

## **Submission on Proposed Waimakariri District Plan**

*Under Clause 6 of the First Schedule, Resource Management Act 1991*

To: Waimakariri District Council  
By email: developmentplanning@wmk.govt.nz

Submitter: Ravenswood Developments Limited (**RDL**)  
Address for service: c/- Anderson Lloyd  
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- 1 This is a submission on the Proposed Waimakariri District Plan (**the PWDP**).
- 2 RDL could not gain a trade competition advantage through this submission.
- 3 This submission relates to the PDWP in its entirety, including but not limited to the following sections:
  - (a) Planning maps and zoning;
  - (b) Interpretation;
  - (c) Strategic directions;
  - (d) Urban form and development;
  - (e) Subdivision;
  - (f) Earthworks;
  - (g) Signs;
  - (h) Residential zones;
  - (i) Commercial and mixed use zones;
  - (j) Industrial zones; and
  - (k) North Woodend Development Area.

## **Background**

- 4 RDL is a subsidiary of Infinity Investment Group Limited, an established and leading developer of master-planned communities across the South Island. Their developments within the Waimakariri

District include the established settlement of Pegasus and the emerging residential neighbourhood and commercial centre at Ravenswood.

- 5 Ravenswood is located north of the existing Woodend Township, and west of the State Highway 1 roundabout that also leads to Pegasus Town. Ravenswood comprises approximately 150ha of largely flat land, which contains an emerging town centre and a fast-growing residential community of some 1,300 existing and planned dwellings and sections.
- 6 A copy of the latest Ravenswood Masterplan is included as **Attachment 1**.

### **Submission**

- 7 RDL has a strong interest in ensuring that the established and planned residential and commercial areas of Ravenswood are afforded the necessary zoning and planning provisions under the PWDP to meet the present and future needs of this growing community, and of the District at large.
- 8 RDL considers that the notified version of the PWDP clearly fails to provide for those needs. Most notably, it has simply carried over the outdated zoning pattern for Ravenswood from the Operative District Plan. The Outline Development Plan for North Woodend, which has lost its relevance and integrity and does not reflect existing development, has also been “rolled over” into the PWDP. In this regard, the Council’s obligations under s32 of the Resource Management Act 1991 (**RMA**) have not been adequately addressed.
- 9 More substantively, the notified PWDP provisions fail to recognise and provide for the ongoing development and growth of the Ravenswood Commercial Area as the third Key Activity Centre (**KAC**) within the District by not providing a sufficient quantum of Town Centre zoned land.
- 10 RDL considers that, unless the concerns set out in this submission are appropriately addressed, the PWDP:
  - (a) will create uncertainty and ambiguity for future developments within Ravenswood, especially with the Ravenswood Commercial Area;
  - (b) will not give effect to the Canterbury Regional Policy Statement (**RPS**) and the National Policy Statement on Urban Development 2020 (**NPSUD**);
  - (c) will not promote the efficient use and development of resources; and
  - (d) will otherwise be inconsistent with the purpose and principles in Part 2 of the RMA.
- 11 Without limiting the generality of the above, specific submission points, with associated reasons and requested amendments, are set out in **Attachment 2** to this submission.
- 12 In addition to the reasons set out in Attachment 2, the proposed changes will:
  - (a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (**RMA**) including the integrated management of the effects of the use, development, or protection of land;
  - (b) give effect to the NPSUD;
  - (c) give effect to the CRPS;
  - (d) meet the requirements of section 32 of the RMA; and

- (e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

**Decision Sought**

13 RDL seek the following decision from the Waimakariri District Council:

- (a) that the provisions in the PWDP be amended as set out in Attachment 2 of this submission; and
- (b) such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised by RDL.

14 RDL wishes to be heard in support of its submission.

A handwritten signature in black ink, appearing to read 'S Eveleigh', with a long horizontal flourish extending to the right.

**Ravenswood Developments Limited**

Signed by its duly authorised agents

Anderson Lloyd







Per: **Sarah Eveleigh**

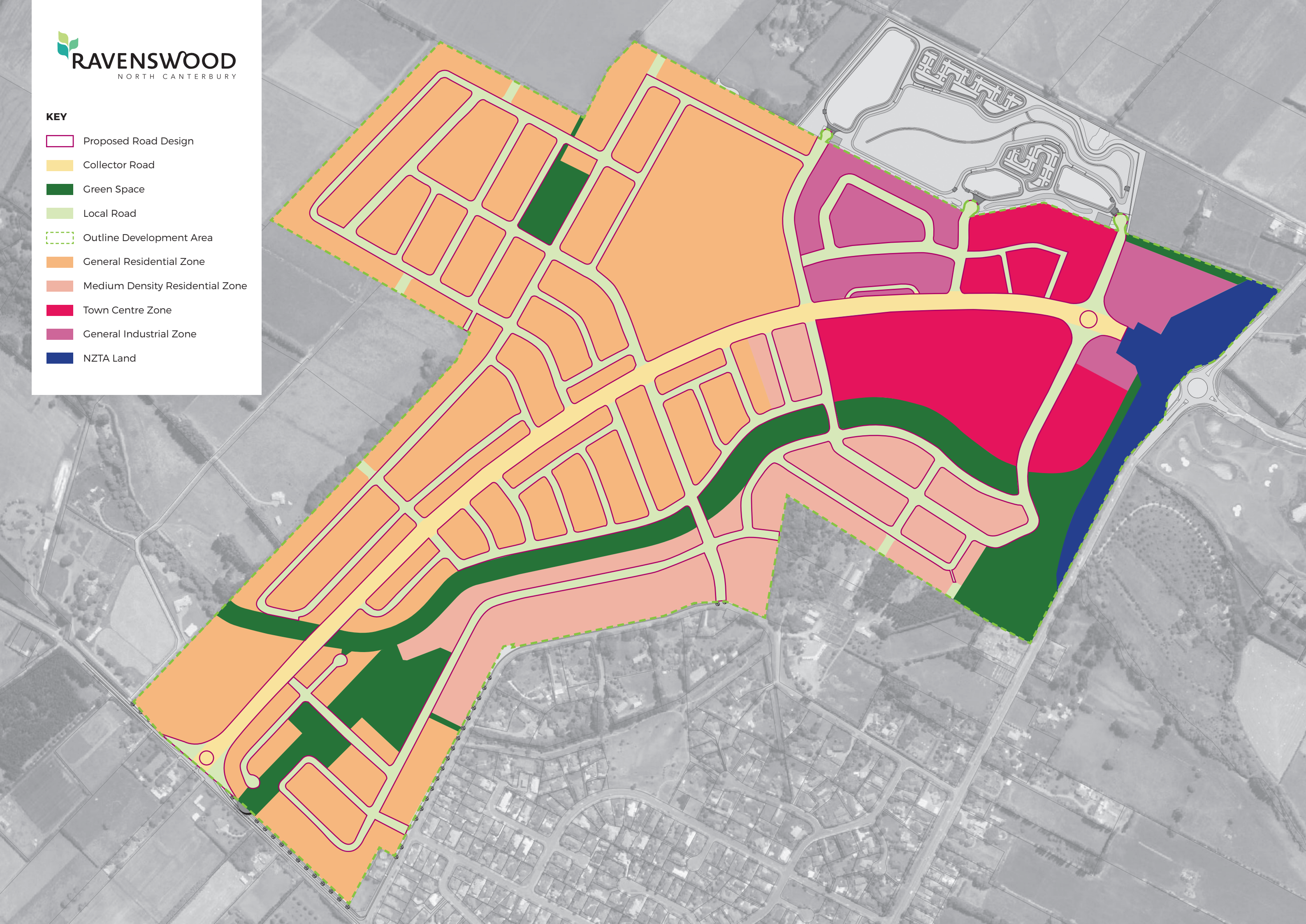
26 November 2021

## **Attachment 1 – Ravenswood Masterplan**



**KEY**

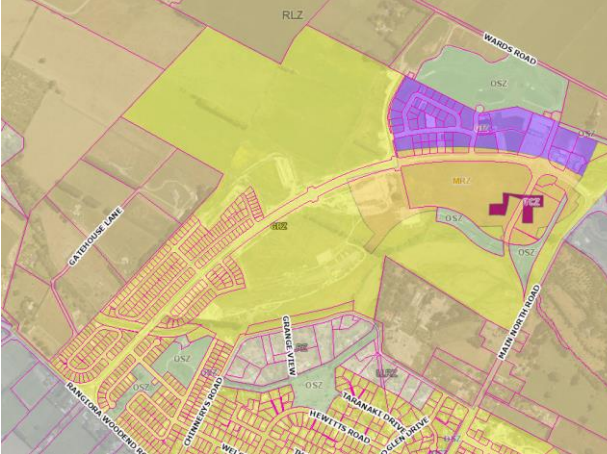
-  Proposed Road Design
-  Collector Road
-  Green Space
-  Local Road
-  Outline Development Area
-  General Residential Zone
-  Medium Density Residential Zone
-  Town Centre Zone
-  General Industrial Zone
-  NZTA Land





## **Attachment 2 – Submission point table**

**Attachment 2: Ravenswood Developments Limited Specific Submission Points**

#	Provision	Support / Oppose	Reasons	Relief sought
<b>Planning Maps</b>				
1.	<b>Zoning</b> 	Oppose	<p>The notified zoning pattern is inconsistent with the established and planned development pattern for Ravenswood. This inconsistency will complicate and/or misdirect the development of this fast-growing neighbourhood.</p> <p>The location and quantum of the proposed Town Centre zone, as notified, will not facilitate the growth of Ravenswood town centre as a Key Activity Centre (KAC).</p>	<p>Amend the planning maps as follows:</p> <ul style="list-style-type: none"> <li>The established/consented residential areas (Stages 1-5) are rezoned as General Residential.</li> <li>The undeveloped/planned residential areas (Stage 6) are rezoned as Medium Density Residential.</li> <li>Rezone the following sites to Town Centre (DP 521536 unless otherwise specified): <ul style="list-style-type: none"> <li>Lot 203 – large vacant lot south of Bob Robertson Drive</li> <li>Lot 2 – New World</li> <li>Lot 12 – Childcare centre</li> <li>Lots 13 &amp; 14 – Consented mixed retail</li> <li>Lot 15 – Vacant</li> <li>Lots 11 &amp; 202 DP 545570– vacant lots east of Garlick Street</li> </ul> </li> <li>Rezone the following sites to General Industrial (DP 521536 unless otherwise specified): <ul style="list-style-type: none"> <li>Lots 100-135 – Industrial subdivision</li> <li>Lots 9 &amp; 10 – BP/McDonalds</li> <li>Lot 201 – vacant lot north of BP/McDonalds</li> <li>Lots 1 &amp; 2 DP 545570 – Gull</li> </ul> </li> <li>The Open Space zone is applied to the riparian margins of the realigned Taranaki Stream, and the neighbourhood parks within Stage 1a and Stage 4.</li> </ul>

#	Provision	Support / Oppose	Reasons	Relief sought
				<ul style="list-style-type: none"> <li>The zone boundaries are amended to align with the roading and cadastral boundaries.</li> </ul> <p>The proposed rezoning is shown in <b>Appendix 1</b>.</p>
<b>Interpretation</b>				
2.	<b>Key Activity Centre</b>  means the centres of Rangiora, Kaiapoi and Oxford which are focal points for employment, community activities and the transport network; and which are suitable for more intensive mixed-use development.	Oppose	To give effect to the CRPS.	Add "Ravenswood" after "Kaiapoi".
3.	<b>Principal Shopping Street</b>  means an area identified in the District Plan as a principal shopping street in Rangiora, Oxford and Kaiapoi	Support in part	To implement the proposed ODP and ensure appropriate application of the TCZ provisions to the town centre / KAC development at Ravenswood	Amend to "Rangiora, Oxford, Kaiapoi and Ravenswood"
4.	<b>Urban Environment</b>  means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: <ol style="list-style-type: none"> <li>is, or is intended to be, predominantly urban in character; and</li> <li>is, or is intended to be, part of a housing and labour market of at least 10,000 people.</li> </ol> <p>For Waimakariri District, the urban environment described in (a) and (b) comprises the towns of Rangiora, Kaiapoi, Woodend (including Ravenswood), Pegasus, Oxford, Waikuku, Waikuku Beach, The Pines</p>	Support in part	Clarifies the fact that these three urban areas are contiguous.	Amend "Woodend (including Ravenswood), Pegasus" to "Woodend (including Ravenswood and Pegasus)"

#	Provision	Support / Oppose	Reasons	Relief sought
	Beach, Kairaki, Woodend Beach, the small towns of Ashley, Sefton, Cust, Ohoka, Mandeville, and all Large Lot Residential Zone areas and Special Purpose Zone (Kāinga Nohoanga).			
<b>SD - Strategic Directions</b>				
5.	<b>SD-O2 Urban development</b>  Urban development and infrastructure that: <ol style="list-style-type: none"> <li>1. is consolidated and integrated with the urban environment;</li> <li>2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;</li> <li>3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;</li> <li>4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in <a href="#">UFD-O1</a>;</li> <li>5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: <ol style="list-style-type: none"> <li>a. the primary centres for community facilities;</li> <li>b. the primary focus for retail, office and other commercial activity; and</li> </ol> </li> </ol>	Oppose in part	Ravenswood is the main centre of Woodend and Pegasus.	Under clause 5, replace "Woodend" with "Ravenswood".  Retain the rest of the policy as notified.

#	Provision	Support / Oppose	Reasons	Relief sought								
	<div><div>c. the focus around which residential development and intensification can occur.</div><div>6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;</div><div>7. provides people with access to a network of spaces within urban environments for open space and recreation[.]</div></div>											
UFD – Urban form and development												
6.	<div><div>UFD-O1 Feasible development capacity for residential activities</div><div>Sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows:</div><table><tr><td>Term</td><td>Short to medium term (2018-2028)</td><td>Long Term (2028-2048)</td><td>30 Year Timeframe (2018-2048)</td></tr><tr><td>Housing Bottom Lines (Development capacity)</td><td>6,300 Residential Units</td><td>7,100 Residential Units</td><td>13,400 Residential Units</td></tr></table></div>	Term	Short to medium term (2018-2028)	Long Term (2028-2048)	30 Year Timeframe (2018-2048)	Housing Bottom Lines (Development capacity)	6,300 Residential Units	7,100 Residential Units	13,400 Residential Units	Support in part	To ensure that this objective and associated provisions appropriately address Policy 2 and Policy 7 of the NPSUD.	Support the intent of UFD-01 to the extent that it addresses Policy 2 and Policy 7 of the NPSUD. RDL reserves its position on the details of the housing bottom lines (development capacity).
Term	Short to medium term (2018-2028)	Long Term (2028-2048)	30 Year Timeframe (2018-2048)									
Housing Bottom Lines (Development capacity)	6,300 Residential Units	7,100 Residential Units	13,400 Residential Units									

#	Provision	Support / Oppose	Reasons	Relief sought
7.	<b>UFD-O2 Feasible development capacity for commercial activities and industrial activities</b> Sufficient feasible development capacity to meet commercial and industrial development demand.	Support in part	To ensure that this objective and associated provisions appropriately address Objective 2 and Policy 2 of the NPSUD and support the development and growth of Ravenswood town centre.	Amend "Sufficient" to "At least sufficient", and otherwise support the intent of UFD-O2 to the extent that it satisfies Policy 2 of the NPSUD and supports the relief sought by RDL in terms of the quantum of the proposed Town Centre zoning at Ravenswood.
8.	<b>UFD-P1 Density of residential development</b>  In relation to the density of residential development: <ol style="list-style-type: none"> <li>1. provide for intensification in urban environments 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;</li> <li>2. locate any Medium Density Residential Zone so it:               <ol style="list-style-type: none"> <li>a. supports, and has ready access to, existing Commercial and Mixed Use Zones, schools, public transport and open space;</li> <li>b. supports well connected walkable communities;</li> <li>c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and</li> <li>d. located away from any Heavy Industrial Zone.</li> </ol> </li> </ol>	Support	Consistent with the NPSUD and the CRPS.	Retain as notified.
9.	<b>UFD-P4 Identification/location and extension of Town Centre Zones</b>	Support in part	Revised wording better gives effect to the NPSUD policy on responsive planning and planning decisions that	Replace UFD-P4 with "Enable the extension of existing Town Centres, and where possible provide for the extension of Town

#	Provision	Support / Oppose	Reasons	Relief sought
	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.		support competitive land and development markets.	Centres in the locations identified in the Future Development Strategy, WDDS or Town Centre Plans."
10.	<p><b>UFD-P7 Mechanism to provide additional Commercial and Mixed Use Zones</b></p> <p>If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones:</p> <ol style="list-style-type: none"> <li>1. improve commercial self-sufficiency within the town and the Waimakariri District;</li> <li>2. are commensurate to the population growth forecast for the town subject to the plan change;</li> <li>3. consider and address any adverse effects that might undermine other town centres and local centres in the District; and</li> <li>4. address any development capacity shortfall as identified in the Future Development Strategy or WDDS.</li> <li>5. is informed through the development of an ODP.</li> </ol>	Support in part	<p>The overall policy is supported as it gives effect to the NPSUD policy on responsive planning.</p> <p>Amendment is sought to Clause 5 to reflect section 6.3.3 of the CRPS, which provides for "Development in greenfield priority areas to occur in accordance with the provisions set out in an Outline Development Plan <b>or other rules for the area</b>" (emphasis added).</p>	Add "and/or other appropriate provisions" to the end of clause 5.
<b>SUB – Subdivision</b>				
11.	<p><b>SUB-P2 Allotment layout, size and dimension</b></p> <p>Ensure that allotment layout, size and dimensions:</p> <ol style="list-style-type: none"> <li>1. in Residential Zones: <ol style="list-style-type: none"> <li>a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;</li> </ol> </li> </ol>	Support in part	A specific clause is needed to inform the development of rules/standards for subdivisions in Commercial and Industrial zones.	<p>Insert new clause:</p> <p>"4. in Commercial and Industrial zones:</p> <ol style="list-style-type: none"> <li>a. provides for the design and operational requirements of activities that are anticipated within the relevant zones."</li> </ol>



#	Provision	Support / Oppose	Reasons	Relief sought																				
	<div><div><div>b. supports the achievement of high quality urban design principles for multi-unit residential development.</div><div>2. in Rural Zones:<div>a. retains the ability for rural land to be used for primary production activities; and</div></div><div>3. in Open Space and Recreation Zones:<div>a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.</div></div></div><div>[No policy on subdivision within Commercial and Industrial zones.]</div></div>																							
12.	<div><div><div><b>SUB-S1 Allotment size and dimensions</b></div><div><b>All allotments created shall comply with Table SUB-1.</b></div><div><b>Table SUB-1: Minimum allotment sizes and dimensions</b></div><table><tr><td>Zone</td><td>Minimum allotment area</td><td>Internal square</td><td>Frontage (excluding rear lots)</td></tr><tr><td>General Residential Zone</td><td>500m<sup>2</sup></td><td>15m x 15m</td><td>15m</td></tr><tr><td>Medium Density Residential Zone</td><td>200m<sup>2</sup></td><td>n/a</td><td>n/a</td></tr></table></div></div>	Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)	General Residential Zone	500m <sup>2</sup>	15m x 15m	15m	Medium Density Residential Zone	200m <sup>2</sup>	n/a	n/a	Oppose in part	To reflect the intensity/layout of the Residential 6 zone under the Operative Plan and to provide for the efficient use of residentially zoned land to provide housing supply.	<div>Amend the minimum allotment size and dimensions for the General Residential Zone as follows:</div> <table><tr><td>Zone</td><td>Minimum allotment area</td><td>Internal square</td><td>Frontage (excluding rear lots)</td></tr><tr><td>General Residential Zone</td><td><del>500 m<sup>2</sup></del> 400m<sup>2</sup></td><td><del>15m x 15m</del></td><td><del>15m</del> 12m</td></tr></table>	Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)	General Residential Zone	<del>500 m<sup>2</sup></del> 400m <sup>2</sup>	<del>15m x 15m</del>	<del>15m</del> 12m
Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)																					
General Residential Zone	500m <sup>2</sup>	15m x 15m	15m																					
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#	Provision				Support / Oppose	Reasons	Relief sought
	Town Centre Zone	No minimum	n/a	n/a			
	Large Format Retail Zone	1000m <sup>2</sup>	n/a	n/a			
	Light Industrial Zone	500m <sup>2</sup>	n/a	n/a			
	General Industrial zone	1000m <sup>2</sup>	n/a	n/a			
13.	<b>SUB-S3 Residential yield</b>  Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha.  Activity status when compliance not achieved: NC				Support	Supports the efficient use of greenfield land.	Retain as notified.
14.	<b>SUB-S4 Areas subject to an ODP</b>  Any subdivision shall comply with the relevant ODP and rules for the ODP, as set out in the Development Areas Chapter of the District Plan.  Activity status when compliance not achieved: DIS				Oppose	This Standard demonstrates the inadequacy of the out-dated and highly prescriptive North Woodend ODP which has been “rolled over” to the notified version of the 2GP. Under this Standard, any subdivision within RDL’s landholder would automatically trigger a discretionary activity resource consent.	The intent of this Standard is supported. However, it is not appropriate for the 2GP to carry over an outdated ODP <i>and</i> require any future subdivision to comply with that ODP (or else be assessed as a full discretionary activity).  Relief sought – Delete the outdated North Woodend ODP 158 and replace with alternative provisions to guide the development of Ravenswood Town Centre and KAC.

#	Provision	Support / Oppose	Reasons	Relief sought
	<b><i>EW – Earthworks</i></b>			
15.	<b>EW-S2 General setbacks</b>  Earthworks more than 300mm in height or depth shall be set back a minimum of 2m from any boundary of a site in different ownership.  Activity status when compliance not achieved: RDIS	Oppose	It is common for developments to require earthworks/retaining walls on or proximate to a site boundary to promote efficient use of a site. Any structural/ground stability issues can be addressed through the building consent process and/or with engineering input. The proposed thresholds of 300mm/2m are unduly restrictive.	Deletion of this Standard.
	<b><i>SIGN – Signs</i></b>			
16.	<b>SIGN-O1 Safety, well-being and amenity</b>  Signs provide for the District’s economic and community well-being without compromising transport safety, character and amenity values, landscape values, natural values or heritage values.	Support	This Objective appropriately recognises the need for and the benefits of signs, while requiring the adverse effects of signs to be managed.	Retain as notified.
17.	<b>SIGN-P1 Enable specific signs</b>  Support: <ol style="list-style-type: none"> <li>the safe functioning of activities by enabling, while managing the effects of, official signs, off-site directional signs, and community signs; and</li> <li>the economic viability and functionality of activities within Commercial and Mixed Use Zones and Industrial Zones by enabling, while managing the effects of, on-site signs.</li> </ol>	Support	This policy further clarifies the type of signs that (and the locations in which they) are supported/enabled.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
18.	<b>SIGN-P4 Amenity values and character</b>  Maintain the character and amenity values of zones by: ... 4. limiting proliferation of off-site signs by: a. managing such signs in Industrial Zones including the interface with non-industrial zones; and b. avoiding such signs in Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones[.]	Oppose in part	The intent of the policy to limit the proliferation of off-site signs is supported. However, applying a blunt “avoidance” policy to such signs within the Commercial zones, coupled with the non-complying activity status (SIGN-R7), is considered draconian and fails to recognise the positive aspects of off-site signs.	Delete “Commercial and Mixed Use Zones” from Clause 4(b).
19.	<b>SIGN-R7 Any off-site sign</b>  Industrial Zones Activity status: RDIS  Commercial and Mixed Use Zones Activity status: NC	Oppose	Off-site signs (e.g. billboards) are more often than not located in Commercial areas. The emphasis should be placed on managing the effects of such signs instead of outright avoidance.	Off-site signs should be provided in Commercial zones as restricted discretionary activity (consistent with the activity status in the Industrial Zones).
<b>RESZ – Residential Zones</b>				
20.	<b>RESZ-O1 Residential growth, location and timing</b>  Sustainable residential growth that: <ol style="list-style-type: none"> <li>1. provides more housing in appropriate locations in a timely manner according to growth needs;</li> <li>2. is responsive to community and district needs; and</li> <li>3. enables new development, as well as redevelopment of existing Residential Zones.</li> </ol>	Support	Support the reasons set out in the Council’s s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
21.	<b>RESZ-O5 Housing choice</b>  Residential Zones provide for the needs of the community through: <ol style="list-style-type: none"> <li>1. a range of residential unit types; and</li> <li>2. a variety of residential unit densities.</li> </ol>	Support	Support the reasons set out in the Council's s32 analysis.	Retain as notified.
22.	<b>RESZ-P1 Design of development</b>  New development in residential areas is well designed and laid out, including by: <ol style="list-style-type: none"> <li>1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height;</li> <li>2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation;</li> <li>3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and</li> </ol>	Support	Support the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>impacts of dominance on the streetscape are minimised;</p> <p>4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</p> <p>5. minimising the adverse impact of high fences on streetscape character and public safety; and</p> <p>6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).</p>			
23.	<p><b>RESZ-P8 Housing choice</b></p> <p>Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> <li>1. good urban design outcomes are achieved; and</li> <li>2. development integrates with surrounding residential areas and infrastructure.</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
24.	<p><b>RESZ-P10 Retirement villages</b></p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> <li>1. consistent with good urban design, including external design; and</li> <li>2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.</li> </ol>			
25.	<p><b>RESZ-P12 Outline development plans</b></p> <p>Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> <li>1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3);</li> <li>2. ensure that development: <ol style="list-style-type: none"> <li>a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</li> <li>b. contributes to residential areas that comprise a diversity of housing types;</li> <li>c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and</li> <li>d. achieves a high level of visual and landscape amenity;</li> </ol> </li> </ol>	Support in part	<p>RESZ-P12 further illustrates the inadequacy of the outdated, prescriptive North Woodend ODP which has been “rolled over” to the notified version of the 2GP.</p> <p>The intent of this policy is supported. However, it is not appropriate for the 2GP to carry over an outdated ODP <i>and</i> require any use and development of the affected land to comply with that ODP.</p> <p>Clause (2) sets out the relevant considerations when developing the ODP. It is not necessary to reassess these matters when considering specific development proposals that are subject to an ODP.</p>	<p>Delete the outdated North Woodend ODP 158 and replace with updated ODPs (submission point #94) to guide the development of Ravenswood town centre and KAC.</p> <p>Delete Clause (2).</p>

#	Provision	Support / Oppose	Reasons	Relief sought
	3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.			
26.	<b>RESZ-P13 Location of higher density development</b>  Locate higher density housing to support and have ready access to: <ol style="list-style-type: none"> <li>commercial business areas, community facilities and open space; and</li> <li>public transport and well-connected walkable communities.</li> </ol>	Support	Consistent with established planning principles and practice.	Retain as notified.
<b>General Residential Zone</b>				
27.	<b>GRZ-O1 General Residential Zone</b>  A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
28.	<b>GRZ-P1 Residential character and amenity values</b>  Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: <ol style="list-style-type: none"> <li>provides for suburban character on larger sites primarily with detached residential units;</li> <li>provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;</li> </ol>	Support	Appropriately defines the character and amenity expectations of the zone.	Retain as notified.



#	Provision	Support / Oppose	Reasons	Relief sought
	<ul style="list-style-type: none"> <li>3. provides opportunities for multi-unit residential development on larger sites;</li> <li>4. has sites generally dominated by landscaped areas, with open spacious streetscapes;</li> <li>5. through careful design provides a range of higher density living choices to be developed within the zone; and</li> <li>6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.</li> </ul>			
29.	<b>GRZ-R1 Construction or alteration of or addition to any building or other structure</b>  Activity status: PER Where the activity complies with all built form standards (as applicable).	Support	Enables appropriate building works to be carried out without triggering a resource consent.	Retain as notified.
30.	<b>GRZ-R2 Residential unit</b>  Activity status: PER	Support	Self-explanatory.	Retain as notified.
31.	<b>GRZ-R11 Residential unit used as a show home</b>  Activity status: PER Where: <ul style="list-style-type: none"> <li>1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays;</li> <li>2. the duration of use as a show home shall not exceed two years after the Code of</li> </ul>	Oppose in part	This rule recognises the requirement for show homes as new neighbourhoods are developed. However, a three-year duration is considered more appropriate for most large scale, multi-stage developments.	Amend the permitted duration in clause 2 to three years.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>Compliance Certificate for the subject building has been issued; and</p> <p>3. the residential unit used as a show home shall not be located on local roads.</p>			
32.	<p><b>GRZ-R19 Multi-unit residential development</b></p> <p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</li> <li>3. a design statement shall be provided with the application.</li> </ol> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
33.	<p><b>GRZ-R20 Retirement village</b></p> <p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. a design statement is provided with the application.</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>Matters of discretion are restricted to:  RES-MD2 - Residential design principles  RES-MD7 - Outdoor storage</p> <p>Notification  An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>			
34.	<p><b>GRZ-BFS1 Site density</b></p> <ol style="list-style-type: none"> <li>1. Site density shall be a maximum of one residential unit per 500m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</li> <li>2. Where a site is less than 500m<sup>2</sup>, one residential unit is allowed.</li> <li>3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.</li> </ol>	Oppose	To reflect the Residential 6 standard of the Operative Plan, which has worked well for the development of Ravenswood to date, and to enable the efficient use of residentially zoned land to provide housing supply.	Amend the site intensity standard from 500m <sup>2</sup> to 400m <sup>2</sup> .
35.	<p><b>GRZ-BFS2 Building coverage</b></p> <ol style="list-style-type: none"> <li>1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to: <ol style="list-style-type: none"> <li>a. any infrastructure building;</li> <li>b. any caravan; or</li> <li>c. deck under 1m in height above ground level.</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
36.	<b>GRZ-BFS3 Landscaped permeable surface</b>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<ol style="list-style-type: none"> <li>1. The minimum landscaped permeable surface of any site shall be 30% of the net site area.</li> <li>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included: <ol style="list-style-type: none"> <li>a. any paths 1.1m wide or less; or</li> <li>b. open slat decks under 1m in height above ground level with a permeable surface underneath.</li> </ol> </li> </ol>			
37.	<b>GRZ-BFS4 Height</b> <ol style="list-style-type: none"> <li>1. The maximum height of any building shall be: <ol style="list-style-type: none"> <li>a. 8m above ground level; except that where a site is larger than 6,000m<sup>2</sup>, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m.</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
38.	<b>GRZ-BFS5 Building and structure setbacks</b> <ol style="list-style-type: none"> <li>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) [...]</li> <li>2. Any garage shall be set back a minimum of 6m from the road boundary.</li> <li>3. Any building or structure shall be set back a minimum of 1m from any internal boundary[.]</li> </ol>	Oppose	The requirement for any garage to be set back a minimum of 6m from the road boundary is excessive, creates unnecessary impervious areas, and does not promote the efficient use of land.	Delete "other than a garage" in Clause 1. Delete Clause 2.

#	Provision	Support / Oppose	Reasons	Relief sought
39.	<b>GRZ-BFS6 Street interface</b> <ol style="list-style-type: none"> <li>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> <li>a. have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and</li> <li>c. shall have a door that is directly visible and accessible from the street.</li> </ol> </li> <li>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
40.	<b>GRZ-BFS7 Height in relation to boundary</b> <ol style="list-style-type: none"> <li>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3[.]</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
41.	<b>GRZ-BFS8 Fencing</b> <ol style="list-style-type: none"> <li>1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway, shall be: <ol style="list-style-type: none"> <li>a. no higher than 1.2m above ground level; or</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<ul style="list-style-type: none"> <li>b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable.</li> <li>2. Any fence or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1.</li> </ul>			
42.	<p><b>GRZ-BFS9 Outdoor living space</b></p> <ul style="list-style-type: none"> <li>1. For any residential unit:               <ul style="list-style-type: none"> <li>a. a minimum of 100m<sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 8m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and</li> <li>b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</li> </ul> </li> </ul>	Oppose	<p>Minimum outdoor living space is typically a relevant consideration for medium or higher density residential developments.</p> <p>To the extent a strict standard is deemed necessary for lower density/general residential developments, the alternative standard proposed (30m<sup>2</sup> with a minimum dimension of 4m) is considered sufficient.</p>	<p>Delete Clause 1. Alternatively, replace Clause 1(a) with the following:</p> <p>“a minimum of 30m<sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village).”</p>
<b>Medium Density Residential Zone</b>				
43.	<p><b>MRZ-O1 Provision of medium density housing</b></p> <p>A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.</p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
44.	<p><b>MRZ-P1 Residential character</b></p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p> <ol style="list-style-type: none"> <li>1. higher density living in areas with better access for walking to parks, main centres or local commercial centres;</li> <li>2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;</li> <li>3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;</li> <li>4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;</li> <li>5. appropriate internal amenity within sites;</li> <li>6. a mix of detached, semi-detached and multi-unit living;</li> <li>7. small-scale commercial, or community-based activities, that service the local community, and home businesses; and</li> <li>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.</li> </ol>	Support	Appropriately defines the character and amenity expectations of the zone.	Retain as notified.
45.	<b>MRZ-R1 Construction or alteration of or addition to any building or other structure</b>	Support	Enables appropriate building works to be carried out without triggering a resource consent.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	Activity status: PER Where: the activity complies with all built form standards (as applicable).			
46.	<b>MRZ-R2 Residential unit</b>  Activity status: PER	Support	Self-explanatory.	Retain as notified.
47.	<b>MRZ-R11 Residential unit used as a show home</b>  Activity status: PER Where: <ol style="list-style-type: none"> <li>1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays;</li> <li>2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and</li> <li>3. the residential unit used as a show home shall not be located on local roads.</li> </ol>	Oppose in part	This rule recognises the requirement for show homes as new neighbourhoods are developed. However, a three-year duration is considered more appropriate for most large scale, multi-stage developments.	Amend the permitted duration in clause 2 to three years.
48.	<b>MRZ-R18 Multi-unit residential development</b>  Activity status: RDIS Where: <ol style="list-style-type: none"> <li>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.



#	Provision	Support / Oppose	Reasons	Relief sought
	<p>3. a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>			
49.	<p><b>MRZ-R19 Retirement village</b></p> <p>Activity status: RDIS Where:</p> <p>1. a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
50.	<p><b>MRZ-BFS1 Site density</b></p> <p>1. Site density shall be a maximum of one residential unit per 200m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<ol style="list-style-type: none"> <li>2. Where a site is less than 200m<sup>2</sup>, one residential unit is allowed.</li> <li>3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.</li> </ol>			
51.	<b>MRZ-BFS2 Building coverage</b> <ol style="list-style-type: none"> <li>1. Building coverage shall be a maximum of 55% of the net site area, except that this rule shall not apply to:               <ol style="list-style-type: none"> <li>a. any infrastructure building;</li> <li>b. any caravan; or</li> <li>c. deck under 1m in height above ground level.</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
52.	<b>MRZ-BFS3 Landscaped permeable surface</b> <ol style="list-style-type: none"> <li>1. The minimum landscaped permeable surface of any site shall be 20% of the net site area.</li> <li>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:               <ol style="list-style-type: none"> <li>a. any paths 1.1m wide or less; or</li> <li>b. open slat decks under 1m in height above ground level with a permeable surface underneath.</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
53.	<b>MRZ-BFS4 Height</b> <ol style="list-style-type: none"> <li>1. The maximum height of any building shall be 12m above ground level.</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
54.	<b>MRZ-BFS5 Building and structure setbacks</b> <ol style="list-style-type: none"> <li>Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) [...]</li> <li>Any garage shall be set back a minimum of 6m from the road boundary.</li> <li>Any building or structure shall be set back a minimum of 1m from any internal boundary[.]</li> </ol>	Oppose	The requirement for any garage to be set back a minimum of 6m from the road boundary is excessive, creates unnecessary impervious areas, and does not promote the efficient use of land.	Delete Clause 2. Delete “other than a garage” in Clause 1.
55.	<b>MRZ-BFS6 Street interface</b> <ol style="list-style-type: none"> <li>Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> <li>have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and</li> <li>shall have a door that is directly visible and accessible from the street.</li> </ol> </li> <li>Garage doors that face the street shall have a combined maximum width of 6.5m.</li> </ol>	Support	Support for the reasons set out in the Council’s s32 analysis.	Retain as notified.
56.	<b>MRZ-BFS7 Height in relation to boundary</b>	Support	Support for the reasons set out in the Council’s s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3[.]			
57.	<b>MRZ-BFS8 Fencing</b> <ol style="list-style-type: none"> <li>All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: <ol style="list-style-type: none"> <li>no higher than 1.2m above ground level; or</li> <li>where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.</li> </ol> </li> <li>Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-1.</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
58.	<b>MRZ-BFS9 Outdoor living space</b> <ol style="list-style-type: none"> <li>Outdoor living space shall be provided as follows: <ol style="list-style-type: none"> <li>a minimum of 30m<sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within</li> </ol> </li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>the site of the residential unit (except a residential unit within a retirement village) or</p> <p>b. a balcony of at least 10m<sup>2</sup> with a minimum depth of 1.5m.</p> <p>2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p> <p>3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m<sup>2</sup> for each residential unit.</p>			
<b>Commercial and Mixed Use Zones</b>				
59.	<p><b>CMUZ-O1 Commercial development and location</b></p> <p>Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.</p>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
60.	<p><b>CMUZ-O2 Urban form, scale and design</b></p> <p>A scale, form and design of development in all Commercial and Mixed Use Zones that:</p> <ol style="list-style-type: none"> <li>1. recognises and enhances the centre's role and function and the overall centres hierarchy;</li> <li>2. supports achieving a good quality urban environment;</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<ul style="list-style-type: none"> <li>3. recognises the functional and operational requirements of activities and the existing built form; and</li> <li>4. manages adverse effects on the surrounding environment.</li> </ul>			
61.	<p><b>CMUZ-P1 Centre function, role and hierarchy</b></p> <p>Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:</p> <ul style="list-style-type: none"> <li>1. town centres as the District's principal employment and commercially focused areas, and the primary focal point for community and other activities at the highest density of development;</li> <li>2. local centres which provide for a range of activities to meet the daily/weekly shopping needs of residential or nearby rural areas, while protecting the role and function of the town centres;</li> <li>3. neighbourhood centres which provide for a range of small scale activities to meet the mainly convenience needs of immediate residential neighbourhoods, while protecting the role and function of the town and local centres; and</li> <li>4. the existing commercial centre within Belfast/Northwood in the Christchurch District.</li> </ul>	Oppose in part	It is unclear why the existing commercial centre within Belfast/Northwood in Christchurch requires "protection" from activities within Waimakariri District. This is not supported by any s32 analysis.	Delete Clause 4.

#	Provision	Support / Oppose	Reasons	Relief sought
62.	<b>CMUZ-P2 Other commercial zones function and role</b>  Only provide for other commercial activities in other Commercial and Mixed Use Zones where these do not adversely affect the role and function of Town Centres, and the investment in public amenities and facilities in the Town and Local Centre Zones.	Support in part	Drafting change to ensure consistency and improve clarity.	Town centres are not defined, so should not be capitalised. This also ensures consistency with CMUZ-P1.
63.	<b>CMUZ-P4 Centre expansion</b>  Enable the expansion of the Town Centre Zone, Local Centre Zone and Neighbourhood Centre Zone only where the expansion: <ol style="list-style-type: none"> <li>1. adjoins the existing centre zone and includes a clear zone boundary to demarcate the zone edge;</li> <li>2. improves access to the range of facilities, goods and services in a convenient and efficient manner;</li> <li>3. enhances or consolidates the centres' function and role as identified in CMUZ-P1, TCZ-P1, TCZ-P2, LCZ-P1 and NCZ-P1;</li> <li>4. supports the efficient use of investment in public amenities and facilities in the Town Centre;</li> <li>5. maintains or mitigates the amenity values of adjoining Residential Zones at the interface; and</li> <li>6. supports a safe and efficient transport system which can be integrated with the centre.</li> </ol>	Support in part	Support for the reasons set out in the Council's s32 analysis.  Amendments are sought to improve and clarify the drafting of this provision.	Amend Clause 5 to:  "maintains, or otherwise appropriately mitigates adverse effects on, the amenity values of adjoining Residential Zones at the interface; and"
64.	<b>CMUZ-P5 Scale and form of development in all Commercial and Mixed Use Zones</b>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<p>Support the function, role and character of all Commercial and Mixed Use Zones by enabling:</p> <ol style="list-style-type: none"> <li>1. the largest scale of built form including larger floor areas and building heights, and concentration of activities in the Town Centre Zone;</li> <li>2. medium scale development in the Local Centre Zone and Mixed Use Zone;</li> <li>3. small scale activities and a low rise-built form in the Neighbourhood Centre Zone that respects and integrates with the suburban residential context; and</li> <li>4. larger floor areas in the Large Format Retail Zone.</li> </ol>			
65.	<p><b>CMUZ-P6 Design and layout</b></p> <p>Require new development to be well-designed and laid out to:</p> <ol style="list-style-type: none"> <li>1. respond to the design of the existing built form within a site and the adjoining environment while recognising any operational requirements of the proposed activities;</li> <li>2. ensure that street facing façades of Principal Shopping Streets, have active frontages to provide visual interest, and design features that support the established character, coherence and sense of place of the centre;</li> <li>3. encourage pedestrian activity and pedestrian amenity along streets and in adjoining public spaces;</li> <li>4. locate parking areas where they do not visually dominate or disrupt the street</li> </ol>	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.



#	Provision	Support / Oppose	Reasons	Relief sought
	<p>frontage, and avoid parking areas that have direct frontage to Principal Shopping Streets;</p> <ol style="list-style-type: none"> <li>5. facilitate accessibility within a site and with the surrounding area by a range of modes of transport through well-defined, convenient and safe routes;</li> <li>6. promote a safe environment through encouraging the application of the principles of CPTED;</li> <li>7. achieve a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments;</li> <li>8. manage the compatibility of activities within and between developments especially for activities adjacent to Residential Zones, through:               <ol style="list-style-type: none"> <li>a. controlling site layout, landscaping and design measures, including back of house areas and storage;</li> <li>b. controls on emissions including noise and light; and</li> <li>c. the management of signs.</li> </ol> </li> <li>9. manage the adverse effects of built structures on the surrounding environment, particularly at the interface with Residential Zones and Open Space and Recreation Zones, natural waterways and sites of cultural significance to Ngāi Tūāhuriri identified in Schedule SASM-SCHED1.</li> </ol>			
66.	<p><b>CMUZ–P7 Residential activities</b></p> <p>Residential activities are:</p>	Support	Support for the reasons set out in the Council’s s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
	<ol style="list-style-type: none"> <li>1. Encouraged to locate above ground floor in all centres;</li> <li>2. Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level; and</li> <li>3. Well-designed, sustainable and functional, and manage reverse sensitivity effects, including from higher levels of ambient noise and reduced privacy by ensuring:</li> <li>4. the provision of sufficient and readily accessible outdoor living and service spaces, and internal storage;</li> <li>5. the provision of acoustic attenuation; and</li> <li>6. minimum unit sizes.</li> </ol>			
<b>Large Format Retail Zone</b>				
67.	<p><b>LFRZ-O1 Large Format Retail Zone integration</b></p> <p>Large format retail activities are enabled in the zone, while ensuring:</p> <ol style="list-style-type: none"> <li>1. activities do not compromise Town Centre role and function;</li> <li>2. activities do not undermine investment in public amenities and facilities in the Town and Local Centre Zones;</li> <li>3. amenity values are managed within the zone and at the interface with adjacent residential zones; and</li> <li>4. activities are integrated with the surrounding transport network.</li> </ol>	Support	Gives effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy And CMUZ-P2 Other commercial zones function and role.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
68.	<p><b>LFRZ-P1 Large Format Retail Zone function</b></p> <p>Provide for commercial activities within the Large Format Retail Zone that are difficult to accommodate within commercial centres due to their scale or functional requirements, while;</p> <ol style="list-style-type: none"> <li>1. avoiding small scale retailing, offices, community facilities, new supermarkets and department stores to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities;</li> <li>2. requiring large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development; and</li> <li>3. requiring the potential adverse effects on the transport system to be avoided or mitigated.</li> </ol>	Support	Gives effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy And CMUZ-P2 Other commercial zones function and role.	Retain as notified.
69.	<p><b>LFRZ-R1 Construction or alteration of or addition to any building or other structure</b></p> <p>Activity status: PER Where the activity complies with:</p> <ol style="list-style-type: none"> <li>1. all built form standards (as applicable); and</li> <li>2. any building or addition is less than 450m2 GFA.</li> </ol>	Neutral	Observation: the proposed provision effectively means that most activities within the LFRZ will requires resource consent either for the land use (retail less than 450m2) or building (over 450m2). Query: is this the Council's intention?	n/a

#	Provision	Support / Oppose	Reasons	Relief sought
70.	<b>LFRZ-R2 Large format retail<sup>1</sup></b>  <i>This rule does not apply to department store provided for under LFRZ-R16; or any supermarket provided for under LFRZ-R19.</i>  Activity status: PER	Support	Gives effect to the stated purpose of the zone. The exclusions (department stores and supermarkets) give effect to the Commercial zone policies on the hierarchy of centres.	Retain as notified.
71.	<b>LFRZ-R3 Trade supplier</b>  Activity status: PER	Support	Trade suppliers are generally consistent with the character and intensity of development within the LFRZ.	Retain as notified
72.	<b>LFRZ-R4 Yard-based activity</b>  Activity status: PER	Support	Yard-based activities are generally consistent with the character and intensity of development within the LFRZ.	Retain as notified
73.	<b>LFRZ-R9 Food and beverage outlet</b>  Activity status: PER Where: <ol style="list-style-type: none"> <li>the activity shall occupy a maximum of 150m<sup>2</sup> GFA; and</li> <li>the activity shall not be located within 50m of another food and beverage outlet.</li> </ol>	Support	The restrictions/conditions give effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy And CMUZ-P2 Other commercial zones function and role.	Retain as notified.
74.	<b>LFRZ-R24 Office</b>  Activity status: NC	Support	Gives effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy	Retain as notified.

<sup>1</sup> means any individual retail tenancy with a minimum floor area of 450m<sup>2</sup>, where the tenancy is created by freehold, leasehold, licence or any other arrangement to occupy and includes department stores and supermarkets.

#	Provision	Support / Oppose	Reasons	Relief sought
			And CMUZ-P2 Other commercial zones function and role.	
75.	<b>LFRZ-R25 Retail activity comprising less than 450m2 GFA</b>  Activity status: NC	Support	Gives effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy And CMUZ-P2 Other commercial zones function and role.	Retain as notified.
<b>Town Centre Zone</b>				
76.	<b>TCZ-O1 Town Centre Zone activities and function</b>  Town Centres: <ol style="list-style-type: none"> <li>1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities;</li> <li>2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities;</li> <li>3. provide the greatest scale of built form of all zones; and</li> <li>4. are accessible by a range of modes of transport including public transport.</li> </ol>	Support	Gives effect to CMUZ-O1 Commercial development and location, CMUZ-P1 Centre function, role and hierarchy And CMUZ-P2 Other commercial zones function and role.	Retain as notified.
77.	<b>TCZ-P1 Town Centre Zone hierarchy</b>  Recognise that: <ol style="list-style-type: none"> <li>1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure;</li> </ol>	Oppose	It is not considered necessary or appropriate to create a hierarchy within the top tier of the centres hierarchy.	Delete TCZ-P1.

#	Provision	Support / Oppose	Reasons	Relief sought
	2. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment.			
78.	<b>TCZ-P2 Town Centre Zone activities and form</b>  Within Town Centres: <ol style="list-style-type: none"> <li>1. enable the widest range of retail, commercial, community, recreation and service activities, with the greatest concentration and scale of built form;</li> <li>2. encourage medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities;</li> <li>3. provide for other activities only where these do not adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities;</li> <li>4. have well designed large buildings and active frontages to principal shopping streets;</li> <li>5. provide for pedestrian priority within the retail core while ensuring accessibility by a range of modes of transport;</li> <li>6. support patronage of public transport by encouraging a well located and connected transport interchange;</li> <li>7. encourage the provision of shared parking and loading to the side or rear of primary</li> </ol>	Support in part	The intent and drafting of the policy is supported. This submission point seeks to ensure that it will be applied to the proposed Ravenswood town centre.	Support to the extent that the Ravenswood is recognised as a town centre through the application of Town Centre zoning as identified in submission point #1.

#	Provision	Support / Oppose	Reasons	Relief sought
	building facades in order to avoid visually or physically dominating the streetscape; 8. manage the effects of buildings and activities at the interface with more sensitive zones; and 9. avoid activities that are incompatible with the zone.			
79.	<b>TCZ-R1 Construction or alteration of or addition to any building or other structure</b>  Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); b. any building or addition is less than 450m <sup>2</sup> GFA; and c. any new building or addition does not have frontage to a Principal Shopping Street.  Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards  Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS  Matters of discretion are restricted to: CMUZ-MD3 - Urban design	Support in part	Support the proposed rule and assessment framework. This submission point seeks to ensure that the implementation of this rule is not impeded by the outdated North Woodend ODP.	Support to the extent that the draft ODP for Ravenswood town centre (submission point #94) is adopted to support the implementation of this rule.
80.	<b>TCZ-R24 Trade supplier</b>	Oppose	Trade supplier, as a land use, is not inherently incompatible with the	Amend the activity status to permitted.

#	Provision	Support / Oppose	Reasons	Relief sought
	Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers		outcome sought within a town centre, provided that the layout and design of the development appropriately responds to its town centre context. The consent trigger for buildings greater than 450m <sup>2</sup> and the associated urban design assessment criteria will ensure that the desired outcome is achieved through the resource consent process. It is not necessary to impose an activity-based rule (with associated activity-based assessment criteria) to achieve the same outcome.	
81.	<b>TCZ-BFS1 Height</b>  1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: a. for Rangiora and Kaiapoi: ... b. for all other areas, 12m above ground level. 3. All heights shall be calculated as per the height calculation.	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.
82.	<b>TCZ-BFS6 Road boundary landscaping</b>  1. Where a site is not built to road boundary, landscaping shall be provided along the full length of the road boundary, except for	Support	Support for the reasons set out in the Council's s32 analysis.	Retain as notified.



#	Provision	Support / Oppose	Reasons	Relief sought
	<p>vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>			
83.	<p><b>TCZ-BFS7 Road boundary setback, glazing and verandahs</b></p> <p>1. All buildings shall:</p> <ul style="list-style-type: none"> <li>a. in Rangiora, Kaiapoi and Woodend, be built to the road boundary, except where a site has frontage to both a Principal Shopping Street and another road, in which case buildings need only to be built to the Principal Shopping Street frontage;</li> <li>b. in Oxford [...];</li> <li>c. provide pedestrian access directly from the following where applicable; <ul style="list-style-type: none"> <li>i. the road boundary;</li> <li>ii. public open space;</li> <li>iii. the Kaiapoi River.</li> </ul> </li> <li>d. have visually transparent glazing for elevations facing the road as follows: <ul style="list-style-type: none"> <li>i. a minimum of 60% of the ground floor; and</li> <li>ii. a minimum of 20% of any upper floor;</li> </ul> </li> <li>e. on boundaries fronting a Principal Shopping Street (excluding a vehicle</li> </ul>	Support	<p>Unlike the established historic town centres of Rangiora and Kaiapoi with their finer-grained development patterns, it is not appropriate or desirable to require all buildings within the Ravenswood town centre (a greenfield setting) to be built to the road boundary. While this may be appropriate for a Principal Shopping Street (therefore (h) is accepted), it is not appropriate in all cases.</p> <p>Clauses (e) and (h) provide exclusions for vehicle accessways, however it is common in town centres to have both vehicle accessways and pedestrian/cycle accessways. It is appropriate that the exceptions in clauses (e) and (h) apply to both vehicle and pedestrian/cycle accessways.</p>	<p>Amend clause 1(a) to read "Woodend (<u>excluding Ravenswood</u>)"</p> <p>Amend clauses (e) and (h) by replacing "vehicle accessway" with "vehicle or pedestrian/cycle accessway"</p>


#	Provision	Support / Oppose	Reasons	Relief sought
	<p>accessway)), have a verandah that extends along the full length of the building elevation facing the road;</p> <p>f. verandahs are to extend a minimum of 3m from the building façade;</p> <p>g. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (6) may be reduced where necessary to comply with this rule;</p> <p>h. buildings shall be built across 100% of the width of any site frontage with a Principal Shopping Street (excluding a vehicle accessway).</p>			
84.	<p><b>CMUZ-MD1 Trade suppliers and yard based suppliers</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the activity adversely affects the function or capacity of the zone to provide primarily for commercial and community activities.</li> <li>2. Any benefits from a trade or yard-based supplier providing a buffer between commercial activities and any adjacent industrial zones.</li> <li>3. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre or zone, especially where the site has frontage to a Principal Shopping Street.</li> <li>4. The extent to which the activity generates traffic and amenity effects that impact on the</li> </ol>	Oppose	For trade suppliers, the desired urban design outcome can be more appropriately managed through TCZ-R1, associated built form standards, and urban design matters of discretion CMUZ-MD3.	Delete all references to trade suppliers in CMUZ-MD1

#	Provision	Support / Oppose	Reasons	Relief sought
	day to day operation and amenity of the commercial centre or zone.			
85.	<p><b>CMUZ-MD3 Urban design</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the development:               <ol style="list-style-type: none"> <li>a. recognises and reinforces the centre's role, context, and character, including any natural, historic heritage or cultural assets;</li> <li>b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;</li> <li>c. takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;</li> <li>d. provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;</li> <li>e. is designed to recognise CPTED principles, including surveillance, effective lighting, management of public areas and boundary;</li> <li>f. incorporates landscaping to increase amenity values, especially within surface car parking areas;</li> <li>g. provides safe, legible, and efficient access for all transport users; and</li> <li>h. where relevant, has regard to the objectives of any Town Centre Master Plan to support their recovery, long term growth and a high level of amenity.</li> </ol> </li> </ol>	Support in part	<p>These assessment matters reflect established urban design principles and are generally supported on that basis.</p> <p>This submission point seeks to ensure that assessments against these requirements are not impeded by the outdated North Woodend ODP.</p>	Support to the extent that the draft ODP for Ravenswood town centre (submission point #94) is adopted to support the implementation of these provisions.

#	Provision	Support / Oppose	Reasons	Relief sought
	<b>INZ – Industrial Zones</b>			
86.	<b>INZ–O1 Support and growth of industry</b>  Sufficient, feasible and available industrial zoned land to meet demand and to support employment and economic growth.	Support	Consistent with NPSUD Policy 2.	Retain as notified.
87.	<b>INZ–O2 Role and function of Industrial Zones</b>  Industrial zones that: <ol style="list-style-type: none"> <li>1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and</li> <li>2. avoid adverse effects on the role and function of Town Centres; and</li> <li>3. do not undermine investment in public amenities in the Town and Local Centre Zones.</li> </ol>	Support in part	<p>There are no material differences between the purpose and provisions of the “Light” and “General” Industrial zones.</p> <p>It would appear that the key difference between the two zones is that “Heavy” industrial activities are non-complying in the Light Industrial Zone but discretionary in the General Industrial Zone. This variation does justify the creation of two separate zones.</p>	Amend Clause 1 to delete the “Light Industrial Zone”.
88.	<b>INZ–O3 Managing the effects of industrial activities</b>  The adverse effects of industrial activities are avoided, remedied or mitigated: <ol style="list-style-type: none"> <li>1. within the zone where these may constrain the establishment and operation of industrial activities; and</li> <li>2. at the interface with non-industrial zones to achieve the anticipated amenity values for those adjacent zones.</li> </ol>	Support	Support the reasons set out in the s32 analysis.	Retain as notified.

#	Provision	Support / Oppose	Reasons	Relief sought
89.	<p><b>INZ-P1 Anticipated activities in Industrial Zones</b></p> <p>Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities:</p> <ol style="list-style-type: none"> <li>1. small scale ancillary offices where these are necessary to support a primary activity anticipated in industrial zones;</li> <li>2. small scale ancillary retail that is necessary to support a primary activity anticipated in industrial zones and is limited to the sale of products manufactured or processed on site;</li> <li>3. warehousing, yard-based activities, and trade suppliers outside of the Heavy Industrial Zone;</li> <li>4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone;</li> <li>5. small-scale cafés and dairies that are primarily supporting the needs of workers and businesses in the Light and General Industrial Zone; and</li> <li>6. community activities in the Light and General Industrial zones where these are compatible with the role and function of the zone, and do not result in a shortfall of Light and General Industrial land.</li> </ol>	Oppose in part	There are no material differences between the purpose and provisions of the “Light” and “General” Industrial zones that would justify the creation of two separate zones.	Delete the Light Industrial zone.
<b>General Industrial Zone</b>				
90.	<p><b>GIZ-O1 Provision of general industrial activities</b></p> <p>Provide for general industrial activities where the adverse effects of these activities on adjacent non-</p>	Support	Support the reasons set out in the s32 analysis.	Retain as notified.







#	Provision	Support / Oppose	Reasons	Relief sought
	industrial zones are managed at the interface to provide an acceptable level of amenity in these more sensitive zones.			
91.	<b>GIZ-P1 Activities</b>  Recognise and provide for a range of general industrial and other compatible activities and avoid activities which do not support the primary function of the zone.	Support	Support the reasons set out in the s32 analysis.	Retain as notified.
92.	<b>GIZ-P2 Amenity effects</b>  Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.	Support	Support the reasons set out in the s32 analysis.	Retain as notified.
<b><i>NWD - North Woodend Development Area</i></b>				
93.	<b>DEV-NWD-R1 North Woodend Development Area Outline Development Plan</b>  Activity status: PER Where development shall be in accordance with DEV-NWD-APP1.  Activity status when compliance not achieved: DIS  Advisory Note For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	Support in part	Updated reference to the replacement ODPs.	Amend heading to “DEV-RW-R1 <del>North Woodend Development Area</del> <u>Ravenswood</u> Outline Development Plans”.  Retain the activity status as notified.

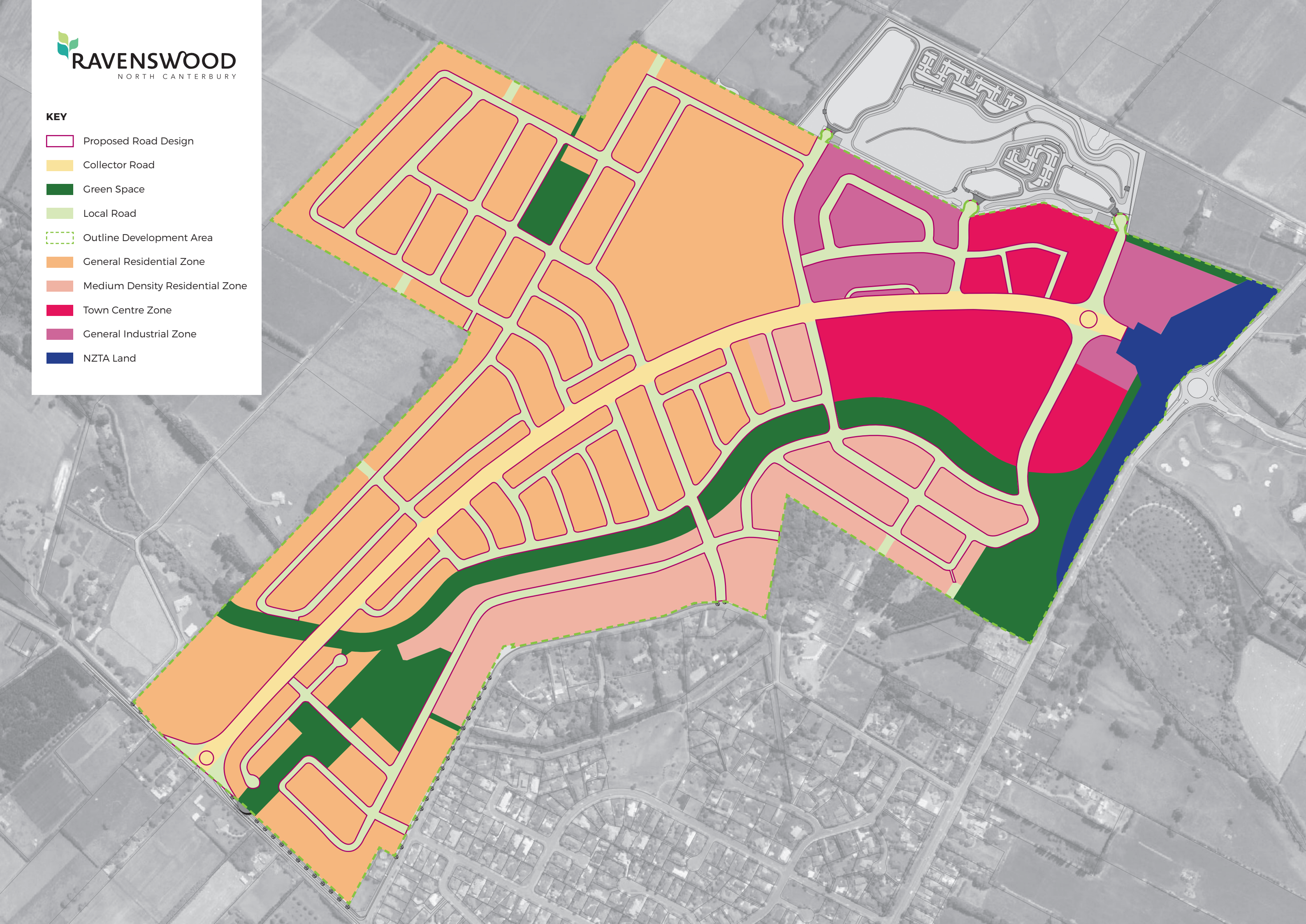
#	Provision	Support / Oppose	Reasons	Relief sought
94.	<p><b>DEV-NWD-APP1 – North Woodend ODP</b></p> 	Oppose	<p>The large scale ODP replaces the outdated North Woodend ODP which does not reflect the current cadastral base and roading pattern, or the zoning outcome sought by this submission.</p> <p>The smaller scale ODP will guide the future development of the Ravenswood town centre and KAC.</p>	<p>Amend title to <b>DEV-RW-APP1</b></p> <p>Replace with the following ODPs:</p> <ul style="list-style-type: none"> <li>- A large scale ODP for the wider Ravenswood development (residential and commercial areas) (<b>Appendix 1</b>).</li> <li>- A smaller scale ODP inset focusing on the Ravenswood commercial area (<b>Appendix 1a</b>).</li> </ul>

**Appendix 1 – Ravenswood ODP**



**KEY**

-  Proposed Road Design
-  Collector Road
-  Green Space
-  Local Road
-  Outline Development Area
-  General Residential Zone
-  Medium Density Residential Zone
-  Town Centre Zone
-  General Industrial Zone
-  NZTA Land

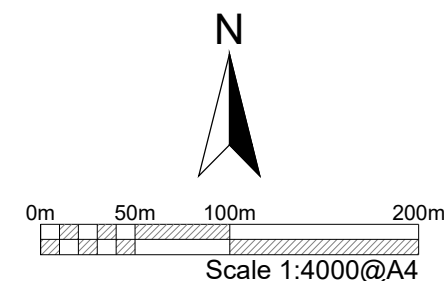
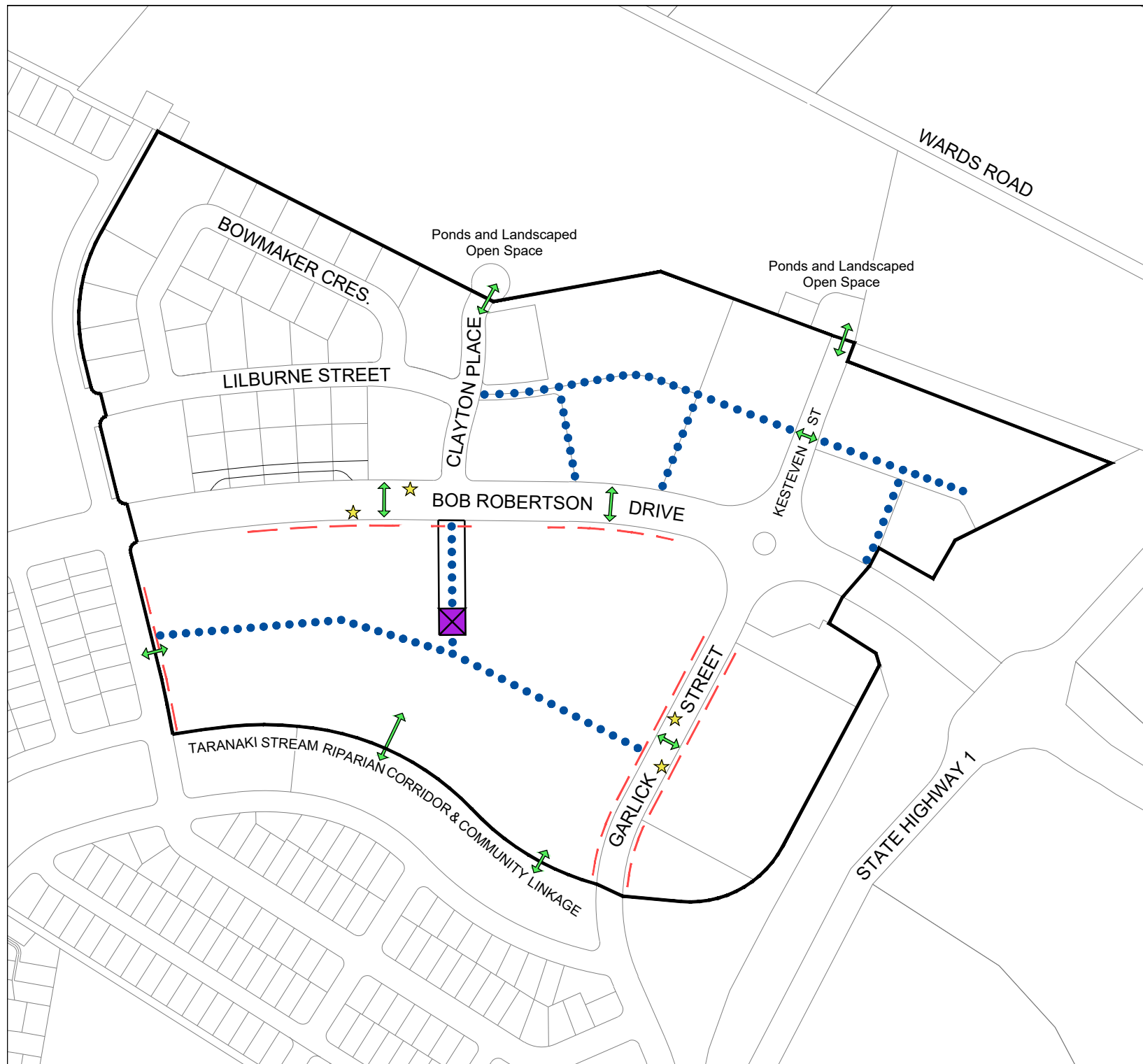




**Appendix 1a – Ravenswood Commercial Area ODP**

# Indicative locations for:

- ★ Bus Stops
- Vehicle Crossings
- ..... Internal Linkages
- ..... Principal Shopping Street
- ↔ Pedestrian Linkages
- ⊠ Town Square / Open Space



## Ravenswood Commercial Area ODP