

OFFICER'S REPORT FOR:

Hearing Panel:

SUBJECT:

Proposed Waimakariri District Plan:
Āhuratanga auaha ā tāone - Urban Form and
Development

PREPARED BY:

Mark Buckley

REPORT DATED:

5 April 2023

DATE OF HEARING:

Stream 1 & 2
15 - 18 May 2023

Executive Summary

1. This report considers submissions received by the Waimakariri District Council (the Council) in relation to the relevant objectives, policies, and definitions of the Proposed Plan as they apply to the Āhuatanga auaha ā tāone - Urban Form and Development chapter. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There were a number of submissions and further submissions received on Urban Form and Development. The submissions received were diverse and sought a range of outcomes. The following are considered to be the key issues in contention in the chapter:
 - Non-compliance with the NPSUD;
 - Controlling unplanned development outside urban centres;
 - Impacts of reverse sensitivity on industrial activities and primary production;
 - Addressing the protection of highly productive land; and
 - Rezoning of land outside areas identified in RPS.
3. This report addresses each of these matters, as well as any other issues raised by submissions.
4. Some submissions may relate to relevant matters that appear in other chapters. These submissions have been reallocated and will be addressed in those chapters.
5. The Urban Form and Development chapter may be subject to a number of consequential amendments arising from submissions to the whole of the Proposed Plan and other chapters.
6. I have recommended changes to the Proposed Plan provisions to address matters raised in submissions and are summarised below:
 - Amendment to the direction in the introduction;
 - Amendments to objectives to reflect the wording within the NPSUD;
 - Inclusion of new housing bottom line figures;
 - Reverse sensitivity impacts on industrial activities; and
 - Inclusion of a new definition called 'Urban Centres'.
7. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the Proposed Plan should be amended as set out in section **Appendix A** of this report.
8. For the reasons set out in the Section 32AA evaluation in **Appendix C** and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
 - achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

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Interpretation

9. Parts A and B of the Officer's reports utilise a number of abbreviations for brevity as set out in Table 1 and 2 below:

Table 1: Abbreviations

Abbreviation	Means
FUDA	Future urban development area (greenfield priority areas from RPS Map A)
RMA	Resource Management Act 1991
District Council	Waimakariri District Council / territorial authority
Operative Plan	Operative Waimakariri District Plan
Proposed Plan	Proposed Waimakariri District Plan
ECan	Environment Canterbury/Canterbury Regional Council
NES	National Environmental Standard
NESAQ	National Environmental Standards for Air Quality 2004
NESCS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NESETA	National Environmental Standards for Electricity Transmission Activities 2009
NESF	National Environmental Standards for Freshwater 2020
NESPF	National Environmental Standards for Plantation Forestry 2017
NESSDW	National Environmental Standards for Sources of Drinking Water 2007
NESTF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Planning Standard
NPSET	National Policy Statement on Electricity Transmission 2008
NPSFM	National Policy Statement for Freshwater Management 2020
NPSUD	National Policy Statement on Urban Development 2020
NPSREG	National Policy Statement for Renewable Electricity Generation 2011
NZCPS	New Zealand Coastal Policy Statement 2010
RRDS	(Waimakariri) Rural Residential Development Strategy
RPS	Operative Canterbury Regional Policy Statement
WWDS	Waimakariri 2048 District Development Strategy

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
CCC	Christchurch City Council
CDHB	Christchurch District Health Board
Chorus	Chorus New Zealand Ltd
CIAL	Christchurch International Airport Ltd
Corrections	Ara Poutama Aotearoa the Department of Corrections
DoC	Department of Conservation Te Papa Atawhai
ECan	Environment Canterbury / Canterbury Regional Council
Federated Farmers	Federated Farmers of New Zealand Inc.

Abbreviation	Means
FENZ	Fire and Emergency New Zealand
Fish and Game	North Canterbury Fish and Game Council
Forest and Bird	Royal Forest and Bird Protection Society
Heritage NZ	Heritage New Zealand Pouhere Taonga
Hort NZ	Horticulture New Zealand
Kainga Ora	Kainga Ora – Homes and Communities
KiwiRail	KiwiRail Holdings Limited
MainPower	MainPower New Zealand Ltd
MoE	Minister / Ministry of Education
Ngāi Tūāhuriri	Te Ngāi Tūāhuriri Rūnanga
NZDF	New Zealand Defence Force
Police	Minister of Police / NZ Police
QEII Trust	Queen Elizabeth the Second National Trust
Ravenswood	Ravenswood Developments Ltd
Spark	Spark New Zealand Trading Ltd
Tuhaitara Trust	Te Kohaka o Tuhaitara Trust
Transpower	Transpower New Zealand Ltd
Vodafone	Vodafone New Zealand Ltd / One.NZ
WDC	Waimakariri District Council (including as requiring authority)
Waka Kotahi	Waka Kotahi NZ Transport Agency

In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

10. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the Āhuratanga auaha ā tāone - Urban Form and Development chapter and to recommend possible amendments to the Proposed Plan in response to those submissions.
11. This report is prepared under section 42A of the RMA. It considers submissions received by the District Council in relation to the relevant strategic directions objectives, objectives, policies, rules, definitions, appendices and maps as they apply to the Urban Form and Development chapter in the Proposed Plan. The report outlines recommendations in response to the key issues that have emerged from these submissions.
12. This report discusses general issues or topics arising, the original and further submissions received following notification of the Proposed Plan, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the Proposed Plan provisions or maps based on the preceding discussion in the report.
13. In preparing this report I have had regard to recommendations made in the Strategic Directions s42A report.
14. This report is provided to assist the Hearings Panel in their role as Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
15. This report is intended to be read in conjunction with Officers' Report Overarching and Part 1 matters, which contains factual background information, statutory context and administrative matters pertaining to the district plan review and part 1 provisions¹.

1.2 Author

16. My name is Mark Thomas Buckley. My qualifications and experience are set out in **Appendix D** of this report.
17. My role in preparing this report is that of an expert planner.
18. I was involved in the preparation of the Proposed Plan and authored the Section 32 Evaluation Reports for Natural Character of Freshwater Bodies, Variation 1 Housing Intensification (Qualifying Matter Airport Noise) and Variation 2 Financial Contributions. I was the lead in ensuring the various chapters in the Proposed Plan were integrated.
19. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court 2023. I have complied with that

¹ Introduction, how the plan works, interpretations, definitions, national directions instruments and general provisions not related to any specific plan section

Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.

20. The scope of my evidence relates to Urban Form and Development. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
21. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
22. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

23. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:
 - Council report on updated Housing Bottom Line² **Appendix E**; and
 - Map A from the RPS in **Appendix F**.

1.4 Key Issues in Contention

24. A number of submissions and further submissions were received on the provisions relating to Urban Form and Development. The submissions received were diverse and sought a range of outcomes; including for example: protection of Land Use Class (LUC) 1 to 3 soils, reverse sensitivity and application of the airport noise contour.
25. I consider the following to be the key issues in contention in the chapter:
 - Non-compliance with the NPSUD;
 - Controlling unplanned development outside urban centres;
 - Impacts of reverse sensitivity on industrial activities and primary production;
 - Addressing the protection of highly productive land; and
 - Rezoning of land outside areas identified in RPS.
26. I address each of these key issues in this report, as well as any other issues raised by submissions.

² Figures are based off data feeding into the draft Greater Christchurch Housing Development Capacity Assessment (March 2023). Note that these figures may change as a result of updated assessment.

1.5 Procedural Matters

27. At the time of writing this report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this Urban Form and Development.

2 Statutory Considerations

2.1 Resource Management Act 1991

28. The Proposed Plan has been prepared in accordance with the RMA and in particular, the requirements of:

- section 74 Matters to be considered by territorial authority, and
- section 75 Contents of district plans,

29. There are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the Proposed Plan. These documents are discussed in detail within the Section 32 Evaluation Report: Urban Form and Development. The application of the NPSHPL was not addressed within the Section 32 report as it came out after notification. The application of the NPSHPL will be addressed within the Section 42A and Section 32AA reports for the Rural Zones chapter.

2.2 Section 32AA

30. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

31. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to Urban Form and Development is contained within the assessment of the relief sought in submissions appended to this report as **Appendix C** as required by s32AA(1)(d)(ii).

2.3 Trade Competition

32. Trade competition is not considered relevant to the Urban Form and Development provisions of the Proposed Plan.
33. There are no known trade competition issues raised within the submissions.

3 Consideration of Submissions and Further Submissions

3.1 Overview

34. For Urban Form and Development there are a total of 210 original submission points, and 206 further submissions.
35. There are six submissions on the Introduction to the Urban Form and Development chapter. None in support of the introduction, five wanting amendments and one in opposition. All of the submissions that wanted amendments to the introduction have further submissions, five in opposition and one in support.
36. There are 21 submissions on UFD-O1, with ten in support, ten wanting amendments, and one in opposition. There are eight further submissions that support amendments, one opposed to a suggested amendment, and two opposing the retention of the objective in submissions.
37. There are 20 submissions on UFD-O2, eight in support, three neutral, nine wanting amendments and none in opposition. There is one further submission that opposes an amendment, nine that support an amendment and two that oppose the retention of the objective.
38. There are 19 submissions on UFD-P1, ten in support, nine wanting amendments and none in opposition. There are nine further submissions that oppose an amendment and three that support an amendment.
39. There are 26 submissions on UFD-P2, five in support, 18 wanting amendments and three in opposition. There are 20 further submissions that oppose an amendment and 13 that support and amendment.
40. There are 15 submissions on UFD-P3, six in support, nine wanting amendments and none in opposition. There are 29 further submissions that oppose an amendment, 21 of which relate to an amendment sought by Rolleston Industrial Developments Ltd, and nine further submissions that support an amendment.
41. There are 11 submissions on UFD-P4, five in support, six wanting amendments, and none in opposition. There are six further submissions that oppose amendments and three that support amendments.
42. There are 13 submissions on UFD-P5, six in support, seven wanting amendments, and none in opposition. There are eight further submissions that oppose amendments and three that support amendments.
43. There are 19 submissions on UFD-P6, five in support, 12 wanting amendments, and two in opposition. There are eight further submissions that oppose amendments and nine that support amendments.
44. There are 13 submissions on UFD-P7, five in support, seven wanting amendments and one in opposition. There are eight further submissions that oppose amendments and three that support amendments.
45. There are 13 submissions on UFD-P8, seven in support, five wanting amendments, and one in opposition. There are nine further submissions that oppose amendments and three that support amendments.

46. There are 10 submissions on UFD-P9, seven in support, three wanting amendments, and none in opposition. There are seven further submissions that oppose amendments and one that supports an amendment.
47. There are 24 submissions on UFD-P10, seven in support, 15 wanting amendments, and two in opposition. There are 13 further submissions that oppose amendments, 13 that support amendments and one that opposes the retention of the policy.
48. In addition to further submissions on specific point, there were also general submissions by further submitters in opposition or support of the whole submission by original submitters. The further submissions have not been assessed against specific submission points because of the generic nature of the submission. The further submissions are listed in the Table 3 below:

Table 3: General Further Submissions

Further submitter	FS number	Provision	Submission number	Original submitter	Support / oppose	Outcome sought
I.W and L.M. Bisman	38	Whole submission	160	Rolleston Industrial Developments	Oppose	Oppose
Waimakariri District Council	48	Whole submission	160	Rolleston Industrial Developments Ltd	Oppose	Disallow
Martin Hewitt	60	Whole submission	160	Rolleston Industrial Developments	Oppose	Whole disallowed
Steven Holland	72	Whole submission	160	Rolleston Industrial Developments	Oppose	Whole disallowed
Michelle Holland	73	Whole submission	160	Rolleston Industrial Developments	Oppose	Whole disallowed
Val & Ray Robb	74	Whole submission	160	Rolleston Industrial Developments	Oppose	Whole disallowed
Edward & Justing Hamilton	75	Whole submission	160	Rolleston Industrial Developments	Oppose	Whole disallowed
David & Elaine Brady	130	Whole submission	160	Rolleston Industrial Developments	Oppose	Disallow
Jan Hadfield	132	Whole submission	160	Rolleston Industrial Developments	Oppose	Disallow
Emma Wood	136	Whole submission	160	Rolleston Industrial Developments	Oppose	Disallow
MainPower NZ Ltd	58	Whole submission	325	Kainga Ora	Oppose	

Richard & Geoff Spark	37	Whole submission	325	Kainga Ora		Disallow
Miranda Hales	46	Whole submission	325	Kainga Ora	Oppose	Disallow
Bellgrove Rangiora Ltd	85	Whole submission	325	Kainga Ora	Oppose	Disallow
R J Paterson Family Trust	91	Whole submission	325	Kainga Ora		Allow in part
Richard & Geoff Spark	37	Whole submission	360	Christchurch City Council		
Miranda Hales	46	Whole submission	360	Christchurch City Council	Oppose	Reject
CIAL	80	Whole submission	360	Christchurch City Council	Support	Accept
Richard & Geoff Spark	37	Whole submission	408	Bellgrove Rangiora Ltd		
Kainga Ora	88	Whole submission	207.1 - 207.49	Summerset Retirement Villages (Rangiora) Ltd	Oppose	Disallow
Kainga Ora	88	Whole submission	254.01 - 254.155	Christchurch International Airport Ltd	Oppose	Disallow
DEXIN Investment Ltd	101	Whole submission	416.1 - 416.15	Sports & Education Corporation	Support	Allow
Forest & Bird	78	Whole submission	419.1 - 419.155	Department of Conservation	Support	
R J Paterson Family Trust	91	223.1 - 223.15 Covers Planning Maps, SD, UFD, SUB, RESZ, GRZ, WR	223	John and Coral Broughton		Allow in Part
FS Damian & Sarah Elley	28	236.1 - 236.28 covers PLANNING MAPS, SD, UFD, SUB, LLRZ, RESZ	236	Rick Allaway & Lionel Larsen	Support	
FS JP Bailey Family Trust	29	236.1 - 236.28 covers PLANNING MAPS, SD,	236	Rick Allaway & Lionel Larsen	Support	

		UFD, SUB, LLRZ, RESZ				
FS Kim Manson & Neihana Kuru	30	236.1 - 236.28 covers PLANNING MAPS, SD, UFD, SUB, LLRZ, RESZ	236	Rick Allaway & Lionel Larsen	Support	
FS Ross Fraser	31	236.1 - 236.28 covers PLANNING MAPS, SD, UFD, SUB, LLRZ, RESZ	236	Rick Allaway & Lionel Larsen	Support	
FS L N R deLacy	32	236.1 - 236.28 covers PLANNING MAPS, SD, UFD, SUB , LLRZ, RESZ	236	Rick Allaway & Lionel Larsen	Support	
FB Louise Marriott	33	236.1 - 236.28 covers PLANNING MAPS, SD, UFD, SUB, LLRZ, RESZ	236	Rick Allaway & Lionel Larsen	Support	
Bellgrove Rangiora Ltd	85	242.1 - 242.14 covers PLANNING MAPS, SD, UFD, SUB, RESZ, GRZ, GENERAL	242	Dalkeith Holdings Ltd	Oppose	Disallow
Bellgrove Rangiora Ltd	85	246.1 - 246.16 covers PLANNING MAPS, WR, SD, UFD, SUB, RESZ, GRZ, GENERAL	246	Miranda Hales		Disallow
Richard & Geoff Spark	37	Whole submission	295	Horticulture NZ	Oppose	Disallow
CIAL	80	Whole submission	295	Horticulture NZ	Support	Accept

CIAL	80	Whole submission	316	Canterbury Regional Council	Support	Accept
Rachel Hobson & Bernard Whimp	90	Whole submission	316	Canterbury Regional Council		Disallow in part

49. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission. In general, further submissions may not be specifically mentioned unless they are in support of a change in wording or there are multiple further submissions either for or against a submission.

3.1.1 Report Structure

50. Submissions on Urban Form and Development raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.

51. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission-by-submission approach. I have organised the evaluation in accordance with common themes that appear in submissions on the chapter in the Proposed Plan as notified.

52. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point. Specific recommendations on each submission / further submission point are contained in **Appendix B**.

53. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in **Appendix B**. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as **Appendix A**.

54. This report only addresses definitions that are specific to this topic. Definitions that relate to more than one topic have been addressed in the Overarching Part 1 Section 42a report.

3.2 Introduction – Urban Form and Development

3.2.1 Matters raised by submitters

55. There is one submission stating that there should be no “chapter hierarchy” within the plan and how this relates to the wording the introduction of Urban Form and Development.

3.2.2 Assessment

56. The submission by Forest and Bird [submission 192.33] seeks that the introduction is amended to provide clear guidance as to how the Urban Form and Development objectives and policies are to be treated within the Proposed Plan. The submitter wanted a statement in the introduction on the role that objectives and policies within Strategic Directions and Urban Form and Development play across the rest of the Proposed Plan. NPS Section 7 Mandatory direction requires Councils to include a chapter on Urban Form and Development under the 'Strategic Directions' heading. Section 7 Mandatory direction (1)(b) notes that objectives in Strategic Directions should address key strategic or significant matters for the district and guide decision making at a strategic level.
57. However, Policies 2 and 7 of the NPSUD directs Councils to provide at least sufficient development capacity and set housing bottom lines for short-medium term and long term. I consider that proposed Objectives UFD-O1 and UFD-O2 meet the requirements of these policies of and gives effect to the NPSUD.
58. The Urban Form and Development policies in the Proposed Plan link directly into those within the General Objectives and Policies for all Residential Zones (RESZ) and the General Objectives and Policies of all Industrial Zones (INZ). There are no detailed policies within the RESZ and INZ chapters that determine where new residential and industrial zoning can occur or how the housing bottom line is to be met. However, the existing wording of "must give effect to" implies that the objectives and policies of the Urban Form and Development chapter has precedence over the objectives within Strategic Directions which is not the intent as set out in the s32 evaluation.
59. The suggested amendments by Forest and Bird are that the objectives and policies of " provide direction" to the other chapters meets the intent of the Strategic Directions within NPS.
60. There was one further submission from Transpower [FS92] that supported the amendment.

3.2.3 Summary of recommendations

61. I recommend that the submission to amend the Introduction for Urban Form and Development from Royal Forest and Bird Protection Society of New Zealand [192.33] is **accepted**.
62. My recommendations in relation to the further submission reflect the recommendations on the relevant primary submission.
63. I recommend that the words "...must be given effect to.." in the Introduction be replaced with the wording as shown in **Appendix A**.

3.2.4 Section 32AA evaluation

64. The proposed changes to the Introduction section will better reflect the wording within the Section 75(3)(ba) RMA to give effect to a NPS.

3.3 Housing Demand Capacity (UFD-O1 and UFD-O2) - Submissions

3.3.1 Matters raised by submitters

65. Thirteen submitters with 19 submission points on residential housing capacity within the district were received, requesting either rezoning or amendments to policy to enable intensification within urban areas, including the following:

- Better give effect to the Amendment Act and the NPSUD;

- Support a range of residential activities;
- The enablement of increased infill; and
- Having a range of housing type and property sizes.

66. Submissions received from Aston Consulting were all similar in wording (R & G Spark, J & C Broughton, R Allaway and L Larsen, Dalkeith Holdings Ltd and M Hales) and wanted amendments to UFD-O1 and UFD-O2 to better reflect the NPSUD to enable intensification of existing urban areas and specific parcels of land outside of the infrastructure boundary to be rezoned for residential. I have therefore considered these submissions collectively.

3.3.2 Assessment

67. Sarbaz Estates Limited [133.1, 133.3, 133.4, and 133.5] wanted amendments to the Urban Form and Development chapter to give effect to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill by enabling and encouraging infill residential development. The Amendment Act has subsequently been implemented through Variation 1 to the Proposed Plan. Submission 133.4 requests a new objective within Urban Form and Development. Substance of the submission [133.4] will be considered within the Section 42A report for Variation 1.

68. In further submissions, CIAL opposed 133.1 and 133.4 on the basis that infill should only be enabled where residents are not exposed to noise levels of 50dBA Ldn or greater. This is inconsistent with Policy 6.3.5 of the RPS which enables residential development within existing residentially zoned urban areas within Kaiapoi. The issue of the application of the airport noise corridor will be addressed in a subsequent Section 42A report.

69. The Department of Corrections [52.4] and Oranga Tamariki [278.11] wanted a new policy that supported a range of residential activities that meet the needs of the community. This was to enable activities that provide element of supervision, assistance, care and/or treatment support to enable a stronger community.

70. Objective UFD-O1 provides for a residential activities. Objective RESZ-O4 and Policy RESZ-P6(3) provide for a range of community facilities within the residential zones. These link back directly into the permitted rules for care facilities, while corrections facilities are provided as a permitted activity within the industrial zones. The identification of where community facilities are located is more appropriately addressed in the Residential, Industrial and Commercial chapters than in Urban Form and Development.

71. The submissions from R & G Spark [183.2, 183.3], J & C Broughton [223.3], R Allaway and L Larsen [236.3, 236.4], Dalkeith Holdings Ltd [242.3, 242.4], M Hales [246.3, 246.4] and Ravenswood [347.7] all wanted changes to Objective UFD-O1 to provide additional housing capacity in each town and a wide range of housing types, sizes and densities. The submitters wanted amendments to directly reflect the wording within the NPSUD, and to enable the rezoning of various parcels of land from proposed Rural Lifestyle Zone to General or Medium Density Residential Zones. Some of the submitters also wanted an updated housing bottom line. Most further submissions supported the proposed amendments.

72. Local Authorities are required to give effect to national policy statements and develop district plans which reflect the local conditions and the wants of the community. They are not required to transcribe the content of the national policy statements directly into the district plan. However,

the proposed amendment in the first part of the submission with “At least sufficient” to UFD-O1 and UFD-O2 will provide some context as to how Council is to implement Policy 2 NPSUD.

73. The amendment wanting “a wide range of housing types, sizes and densities” is inconsistent with the intent of the Amendment Act, which required Council to rezone parts of Rangiora, Kaiapoi and Woodend/Pegasus as a Medium Residential Density Zone. The content of the amendment on types, sizes and densities to UFD-O1 and UFD-O2 are within the proposed Variation 1 amendments to MRZ-O1 and MRZ-P1 and therefore I consider the provisions do not need to be repeated in the UFD chapter.
74. The District Council has undertaken an updated assessment of housing demand to provide sufficient land to meet the housing bottom line since the Strategic Direction Section 32 report. The updated housing bottom line figures are based on updated growth modelling done in 2021³, and have been corrected to exclude Oxford, which is outside the Greater Christchurch Partnership area. A report was presented to Council on 6 September 2022 with the updated housing bottom lines (**Appendix E**) in line with Policy 7 of the NPSUD. Council is required to make amendments to the District Plan housing bottom line under clause 55 RMA as updates occur.
75. The submission from Suburban Estates Limited [208.4] seeks amendments to UFD-O1 to include the wording “*to meet housing demand*” and support the submitter’s rezoning request for the northern portion of Kaiapoi Development area. The objective refers to the requirement of Tier 1 and 2 local authorities having to set housing bottom line in accordance with Policy 7 of the NPSUD and therefore the submitters relief is unnecessary.
76. The submission also opposes the certification process as they considered it unnecessary, uncertain, complex and inflexible. The argument was that issues dealt within the certification process would normally be dealt with during the resource consent process. It is my opinion that there is a common perception that land zoned residential would be suitable for development and that Council would only rezone land if it was suitable. The certification process is intended to establish whether an area of land previously identified as part of the Land Use Recovery Plan (2013) is suitable for development. The assessment on the certification process is planned to occur within the Section 42A on Future Development Areas (Stream 10 February 2024).
77. Kainga Ora [325.7 and 325.8] wanted UFD-O1 and UFD-O2 amended to include the wording “At all times at least sufficient development capacity” to be consistent with Policy 2 NPSUD. While the District Plans do not need to transcribe the wording of high order documents, the wording within the NPSUD does provide some context as to how Council as a tier 1 local authority is to implement the policy and as such part of the proposed submission is acceptable.
78. The Ministry of Education [277.13] wants an amendment to UFD-P2 to require new development to occur in line with the capacity of education facilities. While it is recognised that school zonings exist in some parts of the district, where schools are subjected to an unforeseen increase in school roles in excess of the capacity, provision has been made in UFD-P2(2)(d) to consider education facilities when planning for new residential areas. I consider that there is no need to repeat the requirement to consider educational facilities twice within the policy.

³ Greater Christchurch Housing Development Capacity Assessment, 30 July 2021. Greater Christchurch Partnership.

79. Doncaster Developments Limited [290.2] and Rolleston Industrial Developments Ltd [326.41] wanted an amendment to UFD-O1 to remove the housing bottom line (development capacity) figures or remove them and replace it with a statement linking it to the NPSUD. Under Policy 7 of the NPSUD, Tier 1 and 2 local authorities are required to set housing bottom lines within regional policy statements and district plans.

3.3.3 Summary of recommendations

80. I recommend for the reasons given in the assessment, that the submissions from R & G Spark [183.2 and 183.3], J & C Broughton [223.3], R Allaway and L Larsen [236.3 and 236.4] Dalkeith Holdings Ltd [242.3 and 242.4], M Hales [246.4 and 246.5], Suburban Estates Limited [208.4], Ravenswood Developments Limited [347.7] and Kainga Ora [325.7 and 325.8], on UFD-O1 and UFD-O2 be **accepted in part**.

81. I recommend for the reasons given in the assessment, that the submissions from Ministry of Education [277.13], Doncaster Developments Ltd [290.2], and Rolleston Industrial Developments Ltd [326.41] be **rejected**.

82. I recommend that the housing bottom line figures be updated in accordance with the Council report on Housing Bottom Lines – Implementing National Policy Statement Directions (**Appendix F**).

83. I recommend that amendments be made to UFD-O1 and UFD-O2 as shown in **Appendix A**.

3.3.4 S32AA evaluation

84. Refer to Table C1 and C2 in **Appendix 2**

3.4 Uncontrolled Development (URD-P1, UFD-P2 and UFD-P3)- Submissions

3.4.1 Matters raised by submitters

85. 13 submissions raised the following matters:

- Promotion of intensification,
- Removal of constraints on development outside of urban areas, and
- Enable greater development in small settlement zones and Large Lot Residential Zone,

86. There were six submitters (J&C Broughton, Concept Services, R Allaway and L Larsen, Rolleston Industrial Developments Ltd, Ngāi Tahu, and Ashley Industrial Services Ltd) who wanted to remove constraints on residential land development across the entire or parts of the district.

3.4.2 Assessment

87. Forest and Bird [192.34] wanted amendments to UFD-P1(1) to “promote” urban intensification while managing adverse effects that are consistent with the plan, and consideration of other provisions in relation to the Medium Density Residential Zone. The wording of “provide for intensification” as drafted, is consistent with Policy 1 of the Amendment Act that enables a variety of housing types and densities, and Objective 6.2.2 of the RPS that provides for higher density living environment.

88. R & U Hack wanted amendments to UFD-P1, P2 and P3 to enable the rezoning of a number of properties near Woodend from Rural Lifestyle Zone to General Residential Zone. The rezoning of land will be dealt with in the hearings report on Rezoning Requests. The amendments sort in the submissions [201.1, 201.2 and 201.3] were specific in nature to the parcels of land. However, part of the submissions wanted the extension of the Urban Growth Boundary to include land up the State Highway towards Woodend to enable residential development. The Urban Growth Boundary was established as part of the Land Use Recovery Plan (2013) in response to land lost for residential development from the Canterbury earthquakes and represents an outer limit where at the time infrastructure could readily cater for any development without major costs. The urban growth boundaries are also present within the RPS (Map A) that constrains development outside of the boundary. Any amendment to the urban growth boundary would need to go through a process detailed in Policy 6.3.11 of the RPS, which is outside of the scope of the district plan review.
89. Submissions by Rolleston Developments Ltd [326.52], J & C Broughton [223.4], Concept Services [230.2], R Allaway & L Larsen [236.5], and Ngāi Tahu Property [411.5] wanted amendments to UFD-P2 removing the reference to “avoid” and inclusion of the word “shall generally” or “manage”. The intent of the policy is to avoid residential development in areas that cannot meet the criteria listed in the policy, which are considered to be constituent parts of what makes a well-functioning urban environment. The Section 32 details that policy takes into account a range of objectives and policies within the NPSUD and the RPS and is responsive to issues identified in the overlying objectives. The ‘softening’ of the wording proposed by the submissions may enable development that is not part of a well-functioning urban environment, which is the opposite of the intent of the policy.
90. Of the submissions above, only the submissions from J & C Broughton [223.4] and R Allaway & L Larsen [236.5] provided any Section 32 analysis behind the request. The issue of rezoning of the two properties will be addressed in the Section 42a report for the rezoning requests (Stream 10, February 2024).
91. Kainga Ora submission [325.9] wanted amendments to UFD-P1 to provide clarity to the application of Medium Density Residential Zone⁴. The proposed amendments are consistent with the approach taken in the Proposed Plan as detailed in the Section 32 report for Residential Zones. The suggested amendment to UFD-P2(2)(d) is however inconsistent with UFD-P10 and could potentially result in reverse sensitivity issues where inadequate separation has been provided from heavy industry. In my opinion the separation distances from heavy industry should be effects based and not dependent upon an assumption that reverse sensitivity effects can be addressed where the Medium Density Residential zone does “immediately adjoin” the Heavy Industrial Zone.
92. Submission 160.3 from Rolleston Industrial Developments Ltd stated that policy URD-P3 did not support the private plan change RCP031 and wanted amendments that enabled Large Lot Residential Zone developments to occur adjacent General Residential Zones. RPS Policy 3.5.1(1)(b) RPS provides for limited rural residential development where it occurs in a concentrated form. The explanations given for the approach of promoting the coordinated pattern of development is

⁴ The submission is against the MDRZ as notified in the Proposed Plan and not against the MDRZ notified in Variation 1. There are no submissions on UFD-P1 within Variation 1 as it was not amended under the amendments.

to ensure that rural residential does not foreclose future urban development options in the vicinity of urban areas. Policy 6.3.9 of the RPS also requires that territorial authorities only provide for rural residential development in line with the Rural Residential Development Strategy. There were 21 further submissions in opposition to this submission point.

93. Submission 411.7 by Ngāi Tahu Property supported the provision and wanted amendments to UFD-P8(3) to enable industrial development outside the Industrial Zone. While some industrial activities are envisaged in the mixed-use zone (MUZ-R23), enabling industrial development to occur outside the appropriate zoning may result in significant reverse sensitivity effects and place constraints on surround land use. Rural industry is provided for as a permitted and non-rural industrial activities are discretionary within the General Rural and Rural Lifestyle zones. It should be recognised that non-rural industrial activities are not excluded from these zones they require a resource consent and need to ensure that they meet the policy direction within the Proposed Plan.

3.4.3 Summary of recommendations

94. I recommend for the reasons given in the assessment, that the submissions from Forest and Bird [192.34] be **rejected**.
95. I recommend for the reasons given in the assessment, that the submissions from R & U Hack [201.1, 201.2 and 201.3] be **rejected**.
96. I recommend for the reasons given in the assessment, that the submissions from Rolleston Developments Ltd [326.52], J & C Broughton [223.4], Concept Services [230.2], R Allaway & L Larsen [236.5], and Ngai Tahu Property [411.5] on UFD-P1, UFD-P2 and UFD-P3 be **rejected**.
97. I recommend for the reasons given in the assessment, that the submissions from Kainga Ora [325.9] on UFD-P1 be **accepted in part**.
98. I recommend for the reasons given in the assessment, that the submissions from Rolleston Developments Ltd [160.3] on UFD-P3 be **rejected**.
99. I recommend for the reasons given in the assessment, that the submissions from Ngāi Tahu Property [411.7] on UFD-P8 be **rejected**.
100. I recommend that UFD-P1 be amended as shown in **Appendix A**.

3.4.4 S32AA evaluation

101. Table C3 in **Appendix C**.

3.5 Infrastructure (UFD-P2, UFD-P3, UFD-P10)- Submissions

3.5.1 Matters raised by submitters

102. Five submitters raised 13 submissions on infrastructure matters, including the following:
- Provision of telecommunication, broadband and electricity infrastructure for new development areas,
 - Development impacts upon infrastructure,

- Development alignment with the provision of infrastructure, and
- Reverse sensitivity effects from residential development.

103. There were 18 further submissions on the original submissions. All but four are in support of the original amendments.

3.5.2 Assessment

104. Chorus, Spark and Vodafone's submission [62.4] opposed UFD-P2 as notified as it did not make any reference to telecommunications, broadband and electricity infrastructure. Policy UFD-P2 relates to the identification and location of new residential development areas. While the NPS requires that all infrastructure related matters are to be located in the Energy and Infrastructure chapter, a number of energy and infrastructure providers have requested that provisions relating to their operation are dispersed throughout the Proposed Plan. The proposed amendment is already covered in Objective EI-O3 and Policy EI-P2(1)(b) and is not considered a strategic direction.

105. Transpower's submission [195.22] wants amendments to UFD-P10 to manage reverse sensitivity effects from new development where they can impact infrastructure. Reference is made to the wording used within NPSET, and which is consistent with Policy EI-P6. This submission is supported by a further submission from KiwiRail. The submission is accepted in part in relation to maintenance and inclusion of development. I consider the proposed amendments reasonable in order to manage reverse sensitivity effects on critical, strategic and regionally significant infrastructure.

106. MainPower submitted across most of the policies in Urban Form and Development wanting similar outcomes, which are the provision for new residential development areas in a manner that aligns with the delivery of infrastructure [submissions 249.237, 249.238, 249.239, 249.240, 249.241, 249.242, 249.243, 249.244 and 249.245]. The proposed amendment in submission 249.237 is already present in UFD-P2(2)(b) and Objective EI-O3, as well as policies EI-P2 and EI-P6. The suggested amendment to UFD-P3 [249.238] are inconsistent with the intent of the Large Lot Residential areas where there is likely to be some infrastructure constraints in the form of stormwater and wastewater. Policy EI-P2 provides for new infrastructure across the district. Requested amendments in submissions 249.239 (town centres), 249.240 and 249.243 (new industrial), 249.241 (new residential development areas), 249.242 (commercial and mixed-use zones), and 249.244 (Special Purpose Kāinga Nohoanga Zone) could artificially constrain any expansion of those areas. Provision has been made in SD-O3(3) for the timing and integration of new development and new infrastructure and does not need to be repeated in every policy.

107. Submission 249.245 (MainPower) requests multiple amendments to UFD-P10 in relation to reverse sensitivity. The first amendment wanting the inclusion of the wording "and development" is redundant as it is in the overarching sentence above which identifies where these activities apply. The addition of "maintenance, repair and development" are considered appropriate given that Policy 2 of the NPSET separates maintenance, upgrading and development from operation. The use of the term "important infrastructure" replacing critical, strategic and regionally significant is inconsistent with the defined terms in the RPS and Policy 6.2.1 of the RPS.

3.5.3 Summary of recommendations

108. I recommend for the reasons given in the assessment, that the submissions from Chorus, Spark and Vodafone [62.4] be **rejected**.
109. I recommend for the reasons given in the assessment, that the submission from MainPower [249.245], and Transpower [195.22] be **accepted in part**.
110. I recommend for the reasons given in the assessment, that the submissions from MainPower [249.237, 249.238, 249.239, 249.240, 249.241, 249.242, 249.243, and 249.244] be **rejected**.
111. I recommend changes to the wording of UFD-10 as shown in **Appendix A**.

3.5.4 Section 32AA evaluation

112. Refer to Table C6 in **Appendix C**.

3.6 Reverse Sensitivity Effects- Submissions

3.6.1 Matters raised by submitters

113. 18 submissions on across 24 submission point raised reverse sensitivity and related matters, including the following:
- Requiring new development areas to avoid vs minimise reverse sensitivity effects,
 - Avoid reverse sensitivity effects on primary production,
 - Use of other methods to minimise reverse sensitivity effects, and
 - Effects on CIAL operations.
114. The issue of reverse sensitivity was raised across numerous policy within Urban Form and Development. Some of the reverse sensitivity issues are addressed above as part of MainPower submission.

3.6.2 Assessment

115. Fulton Hogan submitted on UFD-P2 [41.16] wanting the inclusion of a reverse sensitivity clause. The issue of reverse sensitivity is already covered in UFD-P10(2) and RURZ-P8 and I consider does not need to be repeated throughout the chapter.
116. The Fulton Hogan submission [41.17] requests amendments to wording in UFD-P10 to recognise that reverse sensitivity effects do not just occur within new residential zones and development areas but should be considered for all urban or residential development. Given that urban and residential zones are already established, there is no scope to move the dwellings to avoid reverse sensitivity effects. The suggested amendments by replacing “minimising” with “avoid” are already covered under RURZ-P8 with respect to avoiding the establishment of any new sensitive activity near a range of primary production activities (includes part of Horticulture NZ submission 295.75). There are a range of management methods that can minimise reverse sensitivity effects that are listed in UFP-P10(2) which are considered best practice. The use of “avoid” would be inconsistent with Policy 5.3.2 of the RPS which has “avoid or mitigate” of reverse sensitivity effects and conflicts.

117. The Aggregate and Quarry Association [127.5] wanted amendments to UFD-P2 so reverse sensitivity is referenced in all of the conditions. While the issue of reverse sensitivity is addressed in UFD-P10, it does not need to be repeated everywhere in UFD-P2.
118. Daiken NZ Ltd wanted provisions added to UFD-P2(2) [submission 145.11] and UFD-P3(2) [submission 145.12] to ensure that new residential development areas and extension to the Large Lot Residential Zone is located a sufficient distance away from any Heavy Industrial Zone. The issue of separation distance from Heavy Industry activities and noise sensitive activities is covered in HIZ-P1, LLRZ-P3(2) and NOISE-O2 and does not need to be repeated throughout UFD-P2 and UFD-P3. To address this issue an amendment has been recommended to UFD-P10 to include "industrial" as a reverse sensitivity consideration for new development.
119. Submissions from R & G Spark [183.5], J & C Broughton [223.6] and R Allaway & L Larsen [236.8] wanted amendments to UFD-P10(2) to include the wording "or other methods". While there is no detail as to what other methods may be appropriate, and the intent of the submission was to rezone areas of Rural Lifestyle Zone to residential zones, there may be other methods that come available in the future that minimise reverse sensitivity effects on primary production and the District Council should be able to consider them. In my opinion this will better enable a range of alternative options to be considered for the reduction of reverse sensitivity effects.
120. The above submissions also link in part to the amendments sort by Hort NZ [submission 295.75] which wanted the inclusion of "development design criteria" rather than stipulate development design, the proposed amendment to include "or other methods" should be sufficient to capture design mitigation measures, as well as allowing for new methods that may arise. The change from "minimise" to "avoid" is too directive to enable any development to occur without considering whether there is the ability to mitigate reverse sensitivity effects. Reverse sensitivity effects in Policy UFD-P10 are to be considered with any new development.
121. Concept Services submission [230.3] requested that "avoid" in UFD-P10(1) be replaced with "manage". The infrastructure that is listed in the policy is critical, strategic and regionally significant, and is not easily moved or replaced without a significant cost or impact upon efficiency. The existing wording is consistent with Policies 5.3.7, 5.3.9, Objective 6.2.1, and Policy 6.3.5 of the RPS. There is no Section 32aa associated with the submission as to justify the proposed change.
122. CIAL submissions [254.21, 254.22, and 254.23] wanted amendments to UFD-P1 avoiding residential development that is incompatible with infrastructure and UFD-P2 and UFD-P3 by adding reverse sensitivity provisions. Provisions for reverse sensitivity within Rangiora and new development areas are already referenced in the notified version of UFD-P10 including for Large Lot Residential.
123. The CIAL submission point 254.24 requests specific reference to airport noise contours to UFD-P10 and the residential density for Kaiapoi within the Operative Plan. The proposed amendments are inconsistent with Policy 6.3.5 of the RPS which enables new development within the existing residential zoned urban area and residential greenfield area identified for Kaiapoi. The RPS policy does not constrain housing density but enables new development within residential zones in Kaiapoi. The issue of the application of the airport noise corridor will be addressed in a subsequent Section 42A report.
124. Federated Farmers [submission 414.67] wanted an amendment to UFD-P10 to add a new clause that minimises reverse sensitivity effects on primary production, including LUC 1-3 soils. The issue of reverse sensitivity effects on primary production are covered in Policy RURZ-P8 which

avoids the establishment of any new sensitive activity near a range of primary production activities. The impacts of reverse sensitivity on highly productive land (LUC 1-3 soils) will be covered in the Section 42A hearing report on rural zones (Stream 6, October 2023).

125. There are a number of submissions that deal with the interface between rural and residential zones and between industrial/commercial and residential zones. Submissions from Ashley Industrial Services Ltd [48.2] and Daiken NZ Ltd [145.15] wanted the inclusion of industrial or heavy industry within UFD-P10(2) across other zones than just the residential zone referenced in the policy. While the interface between industrial and residential is covered within INZ-P6(2), HIZ-P1, Noise-P1(3), the inclusion of industrial within UFD-P10(2) will better link in with the aforementioned policies.
126. Waka Kotahi submission [275.10] wanted an amendment to UFD-P10(1) to include “and safe” for the operation of infrastructure. The amended wording request is considered reasonable given that inappropriate location of new development could cause known effects outside the immediate area of the development. This submission was supported by a further submission from KiwiRail.
127. The Woodend-Sefton Community Board [submission 155.1], NZ Pork [submission 169.13] wanted all new developments included in UFD-P10, not just Rangiora and Kaiapoi. The two towns have been identified as where new development areas are provided for in accordance with Map A of the RPS (**Appendix F**). There is new development area to the north of Woodend that hasn't been included. I recommend that UFD-P10 be amended to include Woodend, Ravenswood and Pegasus.
128. Kainga Ora [submission 325.17] wanted “avoid” in UFD-P10(1) to be replaced with “minimise” with respect to the location of new residential activities where they can have a reverse sensitivity effect on critical, strategic and regionally significant infrastructure. This amendment is inconsistent with the Policy 6.3.5(5) of the RPS where activities are avoided where they have the potential to limit the efficient and effective, provision, operation and maintenance or upgrade of strategic infrastructure and Policy 5.3.9 RPS on significant infrastructure.
129. As part of the Kainga Ora submission above, they opposed all provisions that relate to the Airport Noise Contour in the Proposed Plan. The submission did not provide a section 32aa analysis. The effects of the existing airport noise contour on new developments are recognised in Policy 6.3.5 of the RPS, whereby noise sensitive activities within the 50bDA Ldn airport noise contour are avoided unless they are within an existing residential zoned urban area, residential greenfield area identified for Kaiapoi, or a greenfield priority area identified in Map A of the RPS (**Appendix F**).

3.6.3 Summary of recommendations

130. I recommend for the reasons given in the assessment, that the submissions from Fulton Hogan [41.16, 41.17], Aggregate and Quarry Association [127.5], Concept Services [230.3], CIAL [254.21, 254.22, 254.23 and 254.24], Federated Farmers [414.67], Hort NZ [295.75], Kainga Ora [325.17], Ashley Industrial Services Ltd [48.2], and Daiken NZ Ltd [145.11, 145.12, 145.15] be **rejected**.
131. I recommend for the reasons given in the assessment, that the submissions from R & G Spark [183.5], J & C Broughton [223.6] and R Allaway & L Larsen [236.8], Woodend-Sefton Community Board [155.1], NZ Pork [169.13], Waka Kotahi [275.10] be **accepted in part**.
132. I recommend amended wording to policies UFD-P10 As shown in **Appendix A**.

3.6.4 S32AA evaluation

133. Refer to Table C6 in **Appendix C**.

3.7 Consideration of Versatile Soils and the National Policy Statement on Highly Productive Land (UFD-P1, UFD-P2, UFD-P3, UFD-P4 and UFD-P10) - Submissions

3.7.1 Matters raised by submitters

134. Three submitters with 19 submissions on versatile soils, the NPSHPL and related matters, including the following:

- Consideration of the effects of new residential development areas on primary production,
- Ensuring that the life supporting capacity of the soils are safeguarded, and
- Avoidance where practicable of any development on LUC 1-3 soils.

135. The submissions from Hort NZ received eight further submissions all in opposition, and Federated Farmers received 18 further submissions half in opposition and half in support.

3.7.2 Assessment

136. The submission by NZ Pork [169.12] wanted criteria included in UFD-P2 to consider the effects on primary production and highly productive land. While most of the townships/settlements or large lot residential zones identified within the definition of urban environment are located surrounded by land zoned Rural Lifestyle Zone, some of the sites sit within the General Rural Zone. It is reasonable to expect that there will be conflicts between enabling more residential development on highly productive land. This is also supported by submissions from Hort NZ [295.206] and Federated Farmers [414.59]. However, where this occurs within the General Rural Zone, the protection of highly productive land will be addressed in the Section 42A for the Rural zones (Stream 6, October 2023).

137. Hort NZ [295.207] and Federated Farmers [414.60] wanted amendments to UFD-P3 in line with the proposed amendments to UFD-P2. As previously outlined not all lifestyle blocks sit within the Rural Lifestyle Zone and where they sit inside the General Rural Zone there will be conflicts with the NPSUD. It is not recommended that an additional clause is added to UFD-P3 to comply with the requirements of the NPSHPL. The issue of protection of highly productive land will be addressed within the Section 42A report for the Rural zones (Stream 6, October 2023).

138. Both Horticulture NZ [submissions 295.205, 295.207, 295.208, 295.209, 295.210, 295.211, and 295.212] and Federated Farmers [submissions 414.58, 414.61, 414.62, 414.63, 414.64, 414.65, 414.66, and 414.67] wanted amendments to UFD-P1, and UFD-P4 to UFD-P10 to either ensure the life supporting capacity of the soil, avoid development on LUC 1-3 soils or minimise reverse sensitivity effects on LUC 1-3 soils. The protection of LUC 1-3 soils will be addressed within the Section 42A report on Rural zones.

3.7.3 Summary of recommendations

139. I recommend for the reasons given in the assessment, that the submissions from NZ Pork [169.12], Horticulture NZ [submissions 295.205, 295.206, 295.207, 295.208, 295.209, 295.210,

295.211, and 295.212] and Federated Farmers [submissions 414.58, 414.59, 414.60 414.61, 414.62, 414.63, 414.64, 414.65, 414.66, and 414.67] be **rejected**.

140. I recommend that no changes be made to the Urban Form and Development chapter as a result of the above submissions.

3.8 Integration with Canterbury Regional Policy Statement (UFD-P1, UFD-P2, UFD-P3, UFD-P5, UFD-P6, UFD-P7, UFD-P8 and UFD-P10) - Submissions

3.8.1 Matters raised by submitters

141. Two submitters (ECan and CCC) had eight submissions on integration matters with the RPS, including the following:

- Cross reference minimum net housing densities with subdivision chapter,
- Inconsistency with RPS,
- Only enabling development in line with the Rural Residential Development Strategy,
- Clarification of what is meant by “new development areas”, and
- Constraining future commercial and mixed-use zones to Map A of the RPS.

142. The purpose of the intent of the submissions is to require the District Council to align with the RPS.

3.8.2 Assessment

UFD-P1 Density of residential development

143. ECan submission 316.7 wanted UFD-P1 to cross reference to minimum net housing densities in the subdivision chapter. Policy SUB-P5 refers to providing for a variety of site sizes with respect to the density for the residential zones. This is independent of the minimum allotment size in Table SUB-1, which provides for larger sections than in the table. As pointed out in the submission, not all new residential development meets the required density. Given that some development sites may have natural constraints that require lower densities, cross referencing the minimum net densities within UFD-P1 will result in inconsistent planning decisions.

UFD-P2 Identification / location of new Residential Development Areas

144. ECan submission 316.8 requested that UFD-P2 in the Proposed Plan refer to Map A, rather than the Future Development Strategy in order to give effect to chapter 6 of the RPS. I do not consider it is necessary or appropriate for UFD-P2 to refer to Map A of the RPS in order to give effect to the RPS partly because Councils' new development areas identified in the Proposed Plan implement Map A of the RPS. The Policy UFD-P2 enables Council to meet the requirement of Policy 2 of the NPSUD.

145. Chapter Six of the RPS sets the recovery and rebuilding of Greater Christchurch as part of the Land Use Recovery Plan. Within this chapter Objective 6.2.1 sets the recovery framework for any new development. While Objective 6.2.1(3) uses the directive “avoid”, it does provide for

development outside of the priority areas subject to “unless expressly provided for in the RPS”. The rest of the objective (6.2.1) then goes on to list a series of criteria for consideration for any new development⁵, which forms part of a merits-based assessment. This is reflected in Objective 6.2.2(5) which encourages sustainable and self-sufficient growth of Rangiora and Kaiapoi and Woodend.

146. Policy UFD-P2 is consistent with the wider objectives of Chapter 6 by concentrating new development around existing urban environments (Objective 6.2.2(5) RPS), in a manner that makes use of planned and existing transport and infrastructure (Objective 6.2.1(9)) and is resilient to natural hazards and climate change (Objective 6.2.1(8)). I consider that UFD-P2 is consistent with Chapter 6 of the RPS, while enabling the District Council to give effect to the NPSUD where there is a short, medium and long-term shortfall in housing capacity.

147. CCC submission 360.9 requested that UFD-P2 be amended so future development only occur within the future urban development areas already identified within the Future Development Strategy ‘Our Space 2048’. I do not consider it is necessary or appropriate for UFD-P2 to refer to the future development areas in Map A of the RPS in order to give effect to the RPS. Councils’ new development areas identified in the Proposed Plan implement Map A of the RPS.

148. CCC has also questioned the meaning of the word “concentrates” within UFD-P2(2)(a). The meaning is in accordance with the common understanding of ‘to bring or direct towards a common centre of objective’⁶.

UDF-P3 Identification/location and extension of Large Lot Residential Zone areas

149. ECan submission [316.9] questioned whether UFD-P3(2) enables rural residential (Large Lot Residential Zone) development outside of those areas identified in an adopted rural residential strategy, making it inconsistent with Policy 6.3.9 RPS. Policy 6.3.9 of the RPS only applies to that area inside Greater Christchurch and does not constrain large lot residential outside of the Greater Christchurch area. The RRDS identifies potential growth directions for existing large lot residential areas. Consideration has been given to enable new large lot residential development to occur should those sites identified in the Proposed Plan be considered unsuitable. I consider that the proposed provisions in UFD-P3 are suitable to ensure that any site used for large lot residential development is suitable.

UDF-P5 Identification/location and extension of Industrial Zones

150. ECan [submission 316.10] wanted amendments to UFD-P5 to give effect to Chapter 6 RPS. All of the proposed business and commercial zoned land within the Proposed Plan is consistent with Map A (Policy 6.3.6(1)). UFD-P5 enables the extension of existing industrial zones to implement the Future Development Strategy or the WDDS. While the WDDS shows some potential future commercial and mixed-use development outside of the existing greenfield priority areas, the policy is aligned with the NPSUD to enable Council to provide sufficient development capacity to meet expected demand for business land over the short term, medium term and long term. It should also be noted that no natural hazard assessments or geotechnical investigations have been undertaken on any of the greenfield priority areas identified in Map A in the RPS, as to whether

⁵ Rightly or wrongly it is assumed that the greenfield priority areas have been assessed and meet the criteria listed in Objective 6.2.1.

⁶ Merriam-Webster dictionary.

they are suitable for the proposed land use at the site. I consider that UFD-P5 gives effect to the intent of Chapter 6 of the RPS.

UDF-P6 Mechanism to release Residential Development Areas

151. ECan [submission 316.11] seeks to strengthen criteria for the certification of land. While referencing UFD-P6 no specific changes are sought. The issue of land certification will be dealt within the Future Urban Development Area (FUDA) Section 42A report (Stream 10, February 2024).

152. The underlying issue of allowing residential development outside the main townships has been addressed with the recommended change in wording in UFD-P2, UFD-P3 and UFD-P10, by changing "urban environment" to "urban centres" (refer to **Appendix A**) and the introduction of the term in the definitions (Section 3.9 of this report). This removes the potential for unintended development outside of the main urban centres of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus.

UDF-P7 Mechanism to provide additional Commercial and Mixed Use Zones

153. ECan [submission 316.12] states that UFD-P7 for identification of new commercial and mixed-use zones does not give effect to Chapter 6 Policy 6.3.11 of the RPS. Policy UFD-P7 provides for a mechanism that where a shortfall in commercial and mixed-use land occurs outside of the proposed zoned land in Map A in the RPS, then Council must have a mechanism by which it can assess the suitability of any plan change request for rezoning land to commercial and mixed-use.

UDF-P8 Mechanism to provide additional Industrial Zones

154. ECan submission [316.13] states that UFD-P8 had not considered the direction within the RPS regarding additional industrial development areas, or the development provided for in Map A in the RPS. ECan submits if there is a need for additional land for development, the matters in Policy 6.3.11 of the RPS must be addressed. Policy 6.3.11 RPS enables the review of the extent and location of land for development and the identification of any new greenfield priority areas. A business assessment of development capacity was completed in 2018⁷ that showed there was a business land shortfall of 17ha within the district and that there were concerns about the timely release of business land to market. Policy 2 of the NPSUD requires local authorities to provide at all times at least sufficient business land for the short, medium and long term. In my opinion the potential for the identification of industrial land through UFD-P8 is not inconsistent with the requirements of Policy 6.3.11 RPS as well as the District Councils obligations to give effect to the NPSUD.

UDF-P10 Managing reverse sensitivity effects from new development

155. ECan submission [316.15] noted a number of points in relation to UFD-P10. I will address all of the points raised in their submission, including the explanatory text. The question as to whether UFD-P10(1) only applies to Kaiapoi, is incorrect. Rangiora has major electricity transmission lines located along its north-western boundary between the town and the racecourse, as well as

⁷ Greater Christchurch Partnership, October 2018. Business Development Capacity Assessment.

⁸ The new capacity for growth model includes Business demand, capacity and sufficiency.
https://formative.shinyapps.io/Capacity_test/

sewage collection and treatment facilities to the southeast, both of which are identified as regionally significant infrastructure.

156. ECan wanted to know whether UFD-P10(2) applies to new developments already identified in the Proposed Plan or new development areas subsequently identified through private plan changes. The proposed policy UFD-P10(2) applies to all new development areas including those identified in the Proposed Plan and through private plan changes. The further part of the submission on UFD-P10 raised the issue around the protection of highly productive soils and foreclosing their ability to be used for primary production. Policy UFD-P10 provides direction on the management of reverse sensitivity effects from any new development on identified infrastructure and primary production. Policy UFD-P10 does not address the effects of new development on the underlying land upon which the new development is occurring.
157. ECan submission [316.15] identified that any new development outside of those areas in Map A in the RPS should be avoided where high productive soils are present (Policy 5.3.12 RPS). The NPSHPL (2022) is more directive than the RPS with regards to the protection of highly productive land. In the Proposed Plan only the General Rural Zone meets the criteria for the protection of highly productive soils. Section 3.5(7)(b)(ii) of the NPSHPL states that the application of the highly productive land references does not apply where a Council notified plan change, that proposes to rezone general rural or rural production land to urban or rural lifestyle. Once maps of highly productive land are contained in an operative regional policy statement, then those maps would apply to any proposed rezoning. UFD-P10 was written the protection of primary production activities, the protection of highly productive land will be addressed in the Section 42A report for Rural zones (Stream 6, October 2023).
158. CCC submissions [360.10 and 360.11] questioned the link between UFD-P5 and UFD-P8, and how the RPS was given effect to. Policy UFD-P5 provides for the identification and extension of the Industrial Zone through the WDDS process, while UFD-P8 provides the mechanism as to how this will be done and some of the considerations to enable it. The discussion as to how the policies within the Proposed Plan give effect to the NPSUD and the RPS are discussed above as part of the ECan submissions.
159. CCC Submission [360.11] also questioned whether “development in greenfield areas” refers to locations outside the existing Map A from the RPS. The review of industrial demand undertaken as part of the Business Development Capacity Assessment (2018) identified that there is likely to be a shortfall of 17ha over the long term. Given that there may be sufficient development capacity for industrial land within the existing areas identified in Map A RPS, the long-term shortfall needs to be addressed through policy (UFD-P8) that enables Council to respond to long term shortfall.
160. CCC submission [360.12] requested that the District Council reconsiders growth out of the future development areas identified in Map A of the RPS. The Proposed Plan has identified those greenfield areas from Map A RPS as where commercial and mixed-use development could occur. Where there is a shortfall in the availability of commercial and mixed-use land given updated growth projects, then Policy UFD-P7 will enable any shortfall in development capacity for the district through a plan change process to occur where it complies with the RPS.

3.8.3 Summary of recommendations

161. I recommend for the reasons given in the assessment, that the submissions from ECan [316.7, 316.8, 316.9, 316.10, 316.11, 316.12, 316.13 and 316.15], and Christchurch City Council [306.9, 3016.10, 3016.11 and 306.12] be **rejected**.

162. I recommend that no change be made to the Urban Form and Development chapter.

3.9 Definitions

3.9.1 Definition [example]

3.9.1.1 Matters raised by submitters

163. Four submitters raised eight submissions in relation to a number of definitions used in the Urban Form and Development chapter, including the following:

- Future Development Strategy,
- Key Activity Centre, and
- Urban Environment.

3.9.1.2 Assessment

164. There are two submissions on future development strategy [Clampett Investments Ltd – 284.9, and Rolleston Industrial Developments Ltd – 326.11] both in support of the present definition.

165. There are two submissions on key activity centre, Clampett Investments Ltd – 284.11, and Rolleston Industrial Developments Ltd – 326.13 both in support of the definition.

166. A discussion on the submission by A. Carr [158.5] and Ravenswood Developments Ltd [347.4] on the Urban Environment definition has been addressed in the Section 42a report for Strategic Directions.

167. There is an inconsistency with the use of the term “Urban Environment” (defined in the NPSUD) in the Strategic Directions, Urban Form and Development and Natural Hazards chapters. The intent of the Urban Form and Development objectives and policies are to encourage any future residential, industrial and commercial development to occur on land that adjoins Rangiora, Kaiapoi and Woodend in line with objectives 6.2.2(4) and 6.2.2(5), and Policy 6.3.1(4) of the RPS. While for natural hazards, “urban environment” is defined as anywhere there is a cluster of houses (i.e. this would also include large lot residential zone, settlement zone and the special purpose zones). The difference in meaning affects policies SD-O2, UFD-P1(1), UFD-P2(2)(a) and UFD-P8(3).

168. It is proposed that in order to avoid confusion and improve consistency with the NPSUD and the RPS that a new definition entitled “Urban Centres” be included and the term “Urban Environment” with its associated hyperlinks be amended for Objective SD-O2(1), SD-O2(7), UFD-P1(1), UFD-P2(2)(a) and UFD-P8(3).

169. ECan submission [316.8] requested that URD-P2 is inconsistent with Chapter 6 of the RPS and that any new development should refer to Map A. The proposed use of “Urban Centres” will address the inconsistency between identifying new residential development areas and the approach for new residential development within Chapter 6 of the RPS.

170. The areas identified in the proposed definition of ‘Urban Centres’ meet those that are considered as a ‘relevant residential zone’ as defined in the Amendment Act. They generally meet

Policy 1 NPSUD as a well-functioning urban environment and they integrate with existing infrastructure (Objective 6 NPSUD).

171. Submissions by ECan [316.8 and 316.13] and CCC [360.9, 360.10 and 360.11] called into question whether the policies meet requirements of the RPS. In using the existing urban environment definition there could be a potential for development in areas not initially considered by the Section 32 Strategic Direction author and would be inconsistent with the criteria listed in the RPS for identification of future development areas and what could reasonably be considered as a well-functioning urban environment. The proposed definition of "Urban Centres" would meet the main areas identified as existing urban areas including the future development areas as shown in Map A of the RPS (**Appendix F**).

172. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (the Amendment Act) was given ascension on 20 December 2021. The legislation requires tier 1 councils (e.g. Auckland, Hamilton, Wellington, Christchurch, Waimakariri and Selwyn) to change their district plans to expressly include specified medium density residential standards (MDRS), which include bulk and location, site coverage, open space and height rules, to most of the urban residential areas of Waimakariri. The changes to Policy 3 of the NPSUD require the District Plan to provide building heights and density of urban form commensurate with the level of commercial activities and community services within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent)⁹.

173. The Amendment Act provides a definition for relevant residential zones for MDRS. This is as follows:

relevant residential zone—

(a) means all residential zones; but

(b) does not include—

(i) a large lot residential zone:

(ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment:

(iii) an offshore island:

(iv) to avoid doubt, a settlement zone.

174. The Section 32 report on Variation 1 Housing Intensification provides an assessment of what areas are meant to be included under relevant residential zones and what areas are excluded in line with the definition above.

175. The Section 32 report on Strategic Directions and Urban Form and Development (page 28) noted that: "*The isolated and low density of 4A and 4B Zones typically requires significant links with larger settlements for employment, entertainment, services and recreation*". The exclusion of Large Lot Residential Zone (4A and 4B zones) aligns with Policy 1(c) of the NPSUD of a well-

⁹ Taken from the Section 32 Report for Variation 1 Housing Intensification.

functioning urban environment that has good accessibility for all people between housing, jobs, community services, including by way of public or active transport. It is clear that Large Lot Residential Zone areas were not intended for urban development in Policy UFD-P2, but any expansion or new development is covered in UFD-P3.

3.9.1.3 Summary of recommendations

176. I recommend for the reasons given in the assessment, that a new definition called Urban Centres be **included** to read as follows:

Urban Centres	The area encompassing the townships of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus.
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177. I recommend that the definition of 'urban environment' be amended to 'urban centre' in the relevant objectives and policies of the Strategic Directions (SD-O2(1)) and Urban Form and Development (UFD-P1(2)), and UFD-P2(3)) chapters as shown in **Appendix A**.

3.10 Minor Errors

178. I recommend that an amendment be made to Urban Form and Development to UFD-P3(1) the replacement of the capital F in Future with a small f. Feedback received questioned whether the capital F related to a special process or area. This is not the intent, and the capital letter has not been used elsewhere within the Proposed Plan.

179. This amendment could have been made after Proposed Plan was notified through the RMA process to correct minor errors¹⁰, but I recommend the amendment is made as part of the Hearing Panel's recommendations for completeness and clarity. The amendment is set out below.

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

1. In relation to the identification/location of Large Lot Residential Zone areas:
2. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;

¹⁰ Clause 16 of RMA Schedule 1

4 Conclusions

180. Submissions have been received in support of (81), in opposition (11), neutral (4), and requesting amendments (115) to the Proposed Plan. While most of these submissions relate to the Urban Form and Development as notified, some submissions have general wider implications on Variation 1, Residential and Industrial zone chapters.

181. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that Proposed Plan should be amended as set out in **Appendix A** of this report.

182. For the reasons set out in the Section 32AA evaluation attached at **Appendix C**, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:

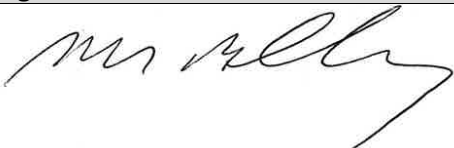
- achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
- achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in **Appendix B** of this report; and
2. The Proposed Plan is amended in accordance with the changes recommended in Appendix A of this report.

Signed:

Name and Title		Signature
Report Author	Mark Buckley Principal Policy Planner	

Appendix A. Recommended Amendments to Urban Form and Development

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the Proposed Plan is underlined.
- Text recommended to be deleted from the Proposed Plan is ~~struck through~~.

Other notes

- Amendments made to the Urban Form and Development chapter will affect the Residential, Commercial and Mixed-use, and the Industrial chapters of the Proposed Plan.

UFD - Āhuetanga auaha ā tāone - Urban Form and Development**Introduction**

For the purpose of District Plan development, including plan changes and resource consents, the strategic direction UDF objectives and policies in this chapter must be given effect to through provide direction for the more detailed provisions contained in other Part 2 and Part 3 chapters of the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications:

1. the strategic UFD objectives and policies may provide guidance for related objectives and policies in other chapters; and
2. the relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them.

UFD-O1 Feasible development capacity for residential activities

At least Ssufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the district as follows:

Term	Short to Medium Term (2018-2028)	Long Term (2028-2048)	30 Year Time frame (2018-2048)
Housing Bottom Lines	<u>6,300</u>	<u>7,100</u>	<u>13,400</u>
(Development Capacity)	<u>5,100</u> Residential Units	<u>7,400</u> Residential Units	<u>12,500</u> Residential Units

UFD-O2 Feasible development capacity for commercial activities and industrial activities

At least Ssufficient feasible development capacity to meet commercial and industrial development demand.

UFD-P1 Density of residential development

1. In relation to the density of residential development:
2. provide for intensification in urban environmentscentres through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;
3. locate any Medium Density Residential Zone so it:
 - a. supports, and has ready access to, existing or planned Commercial and Mixed Use Zones, schools-educational facilities, existing or planned public transport and open space;
 - b. supports well connected walkable communities;

- c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and
- d. located away from any Heavy Industrial Zone.

UFD-P2 Identification/location of new Residential Development Areas

1. In relation to the identification/location of residential development areas:
2. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;
3. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:
 - a. occur in a form that concentrates, or are attached to, an existing urban ~~environment~~ centres and promotes a coordinated pattern of development;
 - b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;
 - c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
 - d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;
 - e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;
 - f. are informed through the development of an ODP;
 - g. supports reductions in greenhouse gas emissions; and
 - h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

1. In relation to the identification/location of Large Lot Residential Zone areas:
2. new Large Lot Residential development is located in the ~~F~~future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;
3. In relation to the identification/location of Large Lot Residential Zone areas:

4. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;
5. new Large Lot Residential development, other than addressed by (1) above, is located so that it:
 - a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;
 - b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy;
 - c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;
 - d. occurs 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; and
 - e. is informed through the development of an ODP.

UFD-P6 Mechanism to release Residential Development Areas

The release of land within the identified new development areas of Kaiapoi, West Rangiora, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines.

UFD-P10 Managing reverse sensitivity effects from new development

Within Residential Zones and new development areas in Rangiora, ~~and Kaiapoi~~, Woodend, Ravenswood and Pegasus:

1. Avoid residential activity and development that has the potential to be impacted by or limit the efficient, and effective and safe operation, maintenance, repair, development and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;
2. Minimise reverse sensitivity effects on industrial and primary production from activities within new development areas through setbacks and screening, or other methods, without compromising the efficient delivery of new development areas.

Appendix B. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in B1 to B13 below.

Table B 1: Recommended responses to submissions and further submissions Urban Form and Development - General and Introduction

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
52.4 ¹¹	Department of Corrections	Introduction	Insert new UFD policy: "UFD-PX Support a range of residential activities to meet the needs of the community."	3.3	Reject	See the relevant section of the report. Objectives SD-O2 (Variation 1) and RESZ-O1 supports sustainable residential growth that is responsive to the community and district's needs.	No
133.1 ¹²	Sarbaz Estates Limited	Introduction	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.		N/A	This is addressed in the Section 42a hearings report for Variation 1.	No
133.4 ¹³	Sarbaz Estates Limited	Introduction	Insert a new objective: "UFD-O3 – Infill capacity for residential development To enable and encourage residential housing infill within Rangiora and Kaiapoi to meet the demand for residential activities anticipated to accommodate growth in the district."	3.3	Reject	See the relevant section of the report. Policy UFD-P1 provides for infill through intensification and objective UFD-O1 sets the housing bottom lines to accommodate growth within the district. Enabling infill development is addressed in the Section 42a hearings report for Variation 1.	No
133.5	Sarbaz Estates Limited	Introduction	Insert new policy: "UFP- 11 Enablement of residential Infill housing within the General Residential Management Zone and Medium Density Residential Zone providing urban design outcomes of the Plan are meet."	3.3	Reject	See the relevant section of the report.	No
FS80	CIAL	Oppose in part	<i>CIAL considers that residential infill housing must only be enabled where reverse sensitivity effects on Christchurch International Airport and other important infrastructure are avoided and where in terms of amenity residents are not exposed to noise levels of 50 Ldn or greater.</i>				
192.33 ¹⁴	Forest and Bird	Introduction	Amend Urban Form and Development introduction: "For the purpose of District Plan development, including plan changes and resource consents, the strategic direction UDF objectives and policies in this chapter must be given effect to through provide direction for the more detailed provisions contained in other Part 2 and Part 3 chapters of the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications:	3.2	Accept	See the relevant section of the report.	Yes

¹¹ Waka Kotahi FS110 oppose¹² CIAL FS80 oppose¹³ CIAL FS80 oppose¹⁴ Trans Power FS92 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<u>1. the strategic UFD objectives and policies may provide guidance for related objectives and policies in other chapters; and</u> <u>2. the relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them."</u>				
278.11 ¹⁵	Oranga Tamariki	Introduction	Insert new policy: "UFD-PX Support a range of residential activities to meet the needs of the community."	3.3	Reject	See the relevant section of the report. Objectives SD-O2 (Variation 1) and RESZ-O1 supports sustainable residential growth that is responsive to the community and district's needs.	No

Table B 2: Recommended responses to submissions and further submissions Urban Form and Development Objective UFD-O1

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.8	CA and GJ McKeever	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
162.7	John Stevenson	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
183.2 ¹⁶	Richard and Geoff Spark	UFD-O1	Amend UFD-O1: "At least sSufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows: ..."	3.3	Accept in part	See the relevant section of the report.	Yes
208.4	Suburban Estates Limited	UFD-O1	Amend UFD-O1: "Sufficient feasible development capacity for residential activity to meet housing demand."	3.3	Reject	See the relevant section of the report.	No
223.3	John and Coral Broughton	UFD-O1	Amend UFD-O1: "At least sSufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows:... {updated housing capacity bottom lines}"	3.3	Accept in part	See the relevant section of the report.	Yes

¹⁵ Waka Kotahi FS110 oppose¹⁶ Bellgrove FS85 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.				
236.3 ¹⁷	Rick Allaway and Lionel Larsen	UFD-O1	Amend UFD-O1: "At least s sufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows: ..."	3.3	Accept in part	See the relevant section of the report.	Yes
242.3	Dalkeith Holdings Ltd	UFD-O1	Amend UFD-O1: "At least s sufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows:... {updated housing capacity bottom lines}"	3.3	Accept in part	See the relevant section of the report.	Yes
246.4 ¹⁸	Miranda Hales	UFD-O1	Amend UFD-O1: "At least s sufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows:... {updated housing capacity bottom lines}"	3.3	Accept in part	See the relevant section of the report.	Yes
249.234	MainPower	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
256.8 ¹⁹	Chloe Chai and Mark McKitterick	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
282.148	Woolworths New Zealand Ltd	UFD-O1	Amend to address these growth constraints by zoning appropriately to accommodate anticipated commercial growth and to achieve its goal of district self-sufficiency.		Reject	Zoning of commercial land is provided for under Objective UFD-O2.	No
284.345	Clampett Investments Ltd	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
290.2	Doncaster Developments Ltd	UFD-O1	Amend UFD-O1 to read: "Sufficient feasible development capacity for residential activity to meet housing demand."	3.3	Reject	See the relevant section of the report.	No

¹⁷ D & S Elley FS28 support; JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

¹⁸ Michael & Jean Schluter FS89 support

¹⁹ M McKitterick FS2 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
316.6 ²⁰	ECan	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
325.7 ²¹	Kainga Ora	UFD-O1	Amend UFD-O1: "There is, at all times, at least sufficient feasible development capacity for residential activity to meet specified housing bottom lines..."	3.3	Accept in part	See the relevant section of the report.	Yes
326.41	Rolleston Industrial Developments Ltd	UFD-O1	Amend UFD-O1: "In accordance with the NPS-UD, at least sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District." Delete the specific figures stated.	3.3	Reject	See the relevant section of the report.	No
326.505	Rolleston Industrial Developments Ltd	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions.	No
347.6	Ravenswood Developments Limited	UFD-O1	Support the intent of UFD-O1 to the extent that it addresses Policy 2 and Policy 7 of the National Policy Statement on Urban Development. Reserves its position on the details of the housing bottom lines (development capacity).	3.3	Accept	See the relevant section of the report subject to amendments made in response to other submissions	No
408.3	Bellgrove Rangiora Ltd	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
414.56	Federated Farmers	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
418.8	Keith Godwin	UFD-O1	Retain UFD-O1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No

Table B 3: Recommended responses to submissions and further submissions Urban Form and Development Objective UFD-O2

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.9	CA and GJ McKeever	UFD-O2	Neutral on UFD-O2		Accept	Agree with submitter subject to amendments made in response to other submissions	No
145.9 ²²	Daiken New Zealand Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No

²⁰ R & G Spark FS37 oppose²¹ Michael & Jean Schluter FS89 support; R & G Spark FS37 support²² Southern Capital Ltd FS53 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
162.8	John Stevenson	UFD-O2	Neutral on UFD-O2		Accept	Agree with submitter subject to amendments made in response to other submissions	No
183.3 ²³	Richard and Geoff Spark	UFD-O2	Amend UFD-O2: "At least sSufficient feasible development capacity to meet commercial and industrial development demand."	3.3	Accept	See the relevant section of the report	Yes
236.4 ²⁴	Rick Allaway and Lionel Larsen	UFD-O2	Amend UFD-O2: "At least sSufficient feasible development capacity to meet commercial and industrial development demand."	3.3	Accept	See the relevant section of the report	Yes
242.4 ²⁵	Dalkeith Holdings Ltd	UFD-O2	Amend UFD-O2: "At least sSufficient feasible development capacity to meet commercial and industrial development demand."	3.3	Accept	See the relevant section of the report	Yes
246.5 ²⁶	Miranda Hales	UFD-O2	Amend UFD-O2: "At least sSufficient feasible development capacity to meet commercial and industrial development demand."	3.3	Accept	See the relevant section of the report	Yes
249.235	MainPower New Zealand Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
256.9 ²⁷	Chloe Chai and Mark McKitterick	UFD-O2	Neutral on UFD-O2		Accept	Agree with submitter subject to amendments made in response to other submissions	No
275.6 ²⁸	Waka Kotahi	UFD-O2	Provide further clarity on what feasible capacity for commercial and industrial activities entails.		N/A	The Proposed Plan policies are intended to meet demand for commercial and mixed-use zones in line with Policy 2 of the NPSUD. This approach is consistent with Policy 5.3.1 and 6.3.6 of the RPS. The issue with commercial and industrial capacity will be addressed in the hearing reports on Industrial, Commercial and Mixed use chapters.	No
282.149	Woolworths New Zealand Ltd	UFD-O2	Not specified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
284.38	Clampett Investments Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No

²³ Bellgrove FS85 oppose

²⁴ JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

²⁵ RJ Paterson Family Trust FS91 support

²⁶ Michael & Jean Schluter FS89 support

²⁷ M McKitterick FS2 oppose

²⁸ Southern Capital Ltd FS53 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
284.346	Clampett Investments Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
325.8 ²⁹	Kainga Ora	UFD-O2	Amend UFD-O2: "There is, at all times, at least <u>S sufficient</u> feasible development capacity to meet commercial and industrial development demand <u>over the short term, medium term and the long term.</u> "	3.3	Accept in part	See relevant section of the report	Yes
326.42	Rolleston Industrial Developments Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
326.506	Rolleston Industrial Developments Ltd	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
347.7	Ravenswood Developments Limited	UFD-O2	Amend UFD-O2 from "Sufficient" to "At least sufficient", and otherwise support the intent to the extent that it satisfies Policy 2 of the National Policy Statement on Urban Development and support the relief sought by submitter in terms of the quantum of the proposed Town Centre zoning at Ravenswood.	3.3	Accept in part	See relevant section of the report	Yes
412.4	Templeton Group	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
414.57	Federated Farmers	UFD-O2	Retain UFD-O2 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
418.9	Keith Godwin	UFD-O2	Neutral on UFD-O2		Accept	Agree with submitter subject to amendments made in response to other submissions	No

Table B 4: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P1

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
145.1	Daiken New Zealand Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
192.34	Forest and Bird	UFD-P1	Amend UDF-P1(1): "1. provide for promote the intensification in urban environments through provision for minor residential units, retirement villages,	3.4	Reject	The NPS-UD requires council to provide a range of housing types, price and location. Intensification is	No

²⁹ Michael & Jean Schluter FS89 support; Southern Capital Ltd FS53 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form, and purpose of the zone, <u>while managing adverse effects consistent with the provisions of this plan;</u>"</p> <p>Consider amending UDF-P1(2) to ensure consideration of other provisions when determining the appropriateness of locating a Medium Density Residential Zone.</p>			only one option to meet the housing bottom line. See relevant section of the report.	
201.1	Rainer and Ursula Hack	UFD-P1	<p>Amend UFD-P1 to enable one of the following requests:</p> <ol style="list-style-type: none"> 1. Rezone 110 Parsonage Road to Large Lot Residential Zone. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential and Large Lot Residential. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to General Residential, or a mix of General Residential, Medium Density Residential and/or Large Lot Residential and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to General Residential Zone with Large Lot Residential for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to General Residential or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure. 		N/A	Rezoning of 110 Parsonage Road and 90 Parsonage Road will be assessed by the Rural Lifestyle Zone Section 42a, and 20 Thirlwall Street will be addressed in the Residential Zones and Variation 1 Section 42a reports. The rezoning of the properties is not a strategic direction issue.	No
207.6	Summerset Retirement Village (Rangiora) Ltd	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
249.236	MainPower New Zealand Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
254.21 ³⁰	Christchurch International Airport Limited	UFD-P1	<p>Amend UFD-P1:</p> <p>"In relation to the density of residential development:</p> <p>...</p> <p><u>3. avoid residential development that is incompatible with, or adversely effects, the efficient operation, use and development of strategic infrastructure.</u>"</p>	3.5	Reject	See the relevant section of the report	No
275.7	Waka Kotahi	UFD-P1	A minimum of 12 households per ha should be maintained through the development area provisions. Further consideration into increasing the	3.3	Reject	Variation 1 of the District Plan enables medium density housing	No

³⁰ Momentum FS63 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			density from 12 households to 15 households/hectare where there are no infrastructure constraints is suggested to support medium density development. Further consideration should be given to multi-modal connections (including pedestrian connections) for Medium Density zones.			within Rangiora, Kaiapoi and Woodend. Policy MRZ-P3(1) (variation 1) provides for better access for walking within medium density areas.	
277.12	Ministry of Education	UFD-P1	Amend UFD-P1(2)(a): "... a. supports, and has ready access to, existing Commercial and Mixed Use Zones, schools <u>educational facilities</u> public transport and open space;..."		Accept	Amend wording to match the definition used in the plan.	Yes
284.39	Clampett Investments Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
284.347	Clampett Investments Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
295.205 ³¹	Hort NZ	UFD-P1	Amend UFD-P1 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	The policy addresses the housing bottom line and is not intended to address the life supporting capacity of soils.	No
316.7 ³²³³	ECan	UFD-P1	Amend UFD-P1 to cross-reference the minimum net densities contained in the Subdivision Chapter.		Reject	Table SUB-1 is not policy but relates to subdivision standards. Policy is intended to provide a course of action identifying how an objective is to be achieved.	No
325.9 ³⁴	Kainga Ora	UFD-P1	Amend UFD-P1: "... 2. locate any Medium Density Residential Zone so it: a. supports, and has ready access to, existing <u>or planned</u> Commercial and Mixed-Use Zones, schools, <u>existing or planned</u> public transport and open space; ... c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and d. located away from <u>does not immediately adjoin</u> any Heavy Industrial Zone."	3.4	Accept in part	See relevant section of this report The district plan enables development within existing and proposed zoning areas. Council requires consideration is given to these matters in policies UFD-P2, MDRZ-P3 and TRAN-P7. The proposed wording "does not immediately adjoin" implies that housing can be developed near the heavy industry irrespective of effects. There are two heavy industrial zones in the district and one already has residential properties adjoining it.	Yes

³¹ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose

³² Waka Kotahi FS110 support

³³ R & G Spark FS37 oppose

³⁴ Waka Kotahi FS110 support; M Hales FS46 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
326.43	Rolleston Industrial Developments Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
326.507	Rolleston Industrial Developments Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
347.8	Ravenswood Developments Limited	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
408.4	Bellgrove Rangiora Ltd	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
411.4	Ngai Tahu Property	UFD-P1	Retain UFD-P1 as notified		Accept	Agree with submitter subject to amendments made in response to other submissions	No
414.58 3536	Federated Farmers	UFD-P1	Amend UFD-P1 by inserting an additional clause 3: "... 3. Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See relevant section of this report	No

Table B 5: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P2

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
41.16 ³⁷	Fulton Hogan	UFD-P2	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: ... h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6; <u>and</u> i. avoids reverse sensitivity effects."	3.6	Reject	Recognise the need to consider reverse sensitivity effects on existing land use. See the relevant section of the report	No
62.4	Chorus New Zealand Ltd, Spark New Zealand Trading Ltd, Vodafone New Zealand Ltd	UFD-P2	Amend UFD-P2(2) by adding an additional clause: "... 2. for new Residential Development Areas, other than those identified in (1) above, avoid residential development unless located so that they: ... <u>x. occur in a manner where they can be provided with telecommunications, broadband and electricity infrastructure;</u> "	3.5	Reject	See the relevant section of the report	No

³⁵ ECan FS105 support³⁶ Transpower FS92 oppose; Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose³⁷ KiwiRail FS99 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
127.5	Aggregate and Quarry Association	UFD-P2	Amend UFD-P2 so that 'reverse sensitivity effects' are included in the list of conditions.	3.4	Reject	See the relevant section of the report	No
145.11	Daiken New Zealand Ltd	UFD-P2	Amend UFD-P2(2) by inserting an additional clause (or to like effect) (including subsequent numbering updates): "... <u>g. are located a sufficient distance away from any Heavy Industrial Zone to avoid reverse sensitivity effects; and...</u> "	3.4	Reject	See the relevant section of the report	No
169.12 ³⁸	NZ Pork	UFD-P2	Amend UFD-P2 to include criteria for considering effects on primary production and highly productive land.	3.7	Reject	See the relevant section of the report.	No
192.35	Forest and Bird	UFD-P2	Amend UFD-P2 by adding the clause below: <u>"i. while avoiding, remedying and mitigating adverse effects consistent with the provisions of this plan."</u>		Reject	The plan is to be read as a whole, which is where other provisions that require effects to be avoided, remedied or mitigated are located.	No
201.2	Rainer and Ursula Hack	UFD-P2	Amend UFD-P2 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.		N/A	Rezoning of 110 Parsonage Road and 90 Parsonage Road will be assessed by the Rural Lifestyle Zone Section 42a, and 20 Thirlwall Street will be addressed in the Residential Zones and Variation 1 Section 42A reports.	No
223.4 ³⁹	John and Coral Broughton	UFD-P2	Amend UFD-P2: "Identification/location of new Residential Development Areas In relation to the identification/location of residential development areas:	3.3	Reject	See the relevant section of the report	No

³⁸ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

³⁹ Waka Kotahi FS110 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;</p> <p>2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development <u>shall generally unless located so that they:</u></p> <p>a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;</p> <p>b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</p> <p>c. have good <u>existing or potential</u> accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport <u>to the extent that this is feasible, particularly in the case of the Small Settlement or Large Lot Residential Zones;</u></p> <p>d. concentrate <u>encourage</u> higher density residential housing in locations <u>with good accessibility to focusing on</u> activity nodes such as key activity and local centres, schools, public transport routes and open space;</p> <p>e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</p> <p>f. are informed through the development of an ODP;</p> <p>g. supports reductions in greenhouse gas emissions, to the extent that this is feasible, particularly in the case of the Small Settlement or Large Lot Residential Zones; and</p> <p>h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6."</p> <p>Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.</p>				
230.2 ⁴⁰	Concept Services	UFD-P2	<p>Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid <u>manage</u> residential development unless to be located so that they:..."</p>	3.4	Reject	See the relevant section of the report	No

⁴⁰ Waka Kotahi FS110 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
236.5 ⁴¹⁴²	Rick Allaway and Lionel Larsen	UFD-P2	<p>Amend UFD-P2:</p> <p>"Identification/location of new Residential Development Areas and identification/location and extension of existing Residential Zones except the Large Lot Residential Zone In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy ; 2. for new Residential Development Areas and <u>other residential zones</u>, other than those identified by (1) above, avoid residential development <u>shall generally unless located so that they:</u> <ol style="list-style-type: none"> a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required; c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including an ability to be serviced, over time, by way of public or active transport d. concentrate <u>encourage</u> higher density residential housing in locations <u>with good accessibility to focusing on</u> activity nodes such as key activity and local centres, schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes; f. are informed through the development of an ODP; g. supports reductions in greenhouse gas emissions,; and h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6." 	3.4	Reject	See the relevant section of the report	No
249.237 ⁴³	MainPower	UFD-P2	<p>Amend UFD-P2 to include the following new clause:</p> <p><u>"provides for development of new residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u></p>	3.3	Reject	See relevant section of the report Policy EI-P2 addresses the issue of services for new development areas. This is not a strategic direction issue and will be discussed in Energy and Infrastructure Section 42A report.	No

⁴¹ Waka Kotahi FS110 oppose

⁴² D & S Elley FS28 support; JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

⁴³ Waka Kotahi FS110 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
254.22 ⁴⁴	Christchurch International Airport Limited	UFD-P2	Amend UFD-P2: "In relation to the identification/location of residential development areas: 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they it: ... <u>i. avoids adverse reverse sensitivity effects the efficient operation, use and development of strategic infrastructure.</u> "	3.6	Reject	See relevant section of the report The issue of noise sensitive activities affecting strategic infrastructure is addressed in UDF-P10.	No
275.8	Waka Kotahi	UFD-P2	Amend UFD-P2(2): "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure or w. Where such infrastructure is not available, <u>the developer shall</u> upgrades, funds and or builds infrastructure as required; ..."		Reject	This is a matter that is best addressed at resource consent stage and is dependent upon Council's works programme.	No
277.13	Ministry of Education	UFD-P2	Amend UFD-P2(2) by inserting a new clause (g) (with subsequent renumbering of existing clauses that follow): "... <u>g. occur in a manner and location where there is sufficient capacity to support an increased population in current and/or planned educational facilities;...</u> "	3.3	Reject	See relevant section of the report The provision of educational facilities is provided in UFD-P2(2)(d) and does not need to be repeated within the policy.	No
284.4	Clampett Investments Limited	UFD-P2	Retain UFD-P2 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
284.348	Clampett Investments Limited	UFD-P2	Retain UFD-P2 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
290.4	Doncaster Developments Ltd	UFD-P2	Retain UFD-P2 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No

⁴⁴ Momentum FS63 oppose; R & G Spark FS37 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
295.206 ⁴⁵	Hort NZ	UFD-P2	Amend UFD-P2 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See relevant section of the report	No
316.8 ⁴⁶ 474849	ECan	UFD-P2	Amend UFD-P2 to give effect to Chapter 6 in the Canterbury Regional Policy Statement.	3.8	Reject	See relevant section of the report.	No
325.10	Kainga Ora	UFD-P2	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: a. occur in a form that concentrates, or are integrated with attached to , an existing urban environment and promotes a coordinated pattern of development; ... c. have good accessibility for all people between to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; d. concentrate higher <u>and medium</u> density residential housing in locations focusing on activity nodes such as key <u>commercial centres and mixed use activity centres</u> , schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while maintaining <u>managing appropriate</u> levels of amenity values on surrounding sites and streetscapes <u>that will change and develop overtime in response to providing increased and varied housing densities and types;...</u> "	3.6	Reject	See relevant section of the report	No
326.52	Rolleston Industrial Developments Limited	UFD-P2	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development <u>shall unless</u> located so that they: ..."	3.4	Reject	See relevant section of the report	No
326.508	Rolleston Industrial Developments Limited	UFD-P2	Retain UFD-P2 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
360.9 ⁵⁰	Christchurch City Council	UFD-P2	Requests Council reconsiders provisions that would enable development outside of the current future growth areas for consistency with the current collaborative cross-agency planning framework in place to meet the reasonably foreseeable needs of land for future urban development in Greater Christchurch.	3.8	Reject	See relevant section of the report	No

⁴⁵ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁴⁶ Rolleston Industrial Group, Carter Group Property Ltd & CSI Property Ltd FS82 oppose

⁴⁷ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁴⁸ CIAL FS80 support

⁴⁹ Kainga Ora FS88 oppose

⁵⁰ Waka Kotahi FS110 support; CIAL FS80 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Recommends review of the wording in UFD-P2(2)(a) as the meaning of the term 'concentrates' is not clear.				
408.5	Bellgrove Rangiora Ltd	UFD-P2	Retain UFD-P2 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
411.5 ⁵¹	Ngai Tahu Property	UFD-P2	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid <u>manage the effects of</u> residential development unless located so that they; ..."	3.4	Reject	See relevant section of the report	No
414.59 5253	Federated Farmers	UFD-P2	Amend UFD-P2 by inserting an additional clause 3: "... 3. Avoid where practicable any development on LUC 1-3 soils."	3.6	Reject	See relevant section of the report	No

Table B 6: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P3

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
145.12	Daiken New Zealand Ltd	UFD-P3	Amend UFD-P3(2) by inserting a new clause: "... <u>f. is located away a sufficient distance aware from any Heavy Industrial Zone to avoid reverse sensitivity effects.</u> "	3.6	Reject	See relevant section of the report	No
160.3 54555657	Rolleston Industrial Developments Ltd	UFD-P3	Amend UFD-P3: "... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone or <u>General Residential Zone</u> and promotes a coordinated pattern of development; ..."	3.4	Reject	Inconsistent with intent in UFD-P3(2)(c) that excludes LLRZ development on the direct edge of townships as it would constrain future residential development in that area due to increase land pricing, result in uneconomic development potential of small	No

⁵¹ Waka Kotahi FS110 oppose⁵² ECan FS105 support⁵³ Transpower FS92 oppose; Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose⁵⁴ Waka Kotahi FS110 oppose; J & C Docherty FS36 oppose; P & M Drive FS51 oppose; E Liddell FS56 oppose⁵⁵ M Emms FS59 oppose; C Mullins FS61 oppose; Oxford Ohoka Community Board FS62 oppose⁵⁶ J Armstrong FS65 oppose; S M Brantley FS69 oppose; B G Brantley FS70 oppose; A G Brantley FS71 oppose; S Holland FS72 oppose; M Holland FS73 oppose; V & R Robb FS74 oppose⁵⁷ E & J Hamilton FS75 oppose; M Koh FS98 oppose; G C Alexander FS112 oppose; A Marsden FS119 oppose; C Marsden FS120 oppose; R Hall FS128 oppose; Waimakariri District Council FS48 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						parcels, piecemeal infrastructure development.	
201.3	Rainer and Ursula Hack	UFD-P3	<p>Amend UFD-P3 to provide for development of rural land on the edge of townships as currently there is only provision for such development where sites in the Future Development Strategy or Rural Residential Strategy, within a Residential Development Area, or near a Large Lot Residential Zone (LLRZ).</p> <p>Amend UFD-P3 to enable one of the following requests:</p> <ol style="list-style-type: none"> 1. Rezone 110 Parsonage Road to LLRZ. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure. 	3.4	N/A	<p>The provision of additional housing capacity is addressed in the relevant section of this report.</p> <p>Rezoning of 110 Parsonage Road and 90 Parsonage Road will be assessed by the Rural Lifestyle Zone Section 42a, and 20 Thirlwall Street will be addressed in the Residential Zones and Variation 1 Section 42A reports. The rezoning of the properties is not a strategic direction issue.</p>	No
211.2	B and A Stokes	UFD-P3	Support UFD-P3, which enables development of new Large Lot Residential Zones (LLRZs) where they have been included in the Rural Residential Development Strategy. The submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to LLRZ is consistent with UFD-P3.		N/A	The rezoning of 81 Gressons Road and 1375 Main North Road, Waikuku, is not a matter of strategic importance for the district. The land parcels have been rezoned LLRZO within the proposed district plan. The rezoning request will be dealt with in the Section 42A report for Large Lot Residential Zone.	No
224.2	Mark and Melissa Prosser	UFD-P3	Support UFD-P3(2), which enables a new Large Lot Residential Zone development that is not included in the Rural Residential Development Strategy or the District Plan Review. The request to rezone the property is consistent with this policy (2 Dawson Road).		N/A	Rezoning of 2 Dawson Road will be assessed by the Rural Lifestyle Zone Section 42a. The rezoning of the property is not a strategic direction issue. The rezoning request will be dealt with in the Section 42A report for Large Lot Residential Zone.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
236.6 ⁵⁸	Rick Allaway and Lionel Larsen	UFD-P3	Amend UFD-P3: "... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: a) occurs in a form that is attached to an existing Large Lot Residential Zone, or Small Settlement Zone <u>or is in a township edge location</u> and promotes a coordinated pattern of development; b) is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; c) <u>except in the case of the LLR-SCA D2 Zone</u> is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy ..."	3.4	Reject	See relevant section of the report.	No
249.238 ⁵⁹	MainPower	UFD-P3	Amend UFD-P3 to add a new clause: <u>"provides for development of new Large Lot Residential Zone areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u> .	3.5	Reject	See relevant section of the report. The provision of services is covered under UFD-P3(2)(d) and EI-P2.	No
254.23 ⁶⁰	Christchurch International Airport Limited	UFD-P3	Amend UFD-P3: "In relation to the identification/location of Large Lot Residential Zone areas: ... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: ... d. occurs 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; and e. is informed through the development of an ODP; and f. <u>avoids reverse sensitivity effects the efficient operation, use and development of strategic infrastructure.</u> "	3.5	Reject	See relevant section of the report. The issue of noise sensitive activities affecting strategic infrastructure is addressed in UDF-P10.	No
284.41	Clampett Investments Ltd	UFD-P3	Retain UFD-P3 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
284.349	Clampett Investments Ltd	UFD-P3	Retain UFD-P3 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No

⁵⁸ D & S Elley FS28 support; JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

⁵⁹ Waka Kotahi FS110 support; Chorus, Spark & Vodafone FS95 support

⁶⁰ Momentum FS63 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
295.207 ⁶¹	Hort NZ	UFD-P3	Amend UFD-P3 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See relevant section of the report.	No
316.9 ⁶²	ECan	UFD-P3	Amend UFD-P3 to provide for rural residential development in the part of Waimakariri District that is within the Greater Christchurch area only where it has been identified in an adopted Rural Residential Development Strategy and is in accordance with Canterbury Regional Policy Statement Policy 6.3.9.	3.8	Reject	See relevant section of the report.	No
326.44	Rolleston Industrial Developments Ltd	UFD-P3	Retain UFD-P3 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
326.509	Rolleston Industrial Developments Ltd	UFD-P3	Retain UFD-P3 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No
414.60 ^{63 64}	Federated Farmers	UFD-P3	Amend UFD-P3 by inserting an additional clause (2)(f): "... Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See relevant section of the report.	No

Table B 7: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P4

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
192.36	Forest and Bird	UFD-P4	Amend UFD-P4: "Identification/location and extension of Town Centre Zones Provide for The extension of existing Town Centres and <u>the location</u> e and develop new commercial activities to implement the urban form identified in the Future Development Strategy, WDDS or Town Centre Plans."		Reject	The extension of town centres has been determined through the Future Development Strategy, WDDS and Town Centre Plans that take into account the requirements of the Resource Management Act, national policy statements and the Canterbury Regional Policy Statement. This includes consideration given to section 6(c) RMA and NPSFM and NZCPS.	No
249.239 ⁶⁵	MainPower	UFD-P4	Amend UFD-P4:	3.5	Reject	See relevant section of the report. The issue is covered in Policy EI-P2	No

⁶¹ Michael & Jean Schluter FS89 oppose; M Hales FS46 oppose⁶² R & G Spark FS37 oppose; Rolleston Industrial Group, Carter Group Property Ltd & CSI Property Ltd FS82 oppose⁶³ ECan FS105 support⁶⁴ Transpower FS92 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose⁶⁵ Waka Kotahi FS110 support; Chorus, Spark & Vodafone FS95 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			"Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy, WDDS or Town Centre Plans, in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas."			and does not meet the criteria of being a strategical direction.	
282.2	Woolworths New Zealand Limited	UFD-P4	Retain URD-P4 as notified		Accept	Agree with submitter	No
284.42	Clampett Investments Limited	UFD-P4	Retain URD-P4 as notified		Accept	Agree with submitter	No
284.35	Clampett Investments Limited	UFD-P4	Retain URD-P4 as notified		Accept	Agree with submitter	No
295.208 ⁶⁶	Hort NZ	UFD-P4	Amend UFD-P4 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See the relevant section of the report.	No
325.11	Kainga Ora	UFD-P4	Amend UFD-P4: "Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy or <u>Council's growth strategy, WDDS or Town Centre Plans.</u> "		Reject	Council does not have a growth strategy, it does however have town centre plans and strategies, and a district development strategy that deal with the expansion of town centres.	No
326.45	Rolleston Industrial Developments Limited	UFD-P4	Retain URD-P4 as notified		Accept	Agree with submitter	No
326.51	Rolleston Industrial Developments Limited	UFD-P4	Retain URD-P4 as notified		Accept	Agree with submitter	No
347.9	Ravenswood Developments Limited	UFD-P4	Replace UFD-P4 with Enable the extension of existing Town Centres, and where possible provide for the extension of Town Centres in the locations identified in the Future Development Strategy, WDDS or Town Centre Plans."		Reject	The NPSUD requires Councils to provide sufficient development capacity to meet demand for housing and for business land. The Section 42A report on Commercial and Mixed-Use zones will address any issues around the location or expansion of town centres.	No
414.61 ⁶⁷⁶⁸	Federated Farmers	UFD-P4	Amend UFD-P4 by inserting an additional sentence: "Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See the relevant section of the report	No

⁶⁶ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁶⁷ ECan FS105 support

⁶⁸ Transpower FS92 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

Table B 8: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P5

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
145.13	Daiken New Zealand Limited	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	
192.37	Forest and Bird	UFD-P5	Amend UFD-P5: "Provide for the extension of existing Industrial Zones and the location and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDS."		Reject	The extension of industrial zones has been determined through the Future Development Strategy, WDDS and Town Centre Plans that take into account the requirements of the Resource Management Act, national policy statements and the Canterbury Regional Policy Statement.	No
249.240 ⁶⁹	MainPower	UFD-P5	Amend UFD-P5: "Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDS, whilst providing for the development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas."	3.5	Reject	See the relevant section of the report. The issue is covered in Policy EI-P2 and does not meet the criteria of being a strategic direction.	No
284.43	Clampett Investments Limited	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	No
284.351	Clampett Investments Limited	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	No
295.209 ⁷⁰	Hort NZ	UFD-P5	Amend UFD-P5 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See the relevant section of the report.	No
316.10 ^{71,72}	ECan	UFD-P5	Amend UFD-P5 to give effect to Chapter 6 of the Canterbury Regional Policy Statement.		Reject	The Future Development Strategy or the Waimakariri District Development Strategy were developed having taken into account chapter 6 of the Canterbury RPS.	No
325.12	Kainga Ora	UFD-P5	Amend UFD-P5:		Reject	Council does not have a growth strategy, it does however have town centre plans and strategies,	No

⁶⁹ Waka Kotahi FS110 support; Chorus, Spark & Vodafone FS95 support

⁷⁰ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁷¹ Rolleston Industrial Group, Carter Group Property Ltd & CSI Property Ltd FS82 oppose

⁷² R & G Spark FS37 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			"Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy or Council's growth strategy, WDDS or Town Centre Plans."			and a district development strategy that deal with the expansion of town centres. Under the NPS-UD Council is required to have a Future Development Strategy.	
326.46	Rolleston Industrial Developments Limited	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	No
326.511	Rolleston Industrial Developments Limited	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	No
360.10	Christchurch City Council	UFD-P5	<p>Amend UFD-P5 to resolve issues identified. UFD-P5 and UFD-P8 provide for extensions to as well as new industrial areas, however, it is not clear if or how UFD-P8 is linked to UFD-P5.</p> <p>While the Future Development Strategy provides a long-term strategic direction for urban growth in Greater Christchurch, which the district plan has to have regard to, the Canterbury Regional Policy Statement (CRPS) is the higher order document that needs to be given effect to.</p> <p>There is no reference to the directions of CRPS Objectives 6.2.6 and 6.2.2, and Policies 6.3.1, 6.3.11 and 6.3.12, or the requirement to direct industrial activities to the identified greenfield priority areas for business within the Projected Infrastructure Boundary (PIB).</p> <p>The Waimakariri District Development Strategy referred to in UFD-P5 indicates potential long-term business growth areas that go beyond the Existing Urban Area and PIB shown on the CRPS Map A, and on Figure 16 of the FDS.</p>	3.8	Reject	See the relevant section of the report.	No
411.6	Ngai Tahu Property	UFD-P5	Retain UFD-P5 as notified		Accept	Agree with submitter	No
414.62 ⁷³⁷⁴⁷⁵ 76	Federated Farmers	UFD-P5	<p>Amend UFD-P5 by inserting an additional sentence:</p> <p>"Avoid where practicable any development on LUC 1-3 soils."</p>	3.7	Reject	See the relevant section of the report.	No

Table B 9: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P6

⁷³ ECan FS105 support⁷⁴ Transpower FS92 oppose⁷⁵ R & G Spark FS37 oppose⁷⁶ M Hales FS46 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?	
183.4	Richard and Geoff Spark	UFD-P6	<p>Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u>, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."</p> <p>Any further or alternative amendments to the Proposed District Plan to be consistent with and give effect to the intent of this submission and the interests of the submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.</p>		Accept in part	<p>Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42a report on Future Development Areas.</p> <p>Meeting the feasible development capacity is not a constraint that restricts Council's ability to exceed the housing bottom line. The purpose of housing bottom lines is the amount of development capacity that meets expected housing demand plus a margin for competitiveness.</p>	Yes	
192.38	Forest and Bird	UFD-P6	<p>Amend UFD-P6 to ensure that the release of land does not override Council's other responsibilities and functions under the Resource Management Act 1991.</p>		Reject	<p>The proposed development areas do not contain any areas of significant indigenous vegetation or habitat. Where the development areas interact with freshwater bodies, policies ECO-P4, ECO-P7 and NATC-P4 provide mechanisms for consideration of the Section 6(c) RMA, NPS-FW and the NZCPS.</p>	No	
208.3	Suburban Estates Limited	UFD-P6	<p>Amend UFD-P6: "<u>The development of land within identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner to enable residential activity to meet short to medium term feasible development capacity.</u>"</p>		N/A	<p>The issue around the certification process will be addressed in the development areas Section 42a report for Future Development Areas.</p>	No	
FS80	CIAL	<i>Oppose in part</i>	<p><i>CIAL considers that new residential development ought to take place within growth areas identified on Map A of the CRPS. CIAL considers that residential development must only be enabled where reverse sensitivity effects on Christchurch International Airport and other important infrastructure are avoided and where in terms of amenity residents are not exposed to noise levels of 50 Ldn or greater.</i></p>					
223.5	John and Coral Broughton	UFD-P6	<p>Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u>, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."</p> <p>Any further or alternative amendments to the Proposed District Plan to be consistent with and give effect to the intent of this</p>		Accept in part	<p>Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42a report on Future Development Areas.</p> <p>Meeting the feasible development capacity is not a constraint that restricts Council's ability to exceed the housing bottom line. The purpose of housing bottom lines is the amount of development capacity that meets</p>	Yes	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			submission and the interests of the submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.			expected housing demand plus a margin for competitiveness.	
236.7 ⁷⁷	Richard Allaway and Lionel Larsen	UFD-P6	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."		Accept in part	Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42A report on Future Development Areas. Meeting the feasible development capacity is not a constraint that restricts Council's ability to exceed the housing bottom line. The purpose of housing bottom lines is the amount of development capacity that meets expected housing demand plus a margin for competitiveness.	Yes
242.5	Dalkeith Holdings Ltd	UFD-P6	Amend UFD-P6: "Mechanism to release Residential Development Areas The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to that enables residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing"		Accept in part	Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42A report on Future Development Areas. Meeting the feasible development capacity is not a constraint that restricts Council's ability to exceed the housing bottom line. The purpose of housing bottom lines is the amount of development capacity that meets expected housing demand plus a margin for competitiveness.	Yes
246.6 ⁷⁸	Miranda Hales	UFD-P6	Amend UFD-P6 "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to that enables residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing."		Reject	Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42A report on Future Development Areas. Meeting the feasible development capacity is not a constraint that restricts Council's ability to exceed the housing bottom line. The purpose of housing bottom lines is the amount of	No

⁷⁷ D & S Elley FS28 support; JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

⁷⁸ Michael & Jean Schluter FS89 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
						development capacity that meets expected housing demand plus a margin for competitiveness.	
249.241 ⁷⁹	MainPower	UFD-P6	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines, <u>whilst providing for development of residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas</u> ".	3.5	Reject	See the relevant section of the report. The issue is covered in Policy EI-P2 and does not meet the criteria of being a strategical direction.	No
266.14	Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	UFD-P6	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and , South East Rangiora <u>and West Rangiora</u> occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."		Accept in part	Accept reference to West Rangiora. The issue around the certification process will be addressed in the Section 42A report on Future Development Areas.	Yes
277.14	Ministry of Education	UFD-P6	Review the objectives, policies, rules and standards framework in each new development area to ensure they are clear in their intent, particularly as it relates to the certification process and how this is undertaken.		N/A	The issue around the certification process will be addressed in the development areas hearings report.	
284.44	Clampett Investments Ltd	UFD-P6	Retain SD-P6 notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	
284.352	Clampett Investments Ltd	UFD-P6	Retain SD-P6 notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	
295.210 ⁸⁰	Hort NZ	UFD-P6	Amend UFD-P6 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See relevant section of the report	
316.11 ⁸¹	ECan	UFD-P6	No specific change to UFD-P6 is sought, although separate comments are made elsewhere on the criteria for certification for new development areas.	3.8	Reject	See relevant section of the report	
325.13	Kainga Ora	UFD-P6	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner <u>generally aligned to the Future Development Strategy or Council's growth strategy via a</u>		N/A	The issue around the certification process will be addressed in the Section 42A report Future Development Areas.	

⁷⁹ Chorus, Spark & Vodafone FS95 support

⁸⁰ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁸¹ R & G Spark FS37 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?	
			certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."					
FS80	CIAL	Oppose in part	CIAL considers that new residential development ought to take place within growth areas identified on Map A of the CRPS, not just the Future Development Strategy and Council's growth strategy.					
326.47	Rolleston Industrial Developments Ltd	UFD-P6	Retain SD-P6 notified		Accept in part	Accept in part, subject to amendments made in response to other submissions		
326.512	Rolleston Industrial Developments Ltd	UFD-P6	Retain SD-P6 notified		Accept in part	Accept in part, subject to amendments made in response to other submissions		
367.19	Waimakariri District Council	UFD-P6	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."		Accept	Accept reference to West Rangiora.	Yes	
408.6	Bellgrove Rangiora Ltd	UFD-P6	Retain SD-P6 notified		Accept in part	Accept in part, subject to amendments made in response to other submissions	No	
414.63 ⁸²⁸³	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD-P6	UFD-P6 does not need any amendment as the relief in UFD-P2 would cover it.		Accept in part	Accept in part, subject to amendments made in response to other submissions. Submission relates to the protection of highly versatile soils, which will be covered within the relevant section of the report.	No	

Table B 10: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P7

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
249.242 ⁸⁴	MainPower	UFD-P7	Amend UFD-P7 to include the following additional clause: "... <u>6. provides for development in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas.</u> "	3.5	Reject	The issue is covered in Policy EI-P2 and does not meet the criteria of being a strategical direction.	No
275.9	Waka Kotahi	UFD-P7	Amend UFD-P7:		Reject	The issue of multi modal transport is addressed in CMUZ-P4(6), CMUZ-P6,	No

⁸² ECan FS105 support⁸³ Transpower FS92 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose⁸⁴ Waka Kotahi FS110 support; Chorus, Spark & Vodafone FS95 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			"If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones: 1. improve commercial self-sufficiency within the town and the Waimakariri District; 2. are commensurate to the population growth forecast for the town subject to the plan change; 3. consider and address any adverse effects that might undermine other town centres and local centres in the District; and 4. <u>provide for multi-modal transport options;</u> 5. address any development capacity shortfall as identified in the Future Development Strategy or WDDS; <u>and</u> 6. is informed through the development of an ODP."			TRAN-P4, TRAN-P7, TRAN-P9 and TRAN-P10. These policies are consistent with Policy 5.3.8 of the RPS.	
282.3	Woolworths New Zealand Limited	UFD-P7	Retain UFD-P7 as notified		Accept	Agree with submitter	No
284.45	Clampett Investments Limited	UFD-P7	Retain UFD-P7 as notified		Accept	Agree with submitter	No
284.353	Clampett Investments Limited	UFD-P7	Retain UFD-P7 as notified		Accept	Agree with submitter	No
295.211 ⁸⁵	Hort NZ	UFD-P7	Amend UFD-P7 to ensure the life supporting capacity of soils are safeguarded.	3.5	Reject	See relevant section of the report.	No
316.12 ⁸⁶	ECan	UFD-P7	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.	3.8	Reject	See relevant section of the report.	No
325.14	Kainga Ora	UFD-P7	Amend UFD-P7: "Mechanism to provide additional Commercial and Mixed Use Zones If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones: 1. improve commercial self-sufficiency within the town and the Waimakariri District; 2. are commensurate to align with the population growth forecast for the District town subject to the plan change; 3. consider and address any adverse effects that might undermine <u>affect</u> other town centres and local centres <u>form, function and role</u> in the District; and 4. address any development capacity shortfall as identified in the Future Development Strategy or WDDS .; 5. <u>does not reduce housing development capacity sought under SD-O2 and UFD-O1; and...</u> "		Reject	The use of the term mechanism is considered appropriate, as it implies a process under which land would be rezoned. Reject amendments. Council has established a housing bottom line in line with Policy 7 the NPSUD and has enabled more than sufficient land area to meet demand. The Proposed Plan policies are intended to meet demand for commercial and mixed-use zones in line with Policy 2 of the NPSUD. This approach is consistent with Policy 5.3.1 and 6.3.6 of the RPS.	No

⁸⁵ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁸⁶ Rolleston Industrial Group, Carter Group Property Ltd & CSI Property Ltd FS82 oppose; R & G Spark FS37 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
326.48	Rolleston Industrial Developments Ltd	UFD-P7	Retain UFD-P7 as notified		Accept	Agree with submitter	No
326.513	Rolleston Industrial Developments Ltd	UFD-P7	Retain UFD-P7 as notified		Accept	Agree with submitter	No
347.10	Ravenswood Developments Limited	UFD-P7	Amend UFD-P7(5) to add "and/or other appropriate provisions" to the end.		Reject	Urban form and development provide an overarching direction for topics that are considered to be significant to the district. The policies are to be read in conjunction with other objectives, policies, rules and standards within the plan. An approved outline development plans is considered the best mechanism to ensure that any proposed development is consistent with the policy direction within the district plan and is consistent with the approach in Policy 6.3.3 of the RPS.	No
360.12	Christchurch City Council	UFD-P7	Requests Council reconsiders provisions that would enable development outside of the current future growth areas for consistency with the current collaborative cross-agency planning framework in place to meet the reasonably foreseeable needs of land for future urban development in Greater Christchurch.	3.8	Reject	See relevant section of the report.	No
414.64 ⁸⁷⁸⁸	Federated Farmers of New Zealand Inc.	UFD-P7	Amend UFD-P7: "... 6. Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See the relevant section of the report.	No

Table B 11: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P8

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
145.14	Daiken New Zealand Limited	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
249.243 ⁸⁹	MainPower New Zealand Limited	UFD-P8	Amend UFD-P8 to include the following additional clause: "... <u>5. provides for development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades</u>	3.5	Reject	See relevant section of the report.	No

⁸⁷ ECan FS105 support⁸⁸ R & G Spark FS37 oppose; Transpower FS92 oppose; M Hales FS46 oppose⁸⁹ Waka Kotahi FS110 support; Chorus, Spark & Vodafone FS95 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<u>to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas".</u>				
251.2	M and J Kerr	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
284.46	Clampett Investments Limited	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
284.354	Clampett Investments Limited	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
295.212 ⁹⁰	Hort NZ	UFD-P8	Amend UFD-P8 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See relevant section of the report.	No
316.13 ⁹¹	ECan	UFD-P8	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.	3.8	Reject	See relevant section of the report.	No
325.15	Kainga Ora – Homes and Communities	UFD-P8	Amend UFD-P8: "Mechanism to p Providing e additional Industrial Zones If proposed, ensure any plan change to create new, or expanded existing Industrial Zones: ... 2. provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; and 3. locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure.; <u>4. does not reduce housing development capacity sought under SD-O2 and UFD-O1; and</u> ..."		Reject	The use of the term mechanism is considered appropriate, as it implies a process under which land would be rezoned. Reject amendments. Council has established a housing bottom line in line with Policy 7 the NPSUD and has enabled more than sufficient land area to meet demand. The Proposed Plan policies are intended to meet demand for commercial and mixed-use zones in line with Policy 2 of the NPSUD. This approach is consistent with Policy 5.3.1 and 6.3.6 of the RPS.	No
326.49	Rolleston Industrial Developments Ltd	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
326.514	Rolleston Industrial Developments Ltd	UFD-P8	Retain UFD-P8 as notified		Accept	Agree with submitter	No
360.11	Christchurch City Council	UFD-P8	Amend UFD-P8 to resolve the issues identified. UFD-P5 and UFD-P8 provide for extensions to as well as new industrial areas, however, it is not clear if or how UFD-P8 is linked to UFD-P5. There is no reference to the directions of Canterbury Regional Policy Statement (CRPS) Objectives 6.2.6 and 6.2.2, and Policies 6.3.1, 6.3.11 and 6.3.12, or the requirement to direct industrial	3.8	Reject	See relevant section of the report.	No

⁹⁰ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

⁹¹ Rolleston Industrial Group, Carter Group Property Ltd & CSI Property Ltd FS82 oppose; R & G Spark FS37 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			activities to the identified greenfield priority areas for business within the Projected Infrastructure Boundary. It is unclear in UFD-P8(2) whether the "development in greenfield areas" is referring to locations identified in the CRPS Map A and zoned Development Area on the Planning Map. There is potential for requests to rezone to industrial parts of Development Area meant to provide for residential growth, even if there is capacity within existing industrial zones.				
411.7 ⁹²	Ngai Tahu Property	UFD-P8	Amend UFD-P8: "... 3. <u>where possible</u> locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure. ..."	3.4	Reject	See relevant section of the report.	No
414.65 ^{93 94}	Federated Farmers	UFD-P8	Amend UFD-P8: "... 5. Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See relevant section of the report.	No

Table B 112: Recommended responses to submissions and further submissions Urban Form and Development Policy UFD-P9

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
142.5	Te Ngāi Tūāhuriri Rūnanga	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
249.244	MainPower New Zealand Limited	UFD-P9	Amend UFD-P9 to include the following additional clause: "... 4. <u>provides for development of Special Purpose Zone (Kainga Nohoanga) zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas</u> ".		Reject	The issue is covered in Policy EI-P2 and does not meet the criteria of being a strategic direction.	No
284.47	Clampett Investments Limited	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
284.355	Clampett Investments Limited	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
295.74 ⁹⁵	Hort NZ	UFD-P9	Amend UFD-P9 to ensure the life supporting capacity of soils are safeguarded.	3.7	Reject	See relevant section of the report.	No

⁹² Waka Kotahi FS110 oppose⁹³ ECan FS105 support⁹⁴ Transpower FS92 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose⁹⁵ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
316.14 ⁹⁶	ECan	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
325.16	Kainga Ora	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
326.5	Rolleston Industrial Developments Ltd	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
326.515	Rolleston Industrial Developments Ltd	UFD-P9	Retain UFD-P9 as notified		Accept	Agree with submitter	No
414.66 ⁹⁷⁹⁸	Federated Farmers	UFD-P9	Amend UFD-P9: "... 4. Avoid where practicable any development on LUC 1-3 soils."	3.7	Reject	See relevant section of the report.	No

Table B 113: Recommended responses to submissions and further submissions Urban Form and Development UFD-P10

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
41.17 ⁹⁹	Fulton Hogan	UFD-P10	Amend UFD-P10, to apply to all new development areas and to take a clearer stance on reverse sensitivity effects: "Managing reverse sensitivity effects from new development Within Residential Zones and For new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise avoid reverse sensitivity effects on primary production activities from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas."	3.6	Reject	See relevant section of the report.	No
48.2	Ashley Industrial Services Ltd	UFD-P10	Amend UFD-P10 to refer to the entire district and include industrial production: "Within Residential Zones and new development areas, District-wide: 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical	3.6	Accept in part	See relevant section of the report.	Yes

⁹⁶ R & G Spark FS37 oppose⁹⁷ ECan FS105 support⁹⁸ Transpower FS92 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose⁹⁹ KiwiRail FS99 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on <u>industrial and primary production</u> from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas."				
62.5	Chorus New Zealand Ltd, Spark New Zealand Trading Ltd, Vodafone New Zealand Ltd	UFD-P10	Retain UFD-P10 as notified		Accept in part	Accept in part, subject to amendments made in response to other submissions.	No
145.15	Daiken New Zealand Ltd	UFD-P10	Amend UFD-P10 (or to like effect): "Within Residential <u>and Rural Zones</u> and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on primary production <u>and existing heavy industrial activities</u> from activities within <u>zones or</u> new development areas through setbacks and screening, without compromising the efficient delivery of new development areas."	3.6	Accept in part	See relevant section of the report.	Yes
155.1 ¹⁰⁰	Woodend-Sefton Community Board	UFD-P10	Amend UFD-P10 to include all new residential developments, not just those in Rangiora and Kaiapoi.	3.6	Accept	See relevant section of the report.	Yes
169.13	NZ Pork	UFD-P10	Amend UFD-P10 so it applies to all new development areas.	3.6	Accepted in part	See relevant section of the report.	Yes
183.5	Richard and Geoff Spark	UFD-P10	Amend UFD-P10: "... 2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."	3.6	Accept	See relevant section of the report.	Yes
195.22 ¹⁰¹	Transpower	UFD-P10	Amend UFD-P10: "Managing reverse sensitivity effects, <u>including reverse sensitivity effects</u> , from <u>and on</u> new development	3.6	Accept in part	See relevant section of the report.	Yes

¹⁰⁰ Hort NZ FS47 support¹⁰¹ KiwiRail FS99 support

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity development that has the potential to <u>be impacted by or</u> limit the efficient and effective operation, <u>maintenance</u> and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; ..."				
223.6	John and Coral Broughton	UFD-P10	Amend UFD-P10: "..." 2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."	3.6	Accept	See relevant section of the report.	Yes
230.3 ¹⁰²	Concept Services	UFD-P10	Amend UFD-P10: "1. avoid <u>manage</u> residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure ..."	3.6	Reject	See relevant section of the report.	No
236.8 ¹⁰³	Rick Allaway and Lionel Larsen	UFD-P10	Amend UFD-P10(2): "2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."	3.6	Accept	See relevant section of the report.	Yes
249.245 ¹⁰⁴	MainPower	UFD-P10	Amend UFD-P10(1): "..." 1. avoid residential activity <u>and development</u> that has the potential to limit the efficient and effective operation, <u>maintenance, repair, development</u> and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, <u>important infrastructure</u> including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; ..."	3.6	Accept in part	See relevant section of the report.	Yes

¹⁰² Waka Kotahi FS110 oppose; KiwiRail FS99 oppose

¹⁰³ D & S Elley FS28 support; JP Bailey Family Trust FS29 support; K Manson & N Kuru FS30 support; R Fraser FS31 support; L N R deLacy FS32 support; L Marriott FS33 support

¹⁰⁴ KiwiRail FS99 oppose; Kainga Ora FS88 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
254.24 ¹⁰⁵	Christchurch International Airport Limited	UFD-P10	Amend UFD-P10: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has the potential to limit adverse effects on, or is incompatible with, the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, unless within an existing Residential Zone in Kaiapoi which was in existence at the time this plan was made <u>operative, where density is to be retained at one unit per 600m2;...</u> "	3.6	Reject	See relevant section of the report.	No
275.10 ¹⁰⁶	Waka Kotahi NZ Transport Agency	UFD-P10	Amend UFD-P10(1): "... 1. Avoid residential activity that has the potential to limit the efficient, and effective <u>and safe</u> operation, and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone...."	3.6	Accept	See relevant section of the report.	No
284.48	Clampett Investments Limited	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
284.356	Clampett Investments Limited	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
295.75 ¹⁰⁷	Hort NZ	UFD-P10	Amend UFD-P10: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: ... 2. minimise avoid reverse sensitivity effects on primary production from activities within new development areas. Where avoidance compromises through setbacks and screening, without compromising the efficient delivery of new development areas, then impacts are mitigated through <u>development design, setbacks, and screening.</u> "	3.6	Reject	See relevant section of the report.	No
316.15	ECan	UFD-P10	Provide clarity regarding what is meant by "new development areas".	3.8	Reject	See relevant section of the report. The identification of new development areas is discussed in	No

¹⁰⁵ Momentum FS63 oppose¹⁰⁶ KiwiRail FS99 support¹⁰⁷ Michael & Jean Schluter FS89 oppose

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
108109			Provide recognition for the irreversible loss of productive soils to new development areas which should be avoided unless necessary.			Policy UFD-P2 for residential, UFD-P7 for Commercial and Mixed Use Zones and UFD-P8 for Industrial Zones.	
325.17 ¹¹⁰	Kainga Ora	UFD-P10	Amend UFD-P10: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid minimise the location of new residential activity that has the potential to limit or compromise the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;..."	3.6	Reject	See relevant section of the report.	No
326.51	Rolleston Industrial Developments Ltd	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
326.516	Rolleston Industrial Developments Ltd	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
373.14 ¹¹¹	KiwiRail	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
408.7	Bellgrove Rangiora Ltd	UFD-P10	Retain UFD-P10 as notified		Accept	Accept in part, subject to amendments made in response to other submissions.	No
414.67 ¹¹²	Federated Farmers	UFD-P10	Amend UFD-P10: "... 3. Minimise reverse sensitivity effects on primary production, including LUC 1-3 soils."	3.7	Reject	See relevant section of the report.	No
FS37	R & G Spark	Support in part	Proposed wording is more flexible in terms of implementation options. Words 'including LUC1-3 soils' unnecessary.				
FS46	M Hales	Support in part	Allow in part. Amended wording should be: "3. Minimise reverse sensitivity effects on primary production."				

¹⁰⁸ Michael & Jean Schluter FS89 oppose; R & G Spark FS37 oppose; M Hales FS46 oppose

¹⁰⁹ CIAL FS80 support

¹¹⁰ Waka Kotahi FS110 oppose; KiwiRail FS99 oppose; CIAL FS80 oppose

¹¹¹ Kainga Ora FS88 oppose

¹¹² Michael & Jean Schluter FS89 oppose

Appendix C. Section 32AA Evaluation

C1. Overview and purpose

This evaluation is undertaken in accordance with section 32AA of the RMA. It examines the appropriateness of the recommended amendments to the objectives and policies for the Urban Form and Development following the consideration of submissions received on the Proposed Plan.

This further evaluation should be read in conjunction with Part A – Overview and Part B Urban Form and Development and Strategic Directions of the Section 32 Report prepared for the development of the Proposed Plan.

C2. Recommended amendments

The proposed amendment to the introduction links better with the direction for Strategic Directions within the NPS. The amendment strengthen the connections between the Urban Form and Development chapter and the rest of the Proposed Plan. The recommended amendments are shown in **Appendix A**.

C3. Statutory Tests

The District Council must ensure that prior to adopting an objective, policy, rule or other method in a district plan, that the proposed provisions meet the requirements of the RMA through an evaluation of matters outlined in Section 32.

In achieving the purpose of the RMA, the District Council must carry out a further evaluation under section 32AA if changes are made to a proposal as a result of the submissions and hearings process. This evaluation must cover all the matters in sections 32(1)-(4).

Objectives

The objectives are to be examined in relation to the extent to which they are the most appropriate way to achieve the purpose of the RMA.¹¹³ For the purposes of evaluation under section 32AA the following criteria form the basis for assessing the appropriateness of the proposed objectives:

- Relevance;
- Usefulness;
- Reasonableness; and
- Achievability.

Provisions

Each provision is to be examined as to whether it is the most appropriate method for achieving the objectives. For a proposed plan, the provisions are defined as the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan.¹¹⁴

¹¹³ RMA s32(1)(a)

¹¹⁴ RMS s32(6)(a)

The examination must include assessing the efficiency and effectiveness (including costs and benefits of the environmental, economic, social, and cultural effects, quantified if practicable, and the risk of acting or not acting) and a summary of the reasons for deciding the provisions.

C4. Evaluation of Recommended Amendments to Objectives

Objectives UFD-O1, UFD-O2, UFD-P1, UFD-P2, UFD-P6 and UFD-P10 are recommended to be amended as set out in Appendix A: The following tables provide an evaluation of the recommended amendments to the objectives and policies.

Table C 1: Recommended Amendments to Objective UFD-O1

Relevance	<p>Addresses a relevant resource management issue The issue is the provision of housing capacity and the support of a well-functioning urban environment to enable people to provide for their social, economic, and cultural wellbeing and for their health and safety.</p>
	<p>Assists the District Council to undertake its functions under s31 The amendments better recognise the alignment between the Proposed Plan and the NPSUD.</p>
	<p>Gives effect to higher level documents The amendments better reflect the wording within the NPSUD regarding the provision of feasible capacity and updated housing development capacity. The table within the objective has been updated to reflect the updated housing bottom line information development by the Greater Christchurch Partnership as part of the Greater Christchurch Housing Development Capacity Assessment (2021).</p>
Usefulness	<p>Guides decision-making The amendment gives effect to the NPSUD and enables decision makers to align decisions on urban development towards a well-functioning urban environment.</p>
	<p>Meets best practice for objectives The proposed amendment better aligns with the wording in the NPSUD and the updated housing demand</p>
Reasonableness	<p>Will not impose unjustifiably high costs on the community / parts of the community The proposed changes will not result in any unjustifiably high costs on the community.</p>
	<p>Acceptable level of uncertainty and risk There is no additional uncertainty or risk associated with the recommended amendment. The updated housing development capacity figures will be consistent across the Greater Christchurch Partnership and respond to a number of submissions that wanted an updated figure.</p>
Achievability	<p>Consistent with identified tāngata whenua and community outcomes The amendment does not affect the consistency of the strategic objective with identified tāngata whenua and community outcomes.</p>
	<p>Realistically able to be achieved within the District Council's powers, skills and resources The Council has the skill base and experience to implement the Proposed Plan and the amendment aligning with the NPSUD.</p>

Conclusion	The recommended amended objectives are the most appropriate way to achieve the purpose of the RMA by providing a coherent package of desired outcomes consistent with sustainable management.
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Table C 2: Recommended Amendments to Objective UFD-O2

Relevance	Addresses a relevant resource management issue The issue is the provision of housing capacity and the support of a well-functioning urban environment to enable people to provide for their social, economic, and cultural wellbeing and for their health and safety.
	Assists the District Council to undertake its functions under s31 The proposed change better reflects the wording within the NPSUD.
	Gives effect to higher level documents The amendment gives effect to the NPSUD and enables decision makers to align decisions on urban development towards a well-functioning urban environment.
Usefulness	Guides decision-making The amendment gives effect to the NPSUD and enables decision makers to align decisions on urban development towards a well-functioning urban environment.
	Meets best practice for objectives The proposed amendment better aligns with the wording in the NPSUD.
Reasonableness	Will not impose unjustifiably high costs on the community / parts of the community The proposed changes will not result in any unjustifiably high costs on the community.
	Acceptable level of uncertainty and risk There is no additional uncertainty or risk associated with the recommended amendment.
Achievability	Consistent with identified tāngata whenua and community outcomes The amendment does not affect the consistency of the strategic objective with identified tāngata whenua and community outcomes.
	Realistically able to be achieved within the District Council's powers, skills and resources The Council has the skill base and experience to implement the Proposed Plan and the amendment aligning with the NPSUD.
Conclusion	The recommended amended objectives are the most appropriate way to achieve the purpose of the RMA by providing a coherent package of desired outcomes consistent with sustainable management.

Overall, the recommended amendments proposed to the objectives better give effect to higher order documents. For the purposes of sections 32 and 32AA, I consider that the revised objectives and policies are the most appropriate way of achieving the purpose of the RMA.

C5. Evaluation of Policies and Rules

I have assessed how the recommended changes to the policies, rules and other methods are the most appropriate to implement the objectives below. In undertaking this assessment, I have evaluated the recommended amendments against the provisions as notified.

Efficiency and Effectiveness of the Provisions

I have assessed the efficiency and effectiveness of the recommended amended provisions in achieving the objectives, including identification and assessment of the costs and benefits anticipated from the implementation of the provisions in Table C and Table C below.

Table C 3: Assessment of efficiency and effectiveness of Policy UFD-P1

Recommended Amendments to Provisions:	
The following amendments are made to UFD-P1: <ul style="list-style-type: none"> • Introduction of term urban centres, • Use of education facilities term, and • Enable more adaptive planning responses for residential development where infrastructure development is proposed. 	
Costs	Benefits
While the proposed wording will limit unconstrained growth outside of the urban areas and potentially affect perceived development rights, it will result in lower costs associated with land development through better utilisation of existing infrastructure.	The amendment will better align with the NPSUD and the RPS with respect to urban development. This will result in better integration and utilisation with existing infrastructure and reduce the potential for reverse sensitivity effects. There is also likely to be a reduction in greenhouse gas emissions through shorter commuting distances to community services and commercial areas.
Efficiency	The recommended amendments will better align with the objectives and policies within the residential zone chapters.
Effectiveness	The recommended amendments provide greater clarity for the provisions, and therefore will be easier to interpret and implement. The original wording was intended to provide for the identification of areas covered by the urban flood risk overlay. It was not intended to direct residential development potential in the district. Policy UFD-P3 provides for large lot residential zone development in the district.
Summary	
The recommended amendment provides the most appropriate method for giving effect to NPSUD and the RPS.	

Table C 4: Assessment of efficiency and effectiveness of Policy UFD-P2

Recommended Amendments to Provisions:	
The following amendments are made to UFD-P2: <ul style="list-style-type: none"> • Introduction of term urban centres. 	
Costs	Benefits

	While the proposed wording will limit unconstrained growth outside of the urban areas and potentially affect perceived development rights, it will result in lower costs associated with land development through better utilisation of existing infrastructure.	The amendment will better align with the NPSUD and the RPS with respect to urban development. This will result in better integration and utilisation with existing infrastructure and reduce the potential for reverse sensitivity effects. There is also likely to be a reduction in greenhouse gas emissions through shorter commuting distances to community services and commercial areas.
Efficiency	The recommended amendments will better align with the objectives and policies within the residential zone chapters.	
Effectiveness	The recommended amendments provide greater clarity for the provisions, and therefore will be easier to interpret and implement. The original wording was intended to provide for the identification of areas covered by the urban flood risk overlay. It was not intended to direct residential development potential in the district. Policy UFD-P3 provides for large lot residential zone development in the district.	
Summary		
The recommended amendment provides the most appropriate method for giving effect to NPSUD and the RPS.		

Table C 5: Assessment of efficiency and effectiveness of Policy UFD-P6

Recommended Amendments to Provisions:	
The following amendments are made to UFD-P6: <ul style="list-style-type: none"> The addition of West Rangiora in the residential development area list. 	
Costs	Benefits
The addition of West Rangiora will overall reduce costs, as it provides for more land for residential development, and it better integrates into existing infrastructure.	The amendment forms part of the residential development area that enables Council to meet its housing bottom line and complies with the RPS.
Efficiency	The recommended amendments will better align with the objectives and policies within the residential zone and the future development area chapters.
Effectiveness	The proposed amendments address Objective 1 of the Amendment Act by providing for a well-functioning urban environment that better integrates development with infrastructure.
Summary	
The recommended amendment provides the most appropriate method for giving effect to NPSUD and the RPS.	

Table C 6: Assessment of efficiency and effectiveness of Policy UFD-P10

Recommended Amendments to Provisions:
The following amendments are made to UFD-P10: <ul style="list-style-type: none"> The addition of the other urban centres into the list, Align with NPSET, Inclusion of safe operation,

<ul style="list-style-type: none"> Inclusion of industrial zoning for consideration of reverse sensitivity effects. 	
Costs	Benefits
The proposed amendments will reduce compliance costs by better enabling infrastructure works such as maintenance to occur in line with EI policy without the need for a consent. It may restrict perceived development potential of land that is adjacent to industrial zones but will reduce long term costs on residential associated with noise and air quality issues.	The proposed amendments ensure that all urban centres are covered, and that consideration is not only given to reverse sensitivity effects from residential development but from other types of development that may be inconsistent with the existing land use. Some additional amendments provide a better alignment with the NPSET.
Efficiency	The recommended amendments will have benefits particularly through better giving effect to higher order documents.
Effectiveness	The proposed amendment will better help Council to achieve the Strategic Directions of the Proposed Plan and the alignment with the NPSET and NPSUD. There are sufficient resources within Council to administer the amendment.
Summary	
The recommended amendment provides the most appropriate method for giving effect to NPSET, NPSUD and the RPS.	

No Section 32aa analysis has been provided for the amendment to UFD-P3 as it is considered to be minor and inconsequential.

Overall, taking into account the assessment above, I consider the recommended amendments to the policies to be more efficient and effective in achieving the objectives than the notified provisions.

Adequacy of Information and Risk of Acting or Not Acting

Section 32(2)(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

Submissions have raised a number of matters that need to be addressed to provide clarity to the Urban Form and Development provisions of the Proposed Plan. If no action is taken and the Proposed Plan is retained as notified, it could cause confusion and may result in a lack of consistent interpretation of the Proposed Plan and increased costs in terms of time and money required by District Council staff to process resource consents.

Submissions also seek to amend the Proposed Plan so it better achieves the purpose of the RMA. The recommended amendments address this matter assist in making the provisions efficient and effective in achieving the objectives. The risk in not acting is that the provisions do not effectively or efficiently achieve the objectives.

After reviewing the Urban Form and Development provisions of the Proposed Plan and considering the submissions on these provisions and matters raised in mediation, I consider there is sufficient information on which to base the recommended revised objectives and policies.

C6. Conclusion

I have evaluated the recommended amendments to objectives to determine the extent to which they are the most appropriate way of achieving the purpose of the RMA where there is necessary, and otherwise to give effect to higher order planning documents. I have also evaluated the recommended amendments to the proposed provisions, including their efficiency and effectiveness of the provisions in achieving the proposed objective(s). I consider the proposed objectives as recommended to be amended are an appropriate way of achieving the purpose of the RMA and the recommended changes to provisions are the most appropriate means of achieving the objectives.

Appendix D. Report Author's Qualifications and Experience

I hold the following qualifications: Master of Science (Waikato University). I am an associate member of the New Zealand Planning Institute. I have 30 years' experience in working as a Planner for local and central government and a consultancy and as an Environmental Scientist.

My work experience includes, amongst other matters:

- Environmental Research Scientist,
- Preparation and processing of regional and district resource consents,
- Author and technical support on various chapters of regional and district plans,
- Expert witness in the Environment Court,
- Management Planner, Department of Conservation,

I have been employed by the Waimakariri District Council since November 2019 (3 years and six months) as a Principal Policy Planner within the Development Planning Unit Team.

Appendix E. Council report on Housing Bottom Lines – Implementing National Policy Statement Directions

WAIMAKARIRI DISTRICT COUNCIL
REPORT FOR DECISION

FILE NO and TRIM NO: DDS-06-10-02-07-01/ 220817141135


REPORT TO: Council

DATE OF MEETING: 6 September 2022

AUTHOR(S): Matthew Bacon, Development Planning Manager

SUBJECT: Housing Bottom Lines – Implementing National Policy Statement Directions

ENDORSED BY:
(for Reports to Council,
Committees or Boards)


General Manager


Chief Executive

1. SUMMARY

- 1.1. This purpose of this report is to request a decision from Council to include an Objective within the operative and proposed district plans in relation to 'housing bottom lines' to be achieved in the short-medium term and long term. Housing bottom lines are housing numbers that are 'at least' sufficient to provide for planned growth. They are identified within the Greater Christchurch Housing Development Capacity Assessment completed in 2021.
- 1.2. The National Policy Statement on Urban Development 2020 requires that Greater Christchurch Council's amend their district, city or regional plans to incorporate the housing bottom lines without using a schedule 1 plan change process. In practice this means that Waimakariri District Council is required to insert the provisions without going through a plan change process and then provide public notice that it has done so.

Attachments:

- i. Proposed Housing bottom line Objective (220822143770)

2. RECOMMENDATION

THAT the Council:

- (a) Receives Report No. 220817141135.
- (b) Approves the insertion an objective into the operative and proposed district plan to provide for housing bottom lines, as outlined in the Greater Christchurch Housing Development Capacity Assessment completed in 2021.
- (c) Notes that the proposed changes are required under the National Policy Statement for Urban Design and are being progressed with Waimakariri District Council, Selwyn District Council, Christchurch City Council and Environment Canterbury.
- (d) Directs staff to insert the provisions identified in attachment (i) as amended to fit within the structure of the operative and proposed Waimakariri District Plan.
- (e) Notes Housing capacity is considered as part of the Councils Long Term Planning processes.

3. BACKGROUND

- 3.1. The 2020 National Policy Statement on Urban Development (NPSUD) requires that Tier 1.2 and 3 local authorities, at all times, provide at least sufficient development capacity to

meet expected demand for housing and business land over the short, medium and long term.

- 3.2. In order to ascertain this demand, the Greater Christchurch Partnership completed a Housing Capacity Assessment for Greater Christchurch in 2021 (the HCA). The HCA included an assessment of expected housing demand to 2051 for Christchurch, Selwyn and Waimakariri districts. The 2021 HCA built on a similar HCA undertaken in 2018.
- 3.3. The HCA provides for 'housing bottom lines' across the Greater Christchurch urban environment on a per territorial authority basis. These bottom lines are identified in table 1 below:

Housing bottom lines (number of dwellings) for the Greater Christchurch urban environment, 2021-2051

Area	Short-Medium Term 2021-2031	Long Term 2031-2051	30 Year Total
Waimakariri	5,100	7,400	12,500
Christchurch	18,300	23,000	41,300
Selwyn	8,100	15,800	23,900
Greater Christchurch	31,500	46,200	77,700

- 3.4. Once these 'housing bottom lines' are established, the NPS-UD further requires that for Tier 1 and 2 Councils (including Waimakariri District Council) that each relevant authority must insert these housing bottom lines into their respective planning documents.
- 3.5. Staff within the district and regional councils have collectively drafted wording to give effect to the requirement to insert provisions within the respective planning documents. This wording, attached as appendix (i), is proposed to be consistent across the authorities; recognising that the housing bottom lines apply equally across Greater Christchurch.
- 3.6. In the event that the Council approves the insertion of the provisions, Council staff will make this change to both the operative and proposed district plan.
- 3.7. It is noted that the housing bottom lines identified in the table above are different to the numbers included in the 2021 HCA in that only areas within Greater Christchurch are included within the proposed objective. The reason for this is to maintain consistent terminology across the Greater Christchurch area. The 2021 HCA does provide for additional household growth within Oxford. This growth is not affected by the exclusion within the table as the housing bottom lines provide for 'at least sufficient' capacity; rather than a maximum allocation per district.
- 3.8. While the 2021 HCA is the most up to date assessment of housing bottom lines, local authorities must review the capacity assessments every three years.

4. ISSUES AND OPTIONS

- 4.1. The Council has technically has the option to decline or approve the addition of the provisions into the Waimakariri District Plan. However, it is noted that the insertion of housing bottom lines is a requirement within the NPS-UD, and a decision to not make the changes would mean that the Council would not be complying with the central government direction provided within the NPS-UD. As a result, the recommendation from staff is that the Council approve the insertion of the provisions into the district plan.

Implications for Community Wellbeing

4.2 There are not implications on community wellbeing by the issues and options that are the subject matter of this report. This is primarily as the provisions to be inserted into the Waimakariri District Council require that established 'housing bottom lines' are enabled within planning documents.

4.3 The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by, or have an interest in the subject matter of this report; however, it is noted that growth within MR873 is an important area of consideration and is being progressed through a number of pathways including the district plan review. As noted above, the housing bottom lines are in relation to providing 'at least sufficient' growth capacity within the district.

5.2. **Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. **Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. **Financial Implications**

There are not financial implications of the decisions sought by this report. The HCA 2021 was budgeted within the Council's overall budget for NPS-UD implementation.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts. Additional growth will potentially have climate change impacts if inappropriately located; however, the proposed housing capacity provisions do not allocate growth to specific areas.

6.3. **Risk Management**

There are not risks arising from the adoption/implementation of the recommendations in this report.

6.3. **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

Amendments to District Plans where not subject to a schedule 1 RMA 1991 process are enabled by section 55 of the RMA 1991.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are not relevant to the actions arising from recommendations in this report.

7.4. Authorising Delegations

The Council has delegated the ability to amend the district plan to recognise national policy statements/ standards under clause 55 of the RMA 1991. The delegation manual allows for the Council to approve the amendment as the delegating entity.

Housing bottom lines objective:

6.2.1a Housing bottom lines

For the period 2021-2051, at least sufficient development capacity for housing is enabled for the Greater Christchurch urban environment in accordance with the housing bottom lines set out in Table 6.1.

Table 6.1 Housing bottom lines (number of dwellings) for the Greater Christchurch urban environment, 2021-2051

Area	Short-Medium Term 2021-2031	Long Term 2031-2051	30 Year Total
Waimakariri	5,100	7,400	12,500
Christchurch	18,300	23,000	41,300
Selwyn	8,100	15,800	23,900
Greater Christchurch	31,500	46,200	77,700

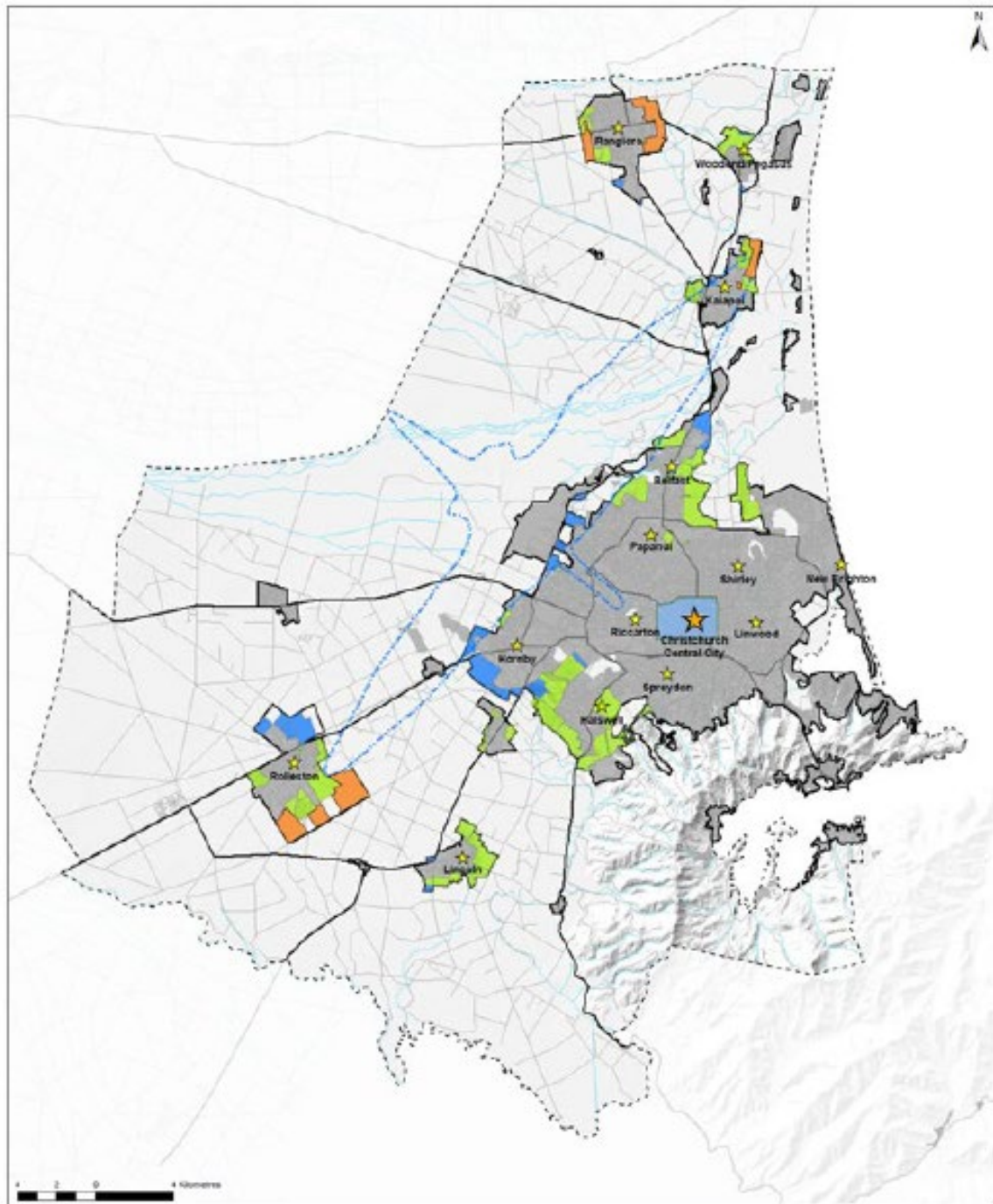
Principal reasons and explanation

The National Policy Statement on Urban Development 2020 (NPS-UD) requires Tier 1 local authorities to set housing bottom lines for the short-medium (next 10 years) and long term (10 to 30 years). The Greater Christchurch Tier 1 urban environment is the area shown on Map A.

The housing bottom lines in Table 6.1 represent the amount of development capacity that is at least sufficient to meet expected housing demand in Greater Christchurch over the specified period, inclusive of a competitiveness margin. The NPS-UD requires a 20 per cent competitiveness margin for the short to medium term, and a 15 per cent competitiveness margin for the long term.

Appendix F. Canterbury Regional Policy Statement – Map A

Map A - Greenfield Priority Areas and Future Development Areas (viewable in more detail at www.ecan.govt.nz)



- Legend**
- Key Activity Centres
 - ★ Key Activity Centre
 - ★ Christchurch Central City
 - Airport Noise Contour
 - State Airport Noise Contour
 - Christchurch Central Recovery Plan
 - Christchurch Central Recovery Plan Area
 - Greenfield Priority Areas
 - Greenfield Priority Area - Business
 - Greenfield Priority Area - Residential
 - Existing Urban Area
 - Existing Urban Area
 - Projected Infrastructure Boundary
 - Projected Infrastructure Boundary
 - Future Development Areas
 - Future Development Area



Scale: 1:18,000
(Original sheet size A3)

Coordinate System:
NZGD 2000 New Zealand Transverse Mercator

Disclaimer:
This map is a static output of depicted layers and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Environment Canterbury
Christchurch City Council