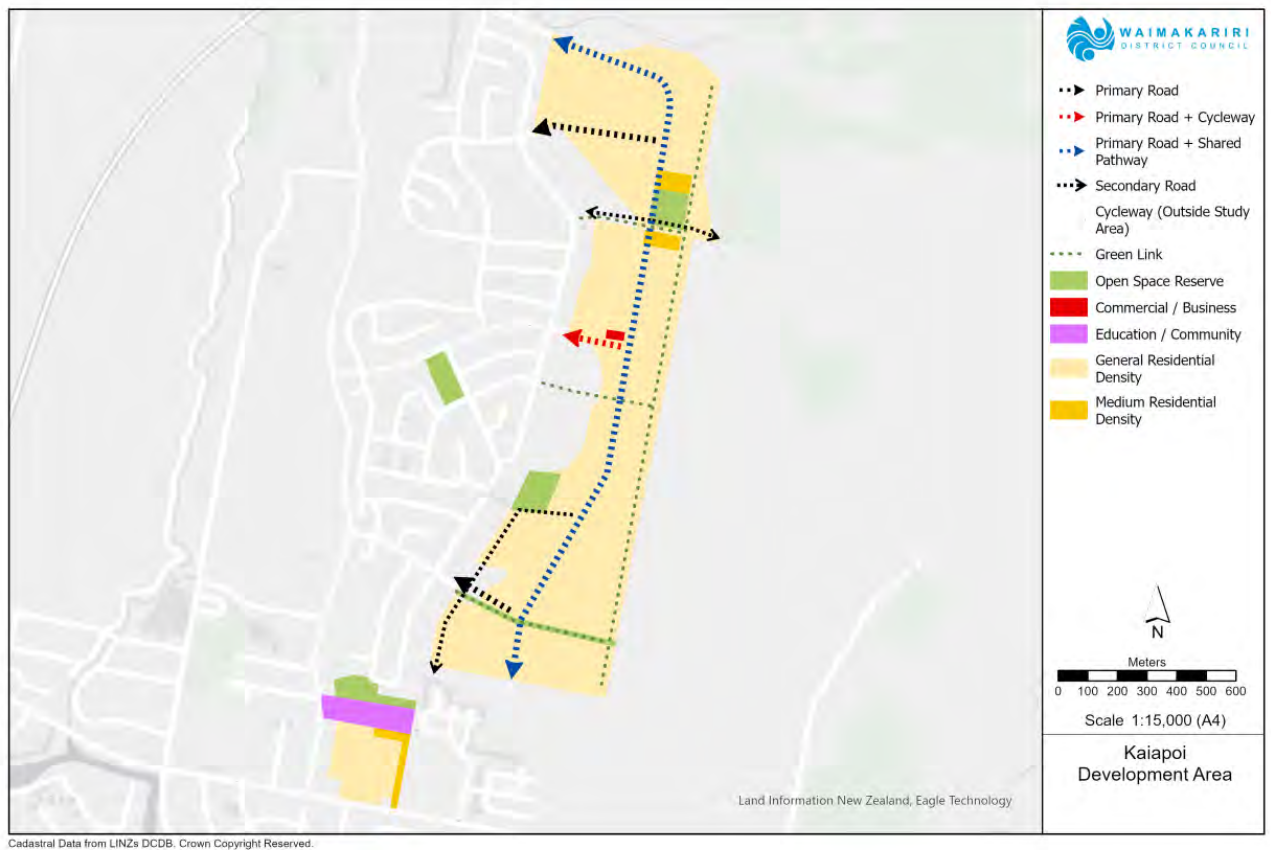
High groundwater is present in the Kaiapoi Development Area together with significant flood risks modelled for localised flooding events, Ashley River/Rakahuri Breakout events, and coastal

flooding events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability. Due to high groundwater, reticulation may have to be low pressure sewer, however if significant earthworks are undertaken, a gravity sewer network may be possible.

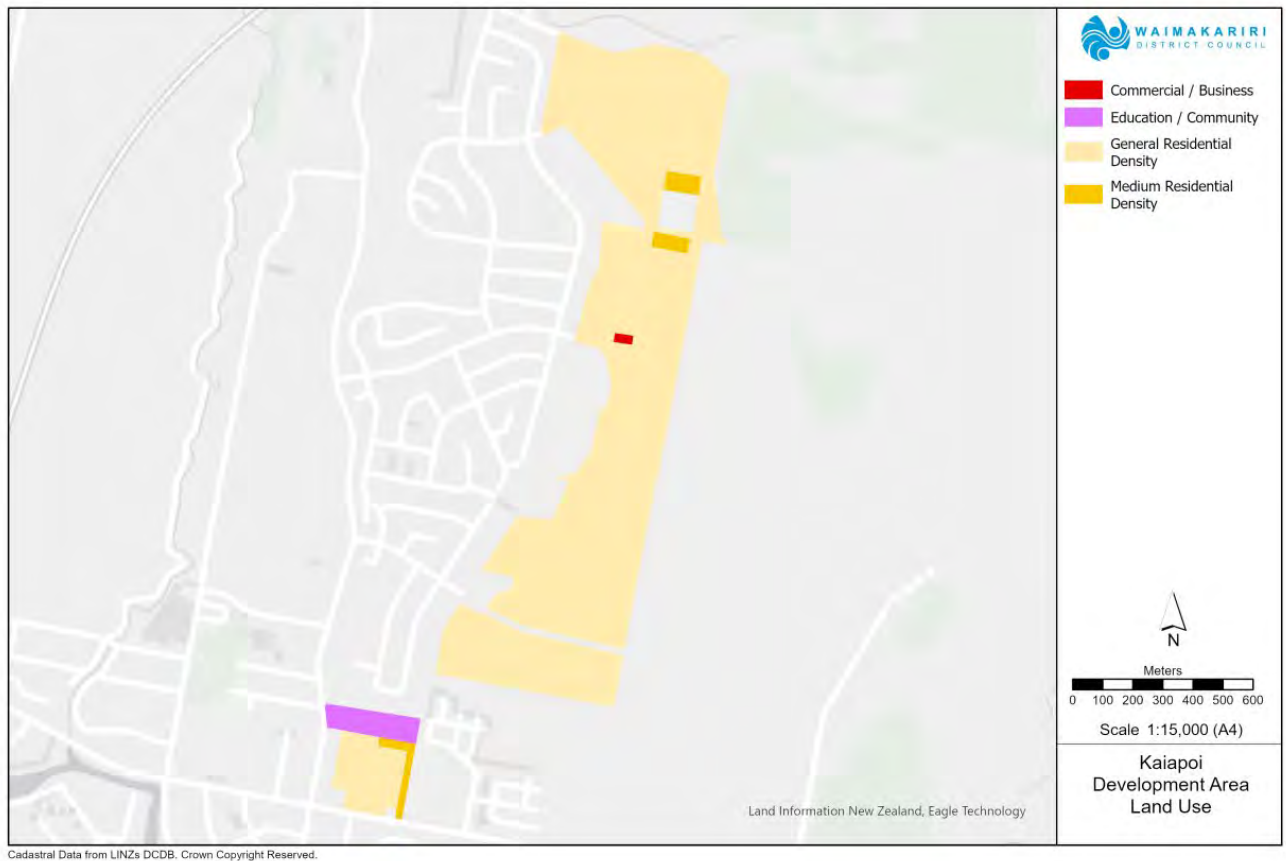
Fixed Outline Development Plan Features for the Kaiapoi Development Area:

- A north/south road corridor that connects with Lees Road in the north and Tuhoe Avenue in the south, including a separated shared pedestrian/cycleway
- Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard
- Location of stormwater reserve corridor at eastern edge of the Development Area

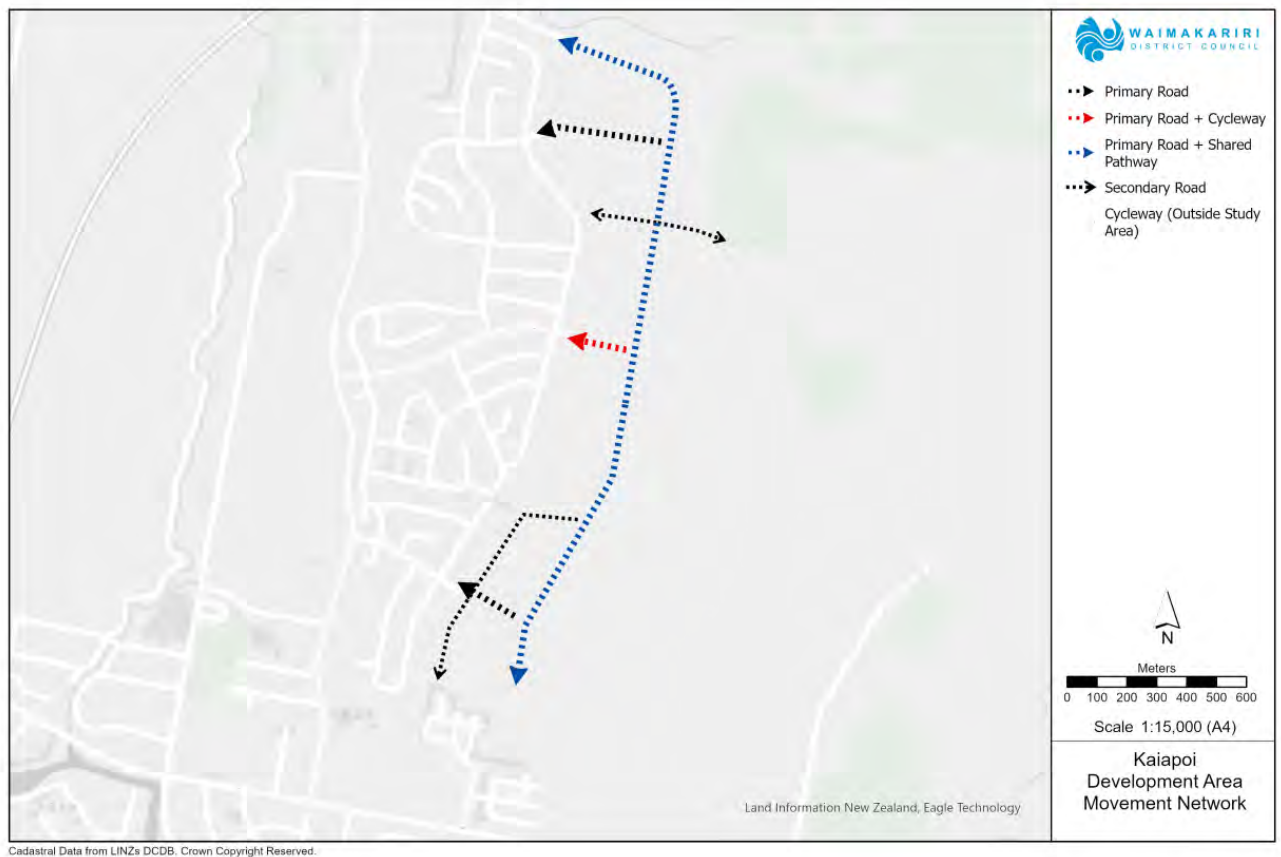
Kaiapoi Outline Development Plan — Overall



Kaiapoi Outline Development Plan - [Land Use](#)



Kaiapoi Outline Development Plan - Movement Network



Kaiapoi Outline Development Plan - Open Space and [Stormwater](#) Reserves



Kaiapoi Outline Development Plan - [Water](#) and [Wastewater](#)



SK- South Kaiapoi Development Area

Submission scope for recommended PDP changes

<ul style="list-style-type: none"> • <i>Mike Greer Homes [PDP 332, V1 43], W J Winter and Sons Limited [PDP 257]</i>
<ul style="list-style-type: none"> • <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

Introduction

The South Kaiapoi Development Area is located at the southern end of Kaiapoi and sits between the Main North Road, Kaikainui Stream, the Main North Railway line and Courtenay Stream. The area is a Medium Density Residential Zone that provides for medium density residential activities. The area is within a location that has the potential to experience overland flooding which has the potential to result in flooding impacts if not appropriately managed through subdivision design and development.

Activity Rules Land use, development and subdivision

<u>DEV-SK-R1 Activities in the South Kaiapoi Outline Development Plan Area</u>	
<u>Activity status: PER</u>	<u>Activity status when compliance not achieved: DIS</u>
Where land use, development and subdivision:	
<ol style="list-style-type: none"> 1. <u>is in accordance with DEV-SK-APP1; and</u> 2. <u>complies with DEWV-SK-S1</u> 	
<u>Advisory Note</u>	
The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.	

<u>DEV-SK-S1 South Kaiapoi Outline Development Plan Fixed Features</u>	
<u>Activity status: PER</u>	<u>Activity status when compliance not achieved: DIS</u>
The following shall be provided as fixed features on the ODP:	
<ol style="list-style-type: none"> 1. <u>Proposed road and pedestrian layout</u> 	

<ul style="list-style-type: none">2. <u>Pedestrian access over the Kaikainui and Stream</u>3. <u>Esplanade reserves along Kaikainui and Courtenay Streams</u>4. <u>Proposed location and size of stormwater ponds</u>	
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Appendix

DEV-SK- APP1 – South Kaiapoi ODP

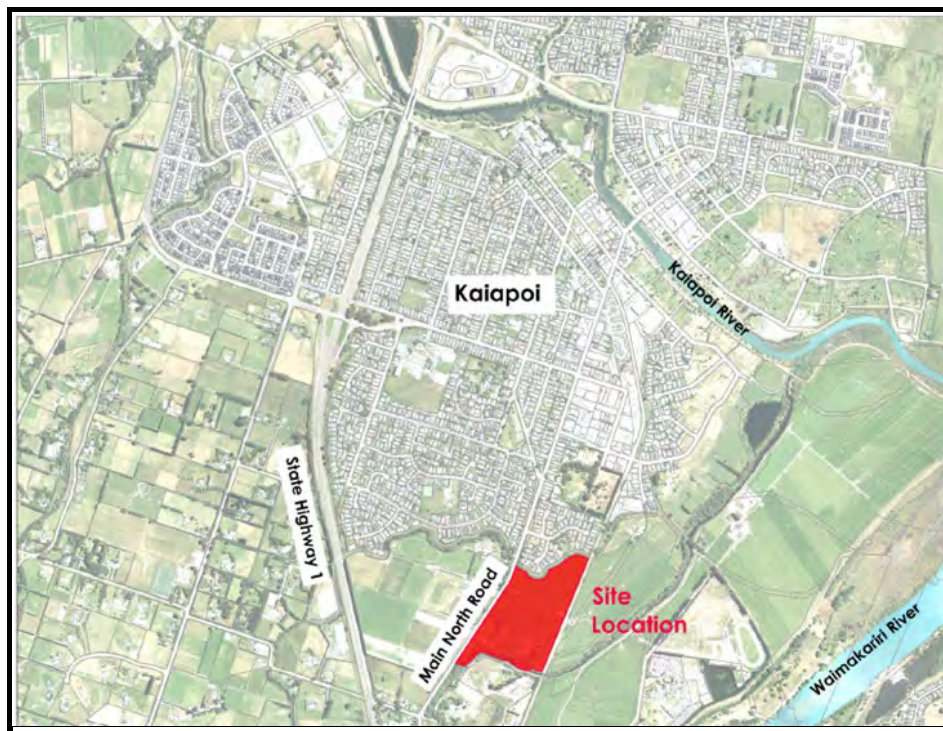


Figure 1

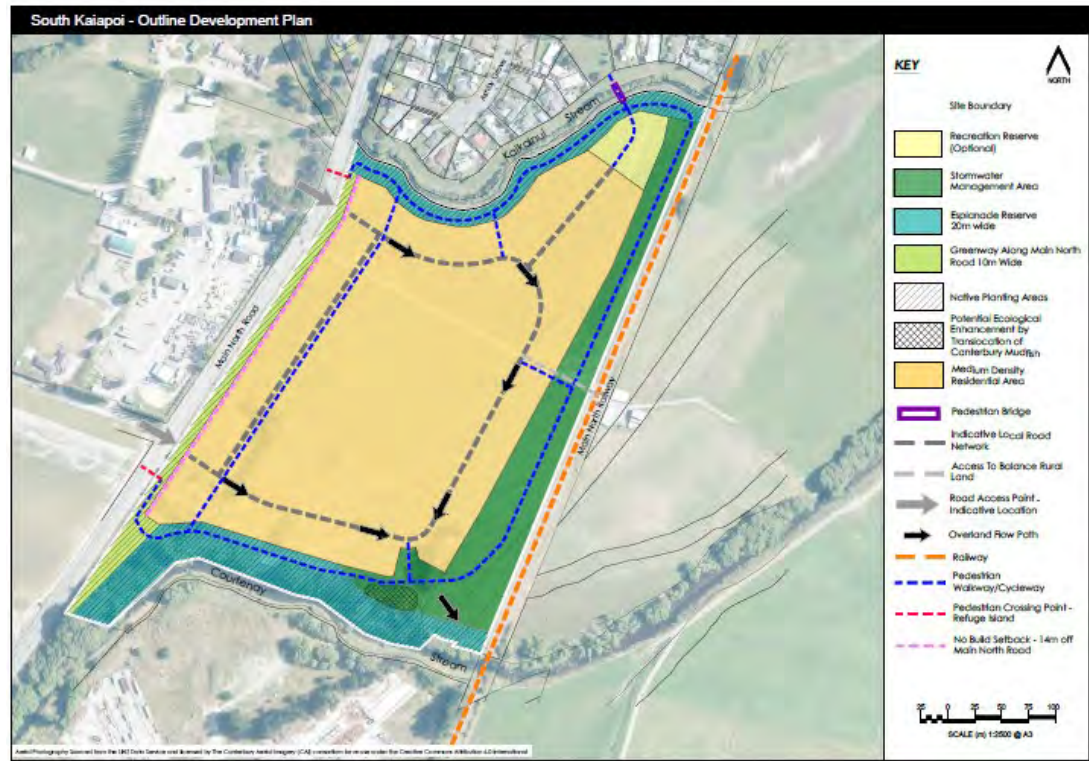


Figure 2 - South Kaiapoi Outline Development Plan (SK-ODP)

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 37

Hearing Stream 12F Rezoning- Rangiora Airfield

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Independent Hearings Panel for the purposes of **Hearing Stream 12F** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, and Megen McKay.

1. Introduction

Report outline and approach

1. This is Report 37 of 37 Recommendation Reports prepared by the PDP and IHP Hearings Panels appointed to hear and make recommendations on submissions on the Proposed Waimakariri District Plan (PDP) and Variation 1 to the PDP (Var 1).
2. The report addresses the submissions on the PDP received by Daniel Smith¹ to rezone 106.08ha of land adjacent to the Rangiora Airfield from Rural Lifestyle zone (RLZ) to Special Purpose Zone – Rangiora Airfield (SPZ(RA)).
3. We have structured our discussion on this topic and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the PDP provision wording - Accepted.** This accepts all the changes we have recommended to the provision wording from the notified version of the PDP as shown in Appendices 3a and 3b and includes consequential renumbering of provisions to take account of those provisions that have been deleted and new provisions we have recommended.
5. We record that we have taken into account all submissions on Rezoning: Rangiora Airfield in our deliberations.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;

¹ 10

- (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of Rezoning: Rangiora Airfield

10. As outlined earlier, Daniel Smith sought to rezone 106.08ha of land adjacent to the Rangiora Airfield from Rural Lifestyle Zone (RLZ) to Special Purpose Zone – Rangiora Airfield (SPZ(RA)). This is to provide an airpark for aviation operations, airfield related activities and residential properties for aircraft enthusiasts to live in close proximity to the Rangiora Airfield.

3. Recommendation

Overview

11. The s42A report author initially recommended that the rezoning request be rejected because the extent of the rezoning was beyond the scope of the original submission and lacked detailed information to enable further consideration.
12. Following the hearing, the acoustic experts and planning experts issued separate Joint Witness Statements (JWS), which enabled the s42A report author to reconsider the evidence and recommend accepting the rezoning request. In their JWS, the planning experts provided an agreed set of SPZ(RA) provisions and recommendations to amend other chapters of the Plan.
13. The Panel agrees with the s42A report author's recommendation to accept the rezoning request and the substance of the SPZ(RA) provisions and other Plan chapter

amendments, for the reasons set out in the JWS and his final reply report. However, we recommend that some of the provisions be amended to improve their implementation and comply with the National Planning Standards.

SPZ(RA) Provisions Structure

14. We have made several amendments, over and above the amendments recommended by the s42A report author, to improve the structure of the SPZ(RA) provisions, which are summarised below:

Provisions	Panel recommendations
SPA(RA)-R3 and SPA(RA)-R9	Create separate rules for Commercial Activities in Area A and Area B, with different activities statuses, and restructure the rule for Area A
SPZ(RA)-R9	Relocate the Non-complying rule for Commercial activities in Area B to the end of the rule table
SPZ(RA)-R10	Relocate the prohibited rule for Minor residential units to the end of the rule table

15. We have separated the Commercial Activities rules for Area A and Area B and reordered the clauses for the permitted activity status requirements of Area A. Neither of these amendments affect the substance of the rules, and the changes are made to improve the clarity and usability of the rule framework for readers of the Plan.
16. SPZ(RA)-R9 makes Commercial Activities in Area B a non-complying activity and SPZ(RA)-R10 makes Minor residential units a prohibited activity. The National Planning Standards provides mandatory direction on how rules must be ordered according to their activity status. Prohibited activities must be located after rules with other activity statuses, and non-complying second to the end. We have moved SPZ(RA)-R9 and SPZ(RA)-R10 to be compliant with the National Planning Standards and renumbered the other rules accordingly. We made one minor amendment to SPZ(RA)-R9 to add N/A when compliance with the activity status is not achieved.

Compatibility between residential and airfield activities

17. We have made minor amendments, over and above the amendments recommended by the s42A report author, to improve the compatibility between the residential activity and airfield activities, which are summarised below:

Provisions	Panel recommendations
SUB-S5 and SPZ(RA)-BFS10	Insert a requirement for a suitably qualified expert to certify that the taxiway requirements have been met.
SPZ-RA-MCD6	Insert a requirement for a suitably qualified expert to certify that the activity subject to the resource consent complies with CCA requirements and will not affect aircraft safety and operations.

18. The Planner JWS acknowledged that they were not experts in Civil Aviation Authority (CAA) requirements and it recommended taxiways standards based on the Dairy Flats Precinct in the Auckland Unitary Plan 2016 but modified to build in maximum flexibility. To ensure CAA requirements are complied with, we recommend that SUB-S5 and SPZ(RA)-BFS10 are amended so that a suitably qualified expert certifies that the taxiway is legally protected, formed and designed in accordance with CAA requirements.
19. We also recommend that SPZ-RA-MCD6 is similarly amended so that any application for a resource consent has a statement from a suitably qualified expert to certify that the activity subject to the resource consent complies with CCA requirements and will not affect aircraft safety and operations.

Signs Chapter

20. We have made no amendments to the Signs Chapter over and above those recommended by the s42A report author. However, we thought it important to clarify that we do not recommend adding an advice note to SIGN-R7. In his reply report, the s42A report author recommended adding an advice note to SIGN-R7, however that recommendation was not carried through to the final Wrap Up Reply reports². There was no discussion in the Final Wrap Up report as to why this advice note was no longer recommended. Regardless, we agree that it is unnecessary. We accept all other recommendations on the SIGN Chapter, which is to add SPZ(RA) to SIGN-R6 as a permitted activity and SIGN-R7 as a non-complying activity.

Minor amendments

21. We have made minor amendments, over and above the amendments recommended by the s42A report author, which are summarised below:

Provisions	Panel recommendations
SPZ(RA)-R2, SPZ(RA)-R3, SPZ(RA)-R6, SPZ(RA)-R7	Deleted “The activity complies with all built form standards (as applicable)” from these rules and the related activity status for non-compliance.
SPZ(RA)-R2	Deleted 1(a) and the activity status for non-compliance
SPZ(RA)-BFS2	Shifted the exception to be included in sub-clause 1
Matters of Discretion	Removed “control” from Matters of control and discretion

22. We have recommended several minor grammatical amendments to improve the clarity and usability of the rule framework for readers of the Plan which do not affect the substance of the provisions. These are:
 - (a) SPZ(RA)-R2, SPZ(RA)-R3, SPZ(RA)-R6, SPZ(RA)-R7 – Deleted the requirement under subclause 1 of each of these rules for the activity to comply with built form

² Reply Report on Wrap Up matters dated 13 December 2024

standards because this is already covered by rule SPZ(RA)-R1 which provides the rule framework for all Construction of, or alterations or additions to a building or other structure within the SPZ(RA). We have also deleted the corresponding clause for non-compliance.

- (b) SPZ(RA)-R2 – Deleted 1 (a) “The activity occurs within Activity Area A” because this is already stated in (1). We have also deleted the corresponding clause for non-compliance.
- (c) SPZ(RA)-BFS2 – Amended the exception to be included in sub-clause 1 to be consistent with how the remainder of the Plan treats exceptions.
- (d) Matters of Control or Discretion – Because there are no controlled activities, we have recommended that:
 - i. ‘Control’ is removed from the title “Matter of Control and Discretion”;
 - ii. ‘Control’ is removed from the line “Matters of control and discretion are restricted to...” in all Built Form Standards; and
 - iii. The abbreviated term “MCD” is replaced with “MD”.

4. Conclusion

- 23. For the reasons summarised above, we recommend that the submission from Daniel Smith be accepted.

Appendix 1: Submitter attendance and tabled evidence for Rangiora Airfield - Hearing Stream 12F

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Bryce Powell • Mark Gregory • Mark Lewthwaite • Hugh Nicolson • John Aramowicz 	N/A
Daniel Smith	<ul style="list-style-type: none"> • Dean Chrystal • Andrew Schulte • Daniel Smith • Rob Hay • Andrew Metherell • Michael Groome • Grant McLeod 	10
Tabled Evidence		
Daniel Smith	<ul style="list-style-type: none"> • Christopher Brown • Dean Chrystal • Micheal Groome • Rob Hay • Rory Langbridge • Daniel Smith • Steve Noad 	10

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Special Purpose Zone – Rangiora Airfield¹

Introduction

The purpose of the Special Purpose Zone (Rangiora Airfield) is to provide an airpark for aviation operations (including maintenance and repair of aircraft); appropriate airfield related activities (including aircraft related industrial and educational activities and limited commercial development); and a limited amount of residential activity for aircraft enthusiasts to live in close proximity to the Rangiora Airfield.

It is intended that the activities provided in the Special Purpose Zone (Rangiora Airfield) will be ‘aircraft related’, while residential activities will have to be linked to an airfield activity and/or the use of the airfield through legal access over taxiways onto the airfield depending on what Activity Area they are located within. Residential buildings will also have to noise insulation requirements to protect the airfield from reverse sensitivity effects.

Designations take priority over zoning, and any conditions or restrictions on the Rangiora Airfield itself or Airspace designations will override the provisions in the Rangiora Airfield Zone should a land use or subdivision conflict arise.

The zone is divided into two distinct activity areas (references correspond to SPZ(RA) – APP1 and are referred to in the Activity Area Rules Tables as follows):

- Activity Area A: Airfield Central
- Activity Area B: Airfield Environs (Residential)

The key differences between these activity areas are the types of activities enabled and the extent to which activities, such as aviation related commercial, educational and industrial and residential activities, can occur.

Activity Area A – Airfield Central encompasses the runways, existing hangars and other core airside activities, including industrial and educational activities and limited commercial activities which support the Rangiora Airfield and aviation sector. Residential development is provided for where it is connected with a core airside activity.

Activity Area B – Airfield Environs (Residential) provides for low density residential development connected with airfield use.

All areas have taxiway connectivity with the runway, which will be a requirement of subdivision, to reinforce the relationship between the airfield and the surrounding activities.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

¹ Daniel Smith [10.1]

Objectives	
<u>SPZ(RA)-O1</u>	<u>Purpose of the Special Purpose Zone (Rangiora Airfield)</u> <u>To enable the continued operation and future development of the Rangiora Airfield as a strategically significant, safe and economically sustainable airfield that meets the current and future needs of the aviation community within the District and Region.</u>
<u>SPZ(RA)-O2</u>	<u>Management of Environmental Effects</u> <ol style="list-style-type: none"> <u>1. The operational and functional needs of Rangiora Airfield are provided for while ensuring that the adverse effects of aviation activities on the environment are avoided, remedied, or mitigated.</u> <u>2. The adverse effects of airfield related, residential and other activities are managed to ensure acceptable amenity outcomes.</u>
<u>SPZ(RA)-O3</u>	<u>Compatibility of Activities with the Airfield Operation</u> <u>Airfield-related activities:</u> <ol style="list-style-type: none"> <u>1. Are compatible with the efficient operation, maintenance and upgrading of the airfield and its associated effects;</u> <u>2. Manage reverse sensitivity effects on the airfield.</u>
Policies	
<u>SPZ(RA)-P1</u>	<u>Activities in the Special Purpose Zone (Rangiora Airfield)</u> <ol style="list-style-type: none"> <u>1. Provide for the continued operation and development of aviation activities except the development of the indicative runways shown on the Outline Development Plan in SPZ(RA)-APP1 (ODP).</u> <u>2. Enable compatible airfield related activities within Activity Area A, where these complement the function and operation of the Rangiora Airfield and/or the airport location.</u> <u>3. Enable residential units and visitor accommodation within Activity Area A where they are airfield related and within Area B where the residential unit limits visitor numbers and manages reverse sensitivity effects on adjoining aviation activities.</u>
<u>SPZ(RA)-P2</u>	<u>Management of effects</u> <u>Manage the effects arising from development, subdivision and use, having regard to:</u> <ol style="list-style-type: none"> <u>1. Compatibility with the role and function of the Rangiora Airfield Zone;</u> <u>2. The requirements of SPZ(RA) – APP1;</u> <u>3. Whether the development, subdivision and use is ancillary to and/or supports airfield activities;</u> <u>4. The safety, security and resilience of the airfield as regionally significant infrastructure;</u> <u>5. Whether the activity can be appropriately serviced, including wastewater, stormwater and potable drinking water supply;</u> <u>6. The potential for reverse sensitivity effects on the established and permitted activities within the Special Purpose Zone (Rangiora Airfield);</u> <u>7. The effects of the development, subdivision and use on the surrounding area including by:</u> <ol style="list-style-type: none"> <u>a. Managing the height, bulk and location of buildings and structures.</u> <u>b. Screening outdoor storage and refuse storage areas.</u> <u>c. Providing landscaping at zone boundaries.</u>

Activity Rules

SPZ(RA)-R1 Construction of, or alterations or additions to a building or other structure	
Activity status: PER Where: 1. The activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards.
Advisory Note: NOISE – Te orooro – Noise contains standards relevant to noise sensitive activities including additions and alterations to existing buildings containing noise sensitive activities in the Special Purpose Zone (Rangiora Airfield).	
SPZ(RA)-R2 Airfield activities	
Activity status: PER 1. Within Activity Area A on the ODP: 2. Within Activity Area B on the ODP: (a) The activity is limited to: <ul style="list-style-type: none"> • Taxiways • Aircraft movement on taxiways • Hangars ancillary to a residential unit 	Activity status when compliance is not achieved with SPZ(RA)-R2(1)(a): DIS Activity status when compliance is not achieved with SPZ(RA)-R2(2)(a): NC
SPZ(RA)-R3 Commercial activities in Area A	
Activity status: PER Where: 1. The maximum GFA for the commercial activity within the SPZ(RA) shall be 150m ² in total, and 2. Outdoor commercial activities are limited to outdoor seating ancillary to food and beverage retail; and 3. The activity is not a drive through restaurant.	Activity status when compliance is not achieved with SPZ(RA)-R3(1) to SPZ(RA)-R3(3): DIS
SPZ(RA)-R4 Visitor accommodation	
Activity status: PER 1. Within Activity Area A on the ODP: (a) It is located outside the 65dBA LdN Noise Contour boundary. (b) It is located outside the Noise Sensitive Activity Constraint Area. (c) It is ancillary and attached to the use of a building for an airfield activity on the same site. 2. Within Activity Area B on the ODP: (a) It is located outside the 65 dBA LdN Noise Contour boundary. (b) It is located outside the Noise Sensitive Activity Constraint Area. (c) The activity shall be undertaken within a residential unit. (d) A maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved with SPZ(RA)-R4(1)(a), SPZ(RA)-R4(1)(b), SPZ(RA)-R4(2)(a) or SPZ(RA)-R4(2)(b): PR Activity status when compliance not achieved with SPZ(RA)-R4(1)(c) or SPZ(RA)-R4(2)(c) or SPZ(RA)-R4(2)(d): NC
Advisory Note: NOISE – Te orooro – Noise contains standards relevant to visitor accommodation in the Special Purpose Zone (Rangiora Airfield).	

SPZ(RA)-R5 Residential unit	
Activity status: PER 1. <u>Within Activity Area A on the ODP:</u> (a) <u>The activity shall comprise a maximum of 50% of the GFA of all airfield related buildings on the site.</u> (b) <u>There is no more than one residential unit per site.</u> (c) <u>There is no more than 30 residential units in total within Activity Area A.</u> (d) <u>The residential unit is located outside the 65 dBA LdN Noise Contour boundary.</u> (e) <u>The residential unit is located outside the Noise Sensitive Activity Constraint Area.</u> 2. <u>Within Activity Area B on the ODP:</u> (a) <u>There is no more than one residential unit per site.</u> (b) <u>The residential unit is located outside the 65 dBA LdN Noise Contour boundary.</u> (c) <u>The residential unit is located outside the Noise Sensitive Activity Constraint Area.</u>	Activity status when compliance not achieved with SPZ(RA)-R5(1)(a): DIS Activity status when compliance not achieved with SPZ(RA)-R5(1)(b)-(e) or SPZ(RA)-R5(2)(b) or SPZ(RA)-R5(2)(c): PR
Advisory Note: NOISE – Te orooro – Noise contains standards relevant to residential unit's in the Special Purpose Zone (Rangiora Airfield).	
SPZ(RA)-R6 Agriculture	
Activity status: PER Where: 1. <u>The planting of trees complies with the ODP.</u> 2. <u>It excludes Plantation Forest or Woodlots.</u>	Activity status when compliance not achieved with SPZ(RA)-R6(1): DIS Activity status when compliance not achieved with SPZ(RA)-R6(2): PR
SPZ(RA)-R7 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(RA)-R8 Any activity not provided for in the Special Purpose Zone (Rangiora Airfield) as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(RA)-R9 Commercial activities in Area B	
Activity status: NC	Activity status when compliance is not achieved: N/A
SPZ(RA)-R10 Minor residential unit	
Activity status: PR	Activity status when compliance not achieved: N/A

Built Form Standards

SPZ(RA)-BFS1 Site Layout Rangiora Airfield Outline Development Plan – Appendix 1	
1. <u>Development shall be in accordance with the Outline Development Plan.</u>	<u>Activity status when compliance not achieved with SPZ(RA)-BFS1(1): DIS</u>
2. <u>No buildings or runway development shall occur on the Indicative Future Runway extensions which are outside of the Rangiora Airfield Designation WDC-1.</u>	<u>Activity status when compliance not achieved with SPZ(RA)-BFS1(2): PR</u>
SPZ(RA)-BFS2 Building Height	
1. <u>The maximum height of buildings and structures (except for antennas, aerials, satellite dishes, flues, flag poles and airfield control structures) above ground level shall be:</u> a. <u>Activity Area A on the ODP: 12m</u> b. <u>Activity Area B on the ODP:</u> i. <u>10m for any residential unit or accessory building to a residential unit (excluding hangar).</u> ii. <u>12m for any hangar or other structure.</u>	<u>Activity status when compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD1 – Height</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u>
<i>Advisory Note: TRAN – Ranga waka contains Activity Rule TRAN-R23 which is relevant to the height of structures or vegetation within the Rangiora Airfield Obstacle Limitation Surfaces.</i>	
SPZ(RA)-BFS3 Building coverage	
1. <u>The building coverage shall not exceed the maximum percentage of net site area:</u> a. <u>Activity Area A on the ODP: No maximum</u> b. <u>Activity Area B on the ODP: 15% of the net site area.</u>	<u>Activity status when compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD2 – Coverage</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u>
SPZ(RA)-BFS4 Gross Floor Area	
1. <u>The maximum GFA of any single building or structure within Area B shall be 550m².</u>	<u>Activity status when compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u> <u>SPZ-RA-MD9 – Character and amenity values</u>
SPZ(RA)-BFS5 Building and structure setbacks (excluding building and structure setbacks from taxiways).	
1. <u>The minimum building setback within the Activity Areas shall be:</u> a. <u>Activity Area A on the ODP:</u> i. <u>100m from the centreline of the stopbank of the Ashley River/Rakahuri</u> ii. <u>10m from a road boundary.</u> iii. <u>3m from an internal boundary.</u> b. <u>Activity Area B on the ODP:</u>	<u>Activity status when compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD3 – Building and structure setbacks</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from</u>

i. <u>10m from any zone boundary, road boundary and/or internal boundary.</u>	<u>being publicly notified but may be limited notified.</u>
<u>SPZ(RA)-BFS6 Setback from taxiway</u>	
<ol style="list-style-type: none"> 1. <u>The minimum setback for buildings and structures from the edge of a taxiway in all activity areas shall be 3m.</u> 2. <u>The minimum setback for trees from a taxiway in all activity areas shall be 20m.</u> 	<p><u>Activity status when compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD4 – Setback from taxiway</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</u></p>
<u>SPZ(RA)-BFS7 Outdoor storage and screening (including refuse storage)</u>	
<ol style="list-style-type: none"> 1. <u>Within Area A:</u> <ol style="list-style-type: none"> a. <u>Outdoor storage of goods, materials or equipment must be associated with an airfield activity operating from the site.</u> b. <u>Any outdoor storage area, shall be screened by 1.8m high solid fencing, landscaping or other screening from any site in Area B, in a rural zone or at the road boundary.</u> 	<p><u>Activity status when compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD5 – Outdoor storage and screening</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</u></p>
<u>SPZ(RA)-BFS8 Residential units</u>	
<p><u>Within Area A:</u> <u>Each residential unit shall be provided with:</u></p> <ol style="list-style-type: none"> 1. <u>a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m; and</u> 2. <u>a waste management area for the storage of rubbish and recycling of 5m² with a minimum dimension of 1.5m;</u> <u>which shall be clear of any taxiway.</u> 	<p><u>Activity status when compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u> <u>SPZ-RA-MD7 – Outdoor living space and waste management area for storage</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
<u>SPZ(RA)-BFS9 Landscaping</u>	
<ol style="list-style-type: none"> 1. <u>Within Area A on the ODP:</u> <ol style="list-style-type: none"> a. <u>Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle or pedestrian crossings. This landscape strip shall be a minimum of 2m deep.</u> b. <u>The landscape strip required in (1) shall include a minimum of one</u> 	<p><u>Activity status when compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u> <u>SPZ-RA-MD8 – Landscaping</u></p> <p><u>Notification</u></p>

<p><u>evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting.</u></p> <p><u>c. All tree and plant species shall be taken from the Native Tree Species list in SPZ(RA)-APP2 – Plant Species.</u></p> <p><u>2. Within Area B on the ODP</u></p> <p><u>a. Boundary plantings shall be provided along all internal boundaries and be capable of achieving a height of 4m.</u></p> <p><u>b. No boundary plantings shall extend beyond a point 20m from of any taxiway.</u></p> <p><u>c. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle or pedestrian crossings. This landscape strip shall be a minimum of 2m deep and plant species shall be capable of achieving a height of 2m.</u></p> <p><u>d. Properties fronting Priors Road shall be provided with a post and rail fence of at least 1.2m high along these road boundaries.</u></p> <p><u>e. All tree and plant species shall be taken from SPZ(RA)-APP2 – Plant Species.</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.</u></p>
<p><u>SPZ(RA)-BFS10 Taxiways</u></p>	
<p><u>1. All taxiways must be accompanied by a statement from a suitably qualified expert certifying that they are legally protected, formed and designed (including safety fencing if necessary) in accordance with the requirements of the Civil Aviation Authority.</u></p>	<p><u>Activity status when compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>SPZ-RA-MD6 – Civil Aviation requirements</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</u></p>

Matters of Discretion

<p><u>SPZ-RA-MD1</u></p>	<p><u>Height</u></p> <p><u>1. The extent to which the additional height is necessary for the operational or functional needs of the airfield related activity, or otherwise results in adverse effects on the safe, efficient and effective function and operation of the Rangiora Airfield.</u></p> <p><u>2. The extent to which any increased building height will result in visual dominance, loss of privacy and outlook of adjoining sites or incompatibility with the scale and character of buildings within and surrounding the site.</u></p>
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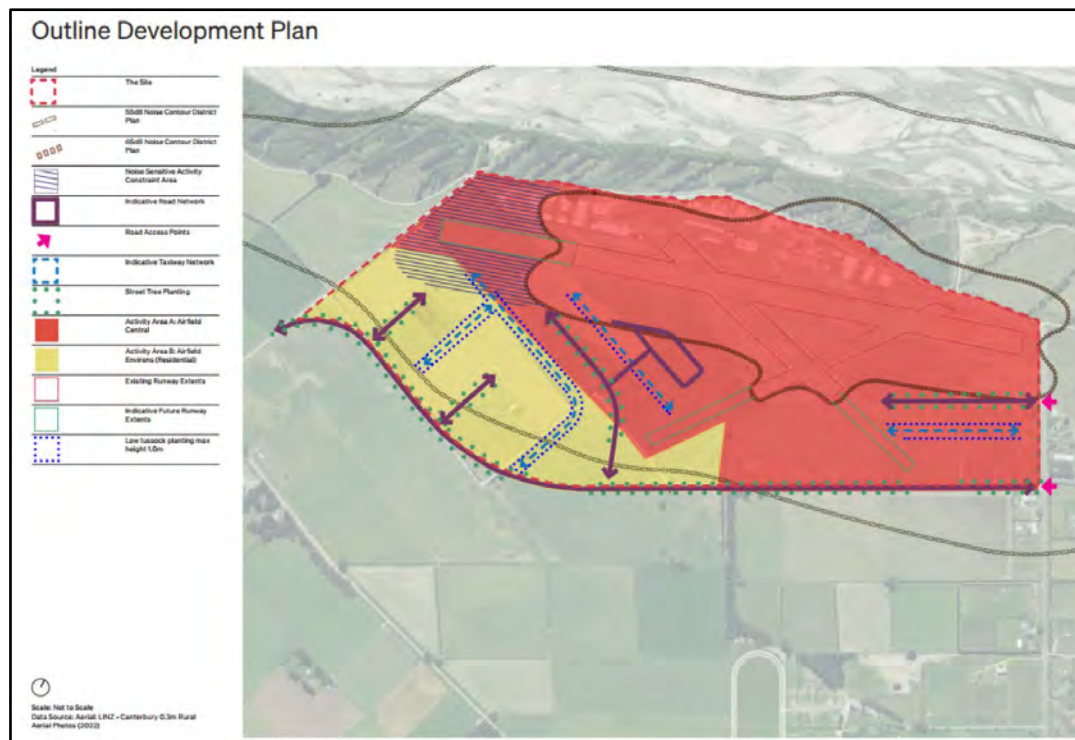
	<ol style="list-style-type: none"> 3. <u>The need for the height breach to allow more efficient or practical use of the remainder of the site.</u> 4. <u>The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.</u>
<u>SPZ-RA-MD2</u>	<u>Coverage</u> <ol style="list-style-type: none"> 1. <u>The intensity and scale of the built form and the extent to which it is appropriate to the zone and will maintain the character and amenity values of the zone.</u> 2. <u>The extent to which the building coverage breach is necessary due to the shape of the site.</u> 3. <u>The extent to which the building coverage breach is necessary to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings and their associated use and/or airfield activities.</u> 4. <u>Extent of impermeable surfacing on the site.</u> 5. <u>Any impacts on stormwater management or the management of water on the site.</u>
<u>SPZ-RA-MD3</u>	<u>Building and structure setbacks</u> <ol style="list-style-type: none"> 1. <u>The need for the setback breach to result in a more efficient, practical and better use of the site.</u> 2. <u>The proposed use of the setback and the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better outcome.</u> 3. <u>The potential adverse impacts of activities within the SPZ(RA) on residents in Activity Area B and/or the adjoining Rural Lifestyle zone.</u> 4. <u>With respect to a road setback, any adverse effects on the efficient and safe functioning of the road.</u> 5. <u>With respect to a setback from the stopbank of the Ashley River/Rakahuri, the potential adverse effects on natural values and natural hazards.</u>
<u>SPZ-RA-MD4</u>	<u>Setback from taxiway</u> <ol style="list-style-type: none"> 1. <u>The setback from the taxiway enables aircraft operations to continue without hindrance, or safety being compromised, including planned or potential growth of the Rangiora Airfield.</u> 2. <u>The effect the reduced setback will have an adverse actual or potential effect on the safety, efficiency and operation (including aircraft safety) of Rangiora Airfield.</u> 3. <u>The effect of the reduced setback on amenity values.</u>
<u>SPZ-RA-MD5</u>	<u>Outdoor storage and screening</u> <ol style="list-style-type: none"> 1. <u>The extent of visual impacts on the adjoining environment.</u> 2. <u>The extent to which site constraints and/or the functional requirements of the activity limit the ability to provide and/or screen the outdoor storage area.</u> 3. <u>The extent to which any proposed landscaping or screening mitigates the effects amenity effects of the outdoor storage.</u>
<u>SPZ-RA-MD6</u>	<u>Civil Aviation Requirements</u> <ol style="list-style-type: none"> 1. <u>An application for resource consent within the Special Purpose Zone (Rangiora Airfield) must be accompanied by a statement from a suitably qualified expert to certify that:</u> <ol style="list-style-type: none"> (a) <u>the activity subject to the resource consent complies with any relevant Civil Aviation requirements; and,</u>

	<u>(b) whether the infringement of the standard will affect aircraft operations and safety.</u>
<u>SPZ-RA-MD7</u>	<u>Outdoor living space and waste management area for storage for residential units</u> <ol style="list-style-type: none"> <u>1. The extent to which the reduction in outdoor living space, in area or dimension, will affect the ability of the site to provide an appropriate level of amenity and meet outdoor living needs of residents.</u> <u>2. The extent which the reduction in the waste management area:</u> <ol style="list-style-type: none"> <u>a. is necessary due to the site constraints and/or the functional requirements of the activity.</u> <u>b. impacts upon the amenity of pedestrians or adjoining residential activities.</u> <u>c. is screened by proposed landscaping or screening.</u>
<u>SPZ-RA-MD8</u>	<u>Landscaping</u> <ol style="list-style-type: none"> <u>1. The extent to which there are any compensating factors for reduced landscaping or fencing, including the nature or scale of planting proposed, the location of any parking, servicing, manoeuvring or storage areas, or the location of buildings.</u> <u>2. The extent to which the visual effects of reduced landscaping are mitigated through the location of residential or other non-industrial or non-aircraft related buildings.</u>
<u>SPZ-RA-MD9</u>	<u>Character and amenity values</u> <ol style="list-style-type: none"> <u>1. The scale of the building on the site and its compatibility with the character and amenity values of the surrounding zone.</u> <u>2. The extent to which the site layout and building design will internalise and mitigate effects including noise, lighting, impact on privacy.</u> <u>3. The extent to which the colour and use of external materials integrate the building into the character of the surrounding zone and mitigate reflectivity.</u> <u>4. The extent to which there is a practical and functional need for the increased scale.</u>

Appendices

SPZ(RA)-APP1 – ODP

Include an ODP to like effect of the below, including standardised Council format



SPZ(RA)-APP2 – Plant Species

NATIVE TREE SPECIES

<u>Dicksonia fibrosa</u>	<u>Fibrous Tree fern</u>
<u>Dicksonia squarrosa</u>	<u>Rough Tree fern</u>
<u>Dodonaea viscosa</u>	<u>Akeake</u>
<u>Hoheria species</u>	<u>Lacebark</u>
<u>Kunzea ericoides</u>	<u>Kānuka</u>
<u>Olearia paniculata</u>	<u>Golden akeake</u>
<u>Pittosporum species</u>	<u>New Zealand pittosporum</u>
<u>Plagianthus regius</u>	<u>Ribbonwood</u>
<u>Podocarpus totara var.</u>	<u>New Zealand tōtara</u>
<u>Pseudopanax arboreus</u>	<u>Five finger</u>
<u>Pseudopanax crassifolium</u>	<u>Lancewood</u>
<u>Pseudopanax ferox</u>	<u>Toothed lancewood</u>
<u>Pseudowintera colorata</u>	<u>Pepper tree</u>
<u>Sophora species</u>	<u>Kōwhai</u>

NATIVE SHRUB PLANTINGS

<u>Arthropodium cirratum</u>	<u>Rengarenga, rock lily</u>
<u>Asplenium bulbiferum</u>	<u>Hen and chicken fern</u>
<u>Astelia species</u>	<u>Astelia</u>
<u>Blechnum discolor</u>	<u>Crown fern</u>
<u>Blechnum novae-zelandiae</u>	<u>Kiokio, palm leaf fern</u>
<u>Brachyglottis greyi 'Sunshine'</u>	<u>Bright eyes</u>
<u>Carex Testacea</u>	<u>Orange Sedge</u>
<u>Chionochloa flavicans</u>	<u>Miniature toetoe</u>
<u>Clianthus puniceus</u>	<u>Kaka beak</u>
<u>Coprosma species</u>	<u>Mirror plant</u>
<u>Corokia species</u>	<u>Corokia</u>
<u>Dianella nigra</u>	<u>New Zealand blueberry</u>
<u>Griselinia littoralis var.</u>	<u>New Zealand broadleaf</u>

<u>Hebe species</u>	<u>New Zealand lilac</u>
<u>Libertia species</u>	<u>New Zealand iris</u>
<u>Lobelia angulata</u>	<u>Pānakenake</u>
<u>Lophomyrtus obcordata</u>	<u>New Zealand myrtle</u>
<u>Myosotidium hortensia</u>	<u>Chatham Islands forget-me-not</u>
<u>Olearia paniculata</u>	<u>Golden akeake</u>
<u>Pachystegia insignis</u>	<u>Marlborough rock daisy</u>
<u>Phormium var.</u>	<u>New Zealand flax</u>
<u>Pimelea prostrata</u>	<u>New Zealand daphne</u>
<u>Pittosporum species</u>	<u>New Zealand pittosporum</u>
<u>Poa cita</u>	<u>Silver Tussock</u>
<u>Pseudopanax lessonii var.</u>	<u>Five finger</u>
<u>Pseudowintera colorata</u>	<u>Pepper tree</u>

EXOTIC TREE SPECIES:

<u>Acer species</u>	<u>Maple (Japanese)</u>
<u>Aesculus hippocastanum</u>	<u>Horse chestnut</u>
<u>Alnus species</u>	<u>Alder</u>
<u>Carpinus betulus 'Fastigiata'</u>	<u>Upright hornbeam</u>
<u>Cercis canadensis</u>	<u>Forest pansy</u>
<u>Cornus species</u>	<u>Dogwood</u>
<u>Fagus species</u>	<u>Beech</u>
<u>Fraxinus species</u>	<u>Ash</u>
<u>Ginkgo biloba</u>	<u>Maidenhair tree</u>
<u>Liquidambar var.</u>	<u>Sweet gum</u>
<u>Liriodendron var.</u>	<u>Tulip tree</u>
<u>Magnolia grandiflora</u>	<u>Evergreen magnolia (Little Gem)</u>
<u>Phebalium squameum</u>	<u>Satin wood</u>
<u>Platanus species</u>	<u>Plane</u>
<u>Prunus species</u>	<u>Flowering cherry</u>
<u>Quercus species</u>	<u>Oak</u>
<u>Sorbus aria</u>	<u>Whitebeam</u>
<u>Tilia species</u>	<u>Lime tree</u>
<u>Ulmus species</u>	<u>Elm tree</u>
<u>Zelkova serrata</u>	<u>Japanese elm</u>

EXOTIC PLANT SPECIES

<u>Abelia grandiflora var.</u>	<u>Glossy abelia</u>
<u>Agapanthus (dwarf var.)</u>	<u>African lily</u>
<u>Ajuga reptans var.</u>	<u>Carpet bugle</u>
<u>Aristea</u>	<u>Blue iris</u>
<u>Armeria maritima</u>	<u>Sea thrift</u>
<u>Aucuba japonica</u>	<u>Japanese laurel</u>
<u>Azalea species</u>	<u>Azalea</u>
<u>Bergenia</u>	<u>Pig squeak</u>
<u>Buxus species</u>	<u>Boxwood</u>
<u>Camellia species</u>	<u>Camellia</u>
<u>Canna</u>	<u>Bush lily</u>
<u>Choisya species</u>	<u>Mexican orange blossom</u>
<u>Cistus var.</u>	<u>Rock rose</u>
<u>Coleonema pulchellum var.</u>	<u>Breath of heaven</u>
<u>Convolvulus cneorum</u>	<u>Silverbush</u>
<u>Daphne odora var.</u>	<u>Winter daphne</u>
<u>Dichroa versicolor</u>	<u>Blue sapphire</u>
<u>Dietes grandiflora</u>	<u>Wild iris</u>

<u>Erica carnea</u>	<u>Winter heath</u>
<u>Euonymus japonicus</u>	<u>Japanese spindle</u>
<u>Euphorbia</u>	<u>Spurges</u>
<u>Euryops pectinatus</u>	<u>Golden daisy bush</u>
<u>Felicia amelloides</u>	<u>Blue marguerite</u>
<u>Gazania</u>	<u>Treasure flower</u>
<u>Heuchera var.</u>	<u>Coral bells</u>

Bold plants are plants that would comply to be planted within the height restricted areas. It is important that the suitability of species is considered in all landscape plans to ensure the plants' survival and long-term health. This means assessing the soil type, soil moisture, topography and localised climatic conditions.

PLANNING MAPS

Change zoning at Rangiora Airfield (land identified as Activity Area A and Activity Area B within the ODP) from Rural Lifestyle Zone to Special Purpose Zone (Rangiora Airfield), and update the non-urban flood assessment overlay to urban flood assessment overlay as necessary.

DEFINITIONS

<u>AIRFIELD ACTIVITY</u>	<p><u>Means the following use of land and/or buildings related to or ancillary to the function and operation of the Rangiora Airfield:</u></p> <ul style="list-style-type: none"> <u>a. any activity associated with Aircraft Operation (excluding aircraft operation);</u> <u>b. runways, taxiways, aprons, and other aircraft movement areas;</u> <u>c. hangars and control towers;</u> <u>d. rescue, fire, police and medical facilities;</u> <u>e. aircraft fuel installations and aircraft fuel servicing facilities;</u> <u>f. navigation and safety aids, meteorological stations, lighting (other than runway lighting) and telecommunications facilities;</u> <u>g. commercial and industrial activities associated with the needs of pilots, visitors and employees and/or aircraft maintenance and airfield business;</u> <u>h. freight facilities;</u> <u>i. activities and facilities directly associated with servicing the needs of airfield visitors, pilots and employees;</u> <u>j. aviation related educational activities, including aircraft training facilities and accommodation facilities;</u> <u>k. aviation warehouses and aviation storage facilities;</u> <u>l. stormwater facilities, infrastructure, and utility activities;</u> <u>m. monitoring and site investigation activities;</u> <u>n. signs;</u> <u>o. administration and offices associated with any airfield activity;</u>
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	<u>p. any ancillary activities, buildings and structures related to the above.</u>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{2 3}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase</u> 	Activity status when compliance not achieved: NC Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.

² Transpower [195.43].

³ Horticulture NZ [295.80].

	<p><u>the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁴</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in</p>	
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⁴ Transpower [195.43].

	<p>(d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy-wire (but not a tower) that:</p> <p style="padding-left: 40px;">i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p style="padding-left: 40px;">ii. is a maximum of 2.5m in height above ground level;</p> <p style="padding-left: 40px;">iii. is removable or temporary;</p>	
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	<p>to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 40m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs</p>	
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	<p>in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁵</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p>	<p>Activity status when compliance not achieved: N/A⁶</p>

⁵ Transpower [195.43].

⁶ Transpower [195.43].

	<p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major⁷ electricity distribution line	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing,</u>⁸ activities and development adjacent to a 66kV or 	Activity status when compliance not achieved: N/A

⁷ Mainpower [249.94].

⁸ Mainpower [249.95].

	<p>33kV<u>major</u>⁹ electricity distribution line involve the following:</p> <p>a. new a sensitive activity and or a new buildings or structure¹⁰ (excluding accessory buildings)¹¹ within 6m¹² of the centreline of a 66kV or 33kV<u>major</u>¹³ electricity distribution line or within 40m 6m¹⁴ of the visible outer edge of a¹⁵ foundation of an associated a pole, pi-pole¹⁶ or tower; and or</p> <p>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁷</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁸</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
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⁹ Mainpower [249.94].

¹⁰ Mainpower [249.94].

¹¹ Mainpower [249.94].

¹² Mainpower [249.94].

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.94].

¹⁵ Mainpower [249.94].

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.94].

¹⁸ Mainpower [249.94].

	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major¹⁹ electricity distribution lines are shown on the planning map. • 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. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
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¹⁹ Mainpower [249.94].