

Submission on Proposed Waimakariri District Plan

To: Waimakariri District Council
215 High Street
Rangiora
Submitter: Fulton Hogan Limited.

This is a submission by Fulton Hogan Limited (Fulton Hogan) on the proposed Waimakariri District Plan (pWDP, the plan).

Fulton Hogan:

- (a) could not gain an advantage in trade competition through this submission.
- (b) is directly affected by an effect of the subject matter of the submission that—
 - (i) adversely affects the environment; and
 - (ii) does not relate to trade competition or the effects of trade competition.
- (c) Fulton Hogan wishes to be heard in support of its submission and would consider presenting a joint case with others making a similar submission at any hearing.

Background

Fulton Hogan Limited

1. Fulton Hogan is one of New Zealand's largest roading and infrastructure construction companies. Within New Zealand, Fulton Hogan employs close to 4800 staff.
2. Within Canterbury, Fulton Hogan has operated since 1979 and currently employs approximately 700 staff. The Canterbury operations form the largest component of Fulton Hogan's business in New Zealand.
3. Fulton Hogan has an interest in numerous activities affected by planning instruments in the Waimakariri District including:
 - 3.1 Gravel extraction, within river beds; and
 - 3.2 Mobile aggregate processing and storage; and
 - 3.3 Construction and infrastructure development and maintenance activities.
4. Fulton Hogan wishes to ensure the regulatory regime under the pWDP does not curtail existing lawfully established activities. Fulton Hogan also wishes to ensure that the consenting framework does not unnecessarily constrain future activities, or have unintended consequences through not adequately recognising and providing for the breadth of activities associated with construction and quarrying activities.
5. The activities of Fulton Hogan contribute to the sustainable management of resources for the wider benefit of people and communities. Where aggregates and aggregate-based products are not available (including at a reasonable cost), this has a fundamental effect on the ability of

communities to provide for roading, building and other critical infrastructural requirements vital to their needs.

General submissions

6. To ensure that the pWDP promotes sustainable management and provides for the efficient use and development of natural resources, Fulton Hogan seeks the following general relief:
 - 6.1 As resource consent is required for quarrying, the plan needs to be far more explicit in the way that it prioritises quarrying, along with other permitted Primary Production activities in the General Rural Zone. For example, the pWDP should recognise that quarrying influences rural character and amenity and that, as a Primary Productive activity, this should be anticipated and provided for, that quarrying generates traffic, and that quarrying only occurs where the suitable aggregate resources exist.
 - 6.2 The plan recognises the potential for reverse sensitivity effects to affect primary production activities but does so in a disparate way. A consistent and thorough approach is needed throughout the plan addressing reverse sensitivity effects to avoid the situation where plan users only interacting with part of the plan may miss some of this critical policy direction.
 - 6.3 Fulton Hogan also seeks explicit recognition of what constitutes rural character and amenity in light of the activities that predominantly occur in rural areas (for example Primary Production), and the effects associated with these activities. A description would provide important context for managing the effects of activities so to achieve Objectives RURZ-O1 and O2, and is particularly important for Primary Production activities that are anticipated in the zone but that require resource consent.
 - 6.4 Quarrying can only occur where the suitable aggregate resource is located. The resource is therefore susceptible to sterilisation by competing land uses and incompatible activities. On this basis, Fulton Hogan is seeking that this sterilisation risk is recognised and duly considered when making decisions about land uses that have neither a direct relationship with Primary Production, nor a functional or operational need to locate in a rural area. For example, when considering applications for subdivisions that do not meet the relevant rule requirements.
 - 6.5 There is some inconsistency in terminology used in the plan, particularly between terms by the National Planning Standards, bespoke definitions and similar terms used in the objectives, policies and rules. One example of this is Primary Production and Rural Production. A careful review and rationalisation of definitions and terms used is required to avoid conflict within the plan and uncertainty for plan users.

Relief sought

7. The specific submissions of Fulton Hogan and specific relief sought are contained in **Appendix A**. Where additions are proposed to provisions, these are shown by underline, and any deletions are shown by strikeout. While specific wording has been provided, there may be

other or better ways of achieving the relief sought in Appendix A and in the general submissions above. Fulton Hogan also seeks any consequential relief to that sought in this submission.

Signed on behalf of
Fulton Hogan Limited



Dated 15/11/2021

Address for Service of Submitter:

c/- Tonkin & Taylor Limited
PO Box 13 055
Christchurch

Attn: Tim Ensor

Phone (021) 486 203
Email tensor@tonkintaylor.co.nz

Appendix A: Submissions

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------------|--|--------------------------------------|--|---|
| | | | | |
| Definitions | | | | |
| 1. | Biodiversity Offset – means a measurable conservation outcome resulting from actions that comply with the principles in ECO-APP2 and are designed to: a. compensate for more than minor residual adverse biodiversity effects arising from subdivision, use or development after appropriate avoidance, remediation and mitigation measures have been sequentially applied; and b. achieve a no net loss of, and preferably a net gain to, indigenous biodiversity values. | Oppose | The definition of Biodiversity Offset applies the effects hierarchy without any form of discretion as to whether a consent applicant (for example) will apply the hierarchy, and what pathway is taken. It may not be practical or advantageous to follow the sequential steps as set out in the notified definition. | Amend the definition of Biodiversity offset to allow offsetting without the sequential application of the mitigation hierarchy. Biodiversity Offset – means a measurable conservation outcome resulting from actions that comply with the principles in ECO-APP2 and are designed to: a. compensate for more than minor residual adverse biodiversity effects arising from subdivision, use or development after appropriate avoidance, remediation and <u>or</u> mitigation measures have been sequentially applied; and b. achieve a no net loss of, and preferably a net gain to, indigenous biodiversity values. |
| 2. | Cleanfill Material- means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes. | Support in part | The definition of cleanfill material (a definition drawn from the National Planning Standard), only extends to virgin material. When used in the context of quarrying activities, this severely limits the ability of quarry operators to rehabilitate quarry areas as part of a quarrying activity due to the lack of availability of such material at any reasonable cost. As notified, the plan will require resource consent for rehabilitation involving any material not meeting the overly narrow definition of cleanfill as the rules only make reference to quarrying activities, not the deposition of inert material within the excavated area associated with, for example, rehabilitation. In addition, in the context of waste minimisation, the definition is limiting in that it does not specifically include resource recovery unless it is simply recycling aggregate. Products such as concrete from demolition are seldom processed prior to coming to a cleanfill site. Given the current direction to minimise waste and the implications of the waste levy, recovering material at a quarry site has a number of advantages that the current plan does not realise. | Retain the definition but amend the rules surrounding quarrying so as to create a more integrated and efficient rule framework. |
| 3. | Gravel Extraction – means the removal and stockpiling of topsoil and overburden on site; excavation, processing (including crushing, screening and washing) and stockpiling of gravel on site; movement of material on site; dust suppression; removal of material from the site including by truck; and the rehabilitation of the site. | Oppose | The definition encompasses some of the activities associated with gravel extraction but not all. It also contains similarities to 'quarrying activities' that is also defined (as per the national planning standards definition). This definition is used (minimally) in the context of river based gravel extraction and threats to natural features and landscapes. On this basis a specific definition is not really required as “quarrying activity” provides suitable definition and avoids confusion or duplication. | Delete definition. |
| 4. | Heavy Vehicle – has the same meaning as "heavy motor vehicle" as defined in 'Land Transport Rule: Heavy Vehicles 2004 (as at 1 May 2021)', and means a motor vehicle that: a. is of Class MD3, MD4, ME, NB, NC, TC or TD; or b. has a gross vehicle mass that exceeds 3500kg and is not of a class specified in Table A: Vehicle classes. | Support | This definition reasonably constrains the definition of what is a heavy vehicle. | Retain as notified |
| 5. | Indigenous Biodiversity Offset – means a measurable conservation outcome resulting from actions designed to compensate for residual adverse biodiversity effects arising from development after all appropriate avoidance, remediation and mitigation measures have been taken. The goal of a biodiversity offset is to achieve no net loss. | Oppose | The pWDP already includes a definition of 'biodiversity offset'. There is no need for a second similar definition of 'indigenous biodiversity offset'. | Delete definition. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 6. | Indigenous Vegetation Clearance – means the felling, clearing, damage or disturbance of indigenous vegetation by cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation. | Oppose | <p>There is significant ambiguity around what constitutes “<i>extensive failure of an area of indigenous vegetation</i>”.</p> <p>In addition, the definition of indigenous vegetation clearance includes ‘clearance’ which doesn’t assist plan users at all.</p> <p>Fulton Hogan requests that the definition utilises more certain language.</p> | <p>Amend definition of Indigenous vegetation clearance to remove ambiguity by referring more directly to activities considered as clearance.</p> <p>Indigenous Vegetation Clearance – means the felling, clearing, removal, <u>or</u> damage or disturbance of indigenous vegetation by <u>activities including</u> cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, or burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation.</p> |
| 7. | Rural Industry – means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. | Support | <p>While this definition is a product of the National Planning Standards, Fulton Hogan supports the recognition of activities that support primary production. In Fulton Hogan’s case, it is assumed that the storage of vehicles and machinery associated with quarrying activities (which are primary production activities as defined by the national Planning standards) is included under the definition of rural industry.</p> | <p>Retain the definition as notified on the basis that the definition encompasses the storage of vehicles and machinery associated with quarrying activities. If this is not the case, then Fulton Hogan seeks relief recognising that these activities support and service primary production activities such as quarrying, and therefore are appropriate in the rural zone.</p> |
| 8. | Rural Production – means: <ul style="list-style-type: none"> a. agricultural, pastoral, horticultural, forestry and woodlot activity; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a); c. includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but d. excludes further processing of those commodities into a different product. <p>Rural production excludes outdoor intensive primary production activities or indoor intensive primary production activities.</p> | Oppose | <p>The pWDP uses the national planning standards definition of primary production which is similar to the pWDP definition of rural production but does not include quarrying.</p> <p>Relying on the definition of Rural Production instead of Primary Production has the potential to exclude activities such as quarrying from plan provisions where they should justifiably be included. The use of a similar but subtly different definition to one contained in the national planning standards definitions also ignores the nationally consistent approach that the national planning standards are seeking to achieve.</p> <p>This near-duplication of terms creates confusion for users of the plan.</p> | <p>Delete the definition of Rural Production and rely instead on the definition of Primary Production. Replace all references to “Rural Production” with the words “Primary Production”.</p> |
| 9. | Primary production – means: <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. | Support | <p>Fulton Hogan supports the recognition of quarrying activities as Primary Production activities. Specifically, this definition recognises that quarrying can only occur where the aggregate resource is located and that it is most often located in rural areas.</p> | <p>Retain this definition as notified.</p> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|---|---|
| | | Oppose/ Support | Reasons | |
| 10. | Quarrying activity – Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry. | Support in part | <p>Fulton Hogan supports the definition of quarrying activity in so far as it seeks to encompass the range of activities that are associated with quarrying.</p> <p>Recognising that the definition is a result of the National Planning Standards, the definition has several challenges when applied in the context of the rules for mineral extraction (quarrying activities).</p> <p>Most significantly is the reference to cleanfilling in the context of quarry rehabilitation. The definition of cleanfill material (also a definition drawn from the National Planning Standard), only extends to virgin material. This severely limits the ability of quarry operators to rehabilitate quarry areas as part of a quarrying activity due to the lack of availability of such material at any reasonable cost. As notified, the plan will require resource consent for rehabilitation involving any material not meeting the overly-narrow definition of cleanfill.</p> <p>In addition, in the context of waste minimisation, the definition is limiting in that it does not specifically include resource recovery unless it is simply recycling aggregate. Products such as concrete from demolition are seldom processed prior to coming to a cleanfill site. Given the current direction to minimise waste and the implications of the waste levy, recovering material at a quarry site has a number of advantages that the current plan does not realise.</p> | Retain the definition but amend the rules surrounding quarrying so as to create a more integrated and efficient rule framework. |
| 11. | Sensitive activity – means activities and facilities including, but is not limited to, educational facilities, community facility, healthcare facility, childcare facilities, residential units, minor residential units, retirement village, visitor accommodation, community facility, offices and hospitals. | Support | Fulton Hogan support this definition as a reasonable description of sensitive activities especially as it applies to primary production and quarrying activities both in terms of new and existing quarrying activities and managing reverse sensitivity effects. | Retain the definition as notified. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|--|--|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| Objectives and Policies | | | | |
| SD - Rautaki ahunga - Strategic directions | | | | |
| 12. | SD-O2 Urban development Urban development and infrastructure that: 1. is consolidated and integrated with the urban environment; 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors; 3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available; 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 UFD-O1; 5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. the focus around which residential development and intensification can occur. 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; 7. provides people with access to a network of spaces within urban environments for open space and recreation; 8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga; 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1. | Oppose in part | Reverse sensitivity effects resulting from urban development can be significant for activities such as quarrying. It is therefore imperative that this is highlighted at a strategic level in the pWDP. | Amend SD-O2 to include direct reference to reverse sensitivity. SD-O2 Urban development Urban development and infrastructure that: 1. is consolidated and integrated with the urban environment; 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors; 3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available; 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 UFD-O1; 5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. the focus around which residential development and intensification can occur. 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 while avoiding reverse sensitivity effects; 7. provides people with access to a network of spaces within urban environments for open space and recreation; 8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga; 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|--|---|
| | | Oppose/ Support | Reasons | |
| 13. | SD-O3 Energy and Infrastructure Across the District: <ol style="list-style-type: none"> improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure: <ol style="list-style-type: none"> is able to operate efficiently and effectively; and is enabled, while: <ol style="list-style-type: none"> managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity; the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and encourage more environmentally sustainable outcomes as part of subdivision and development, including though the use of energy efficient buildings, green infrastructure and renewable electricity generation | | <p>Access to physical materials can have a significant impact on the cost of infrastructure. It is therefore important that a ready local supply of key physical materials such as aggregate is available to provide effective, efficient and resilient infrastructure.</p> <p>The importance of these materials to achieving infrastructure objectives including carbon reduction goals needs to be highlighted to decision makers throughout the region.</p> | <p>Amend SD-O3 to recognise the role that the materials supply chain provides in achieving infrastructure outcomes.</p> <p>SD-O3 Energy and Infrastructure</p> <p>Across the District:</p> <ol style="list-style-type: none"> improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure: <ol style="list-style-type: none"> is able to operate efficiently and effectively; and is enabled, while: <ol style="list-style-type: none"> managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity; <u>infrastructure is supported through a ready, local supply of the physical construction materials requirements of infrastructure;</u> the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and encourage more environmentally sustainable outcomes as part of subdivision and development, including though the use of energy efficient buildings, green infrastructure and renewable electricity generation |
| 14. | SD-O4 Rural land Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by: <ol style="list-style-type: none"> providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities. | Oppose | <p>SD-O4 relies on a new definition that is very similar to an existing definition put in place through the National Planning Standards definition standard. This has the potential to introduce confusion and incomplete coverage of the associated plan provisions that rely on these definitions.</p> <p>SD-O4 also describes activities in narrative form rather than relying on available definitions. This introduces subtle differences in what the plan provisions address and introduces potential confusion and inconsistency that may make implementation more difficult.</p> | <p>Amend SD-O4 to reference primary production as opposed to rural production and use the definition of rural industry.</p> <p>SD-O4 Rural land</p> <p>Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural primary production activities by:</p> <ol style="list-style-type: none"> providing for rural <u>primary</u> production activities, activities that directly support rural production activities <u>rural industry</u> and activities reliant on the natural resources of Rural Zones and limit other activities; and ensuring that within rural areas the establishment and operation of rural <u>primary</u> production activities are not limited by new incompatible sensitive activities. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|---|---|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| UFD - Āhuatanga auaha ā tāone - Urban Form and Development | | | | |
| 15. | UFD-P2 Identification/location of new Residential Development Areas In relation to the identification/location of residential development areas: <div><div>1.</div><div>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;</div></div> <div><div>2.</div><div>for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:<div><div>a.</div><div>occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;</div></div><div><div>b.</div><div>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;</div></div><div><div>c.</div><div>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</div></div><div><div>d.</div><div>concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;</div></div><div><div>e.</div><div>take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</div></div><div><div>f.</div><div>are informed through the development of an ODP;</div></div><div><div>g.</div><div>supports reductions in greenhouse gas emissions; and</div></div><div><div>h.</div><div>are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.</div></div></div></div> | Oppose | Reverse sensitivity effects resulting from urban development can be significant for activities such as quarrying. It is therefore important that reverse sensitivity effects are a key consideration when identifying new residential development areas. | Amend UFD-P2 to include direct reference to avoiding reverse sensitivity effects. UFD-P2 Identification/location of new Residential Development Areas In relation to the identification/location of residential development areas: <div><div>1.</div><div>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;</div></div> <div><div>2.</div><div>for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:<div><div>a.</div><div>occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;</div></div><div><div>b.</div><div>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;</div></div><div><div>c.</div><div>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</div></div><div><div>d.</div><div>concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;</div></div><div><div>e.</div><div>take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</div></div><div><div>f.</div><div>are informed through the development of an ODP;</div></div><div><div>g.</div><div>supports reductions in greenhouse gas emissions; and</div></div><div><div>h.</div><div>are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6; <u>and</u></div></div><div><div>i.</div><div><u>avoids reverse sensitivity effects.</u></div></div></div></div> |
| 16. | UFD-P10 Managing reverse sensitivity effects from new development Within Residential Zones and new development areas in Rangiora and Kaiapoi: <div><div>1.</div><div>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;</div></div> <div><div>2.</div><div>minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.</div></div> | Oppose | As notified Policy UFD-P10 only applies within Residential Zones and identified new development areas. Reverse sensitivity effects is an appropriate consideration for all urban or residential development. Requiring minimisation of reverse sensitivity effects also fails to recognise that most often the only way to mitigate reverse sensitivity effects is through physical separation so as to avoid the effect occurring. This is especially the case in relation to sensitive land uses encroaching on quarrying activities. On this basis Fulton Hogan seeks stronger direction for reverse sensitivity effects. | Amend UFD-P10 to apply to all new development areas and to take a clearer stance on reverse sensitivity effects. UFD-P10 Managing reverse sensitivity effects from new development Within Residential Zones and For new development areas in Rangiora and Kaiapoi: <div><div>1.</div><div>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;</div></div> <div><div>2.</div><div>minimise <u>avoid</u> reverse sensitivity effects on primary production <u>activities</u> from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.</div></div> |
| EI - Pūngao me te hanganga hāpori - Energy and Infrastructure | | | | |
| 17. | NEW Policy– Recognising materials requirements | Support | Access to physical materials can have a significant impact on the monetary and carbon cost of infrastructure. It is therefore important that a ready local supply of key physical materials such as aggregate is available so as to provide effective, efficient and resilient infrastructure. The importance of these materials to achieving infrastructure objectives needs to be highlighted to decision makers throughout the district. | Insert a new policy that requires decision makers to recognise that access to the physical materials required for the construction, upgrade and maintenance of infrastructure is an important component of achieving Objective EI-O1. <u>NEW Policy – Recognising materials requirements</u> <u>Decision making on the use of land must take into account the physical construction materials requirements of infrastructure and, in particular, the critical role of aggregates for the sustainable management of communities.</u> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|--------------------------------------|--|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| TRAN - Ranga waka - Transport | | | | |
| 18. | <p>TRAN-P11 Parking and associated manoeuvring area</p> <p>Parking (where provided) and associated access and manoeuvring area shall ensure the following:</p> <ol style="list-style-type: none">safe and efficient access, parking and manoeuvring is provided, including ease of access for service and emergency service vehicles;provide efficient and effective layout of parking, manoeuvring and circulating areas including restriction of vehicle speed and avoidance of long 'blind aisles';enable on site manoeuvring, and avoid reverse manoeuvring where required onto or from any road or pedestrian or cycling environment where this would adversely affect safety;use of off site parking, in lieu of on site parking, will not adversely affect pedestrian, cycle or public transportation, public safety, and the safe or efficient operation of the road network;for shared parking, a legally binding arrangement is established that protects ongoing access and use;manage adverse effects on water quality and stormwater runoff, preferably through the use of low impact stormwater management methods, including water sensitive design, and stormwater collection and attenuation of runoff;be permanently marked and surfaced where required, and maintained to control the generation of dust, excessive noise, or other nuisance;reduce opportunities for crime and improve safety, taking into account the principles of CPTED and best practice Urban Design principles;ensure visibility through natural lighting or illumination;ensure that parking spaces required for people with disabilities are conveniently located and accessible, and the route from the parking space to the destination served is also easily accessible for people using mobility devices;enable provision of charging facilities for electric vehicles;include landscaping that:<ol style="list-style-type: none">incorporates establishment and maintenance practices to ensure plant survival, and replacement during the next planting season if plants are diseased, damaged or dead;visually softens the dominant effect of hard surfaces;uses plant species that avoid hazard or nuisance effects, preferably uses frangible vegetation for safety reasons, and enhances local or regional indigenous biodiversity through the preferred use of indigenous vegetation naturally occurring within the ecological district within which planting will take place or from a naturally occurring and ecologically similar origin;integrates with stormwater management and footpaths, and may include the use of raingardens for stormwater collection and attenuation of runoff;does not adversely affect vehicle or pedestrian safety by impeding visibility; andbe designed to positively contribute to town centre amenity values and support town centre consolidation and the development of continuous street frontages within town centres, by locating parking principally within public parking areas, or by locating parking and vehicle access to the rear of sites or buildings, and not providing parking and vehicle access on individual site frontages, particularly on sites identified as having frontages to a Principal Shopping Street. | Oppose | Policy TRAN-P11 is very specific and too detailed to form effective policy. Most of this detail could be incorporated into the plan via rules/standards which would avoid the potential for duplication and/or conflict between the policy and rules. | <p>Amend policy to be more generic. This will ensure activities that are appropriate, but fall outside the specifics of the policy can still occur.</p> <p><u>TRAN-P11 Parking and associated manoeuvring area</u></p> <p><u>Parking (where provided) and associated access and manoeuvring area shall ensure that safe and efficient access, parking and manoeuvring is provided, including ease of access for service and emergency service vehicles.</u></p> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|---|--|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 19. | TRAN-R20 High traffic generators Activity status: RDIS Where: <ol style="list-style-type: none"> any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1 below; and for the activities in (1) above: <ol style="list-style-type: none"> either a Basic ITA or Full ITA shall be required; the type of ITA to be provided shall be determined by the circumstances set out in Table TRAN-2 below; and the ITA shall be prepared by an independent suitably qualified and experienced transport engineer. Matters of discretion are restricted to: TRAN-MD11 – High traffic generators | Support | The rule, matters of discretion and associated high trip generator threshold table provides an appropriate framework for considering the potential effects of high trip generating activities. | Retain as notified. |
| 20. | Table TRAN-1: High Traffic Generation Thresholds | Support | The high trip generator threshold table provides an appropriate framework for considering the potential effects of high trip generating activities. | Retain as notified. |
| NH - Matepā māhorahora - Natural Hazards | | | | |
| 21. | NEW Policy - Resilience | Support | <p>Having systems and facilities in place to enable recovery is a key part of building resilience to natural hazard and climate change risk given that avoidance is not always practicable.</p> <p>This includes access to materials for rebuild and recovery.</p> | <p>Insert a new policy that recognises the role of activities that allow communities to recover from the adverse effects of natural hazards and climate change in providing for social, economic and cultural resilience.</p> <p><u>NH-PX</u></p> <p><u>Provide for activities that enhance social, economic and cultural resilience in response to the adverse effects of natural hazards and climate change including activities that enhance the community's ability to recover.</u></p> |
| ECO - Pūnaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity | | | | |
| 22. | ECO-P4 Maintenance and enhancement of other indigenous vegetation and habitats Maintain and enhance indigenous vegetation and habitats of indigenous fauna that do not meet the significance criteria in ECO-APP1 by: <ol style="list-style-type: none"> continuing to assess the current state of indigenous biodiversity across the District; restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: <ol style="list-style-type: none"> the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted in order to protect what remains; and the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable; recognising that the District contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance; providing information, advice and advocacy to the landowner and occupier; supporting and promoting the use of covenants, reserves, management plans and community initiatives; and working with and supporting landowners the Regional Council, the Crown, the QEII National Trust, NZ Landcare Trust and advocacy groups. | Oppose | <p>Policy ECO-P4 focusses on 'restricting' indigenous vegetation clearance in areas that do not meet the significance criteria. While Fulton Hogan recognises that some indigenous vegetation clearance outside of areas of significance will need to be controlled in order to achieve Objective ECO-O1, restricting vegetation clearance sets a relatively high policy bar for indigenous vegetation clearance that may not have particular value based on site specific attributes.</p> <p>Fulton Hogan requests that this policy is amended to recognise that site specific assessment should play a role in whether vegetation clearance needs to be controlled. This aligns more closely with the rule framework.</p> | <p>Amend Policy ECO-P4 to recognise that site specific assessment should play a role in whether vegetation clearance needs to be controlled.</p> <p>ECO-P4 Maintenance and enhancement of other indigenous vegetation and habitats</p> <p>Maintain and enhance indigenous vegetation and habitats of indigenous fauna that do not meet the significance criteria in ECO-APP1 by:</p> <ol style="list-style-type: none"> continuing to assess the current state of indigenous biodiversity across the District; restricting managing indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: <ol style="list-style-type: none"> the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore based on site specific assessment, clearance of any remaining indigenous vegetation needs to be restricted may need to be controlled in order to protect what remains; and the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable; recognising that the District contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance; providing information, advice and advocacy to the landowner and occupier; supporting and promoting the use of covenants, reserves, management plans and community initiatives; and working with and supporting landowners the Regional Council, the Crown, the QEII National Trust, NZ Landcare Trust and advocacy groups. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|---|---|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 23. | <p>ECO-P5 Offsetting residual effects</p> <p>A biodiversity offset will only be considered where there are residual adverse effects which cannot practicably be avoided, remedied or mitigated (in that order of hierarchy); and:</p> <ol style="list-style-type: none">the biodiversity offset is consistent with ECO-APP2;the biodiversity offset will recognise the limits to offsets due to irreplaceable and vulnerable biodiversity (including effects that must be avoided in accordance with ECO-P7 (1));there is a strong likelihood that the offsets will be achieved in perpetuity; andthe biodiversity offset will achieve a net gain of indigenous biodiversity if the area contains any of the following:<ol style="list-style-type: none">indigenous vegetation in land environments where less than 20% of the original indigenous vegetation cover remains;areas of indigenous vegetation associated with sand dunes and wetlands;areas of indigenous vegetation located in 'originally rare' terrestrial ecosystem types not covered under (a) and (b) above; orhabitats of threatened, and at risk, indigenous species. | Oppose in part | <p>It is important that the application of the effects management hierarchy recognises that there are practicable limitations to when and how the various levels in the hierarchy can be applied. As notified, the pre-amble to Policy ECO-P5 is supported as it recognises that a strict cascade through the effects management hierarchy may not always be practicable and this should not foreclose the ability for offsetting.</p> <p>However, there is some conflict between Policy ECO-P5 and ECO-APP2 - Principles for biodiversity offsetting. Policy ECO-P5(3) is: "<i>there is a strong likelihood that the offsets will be achieved in perpetuity</i>", while ECO-APP2 only has a preference for outcomes lasting in perpetuity.</p> | <p>Amend Policy ECO-P5 to ensure consistency between the policy and ECO-APP2.</p> <p>ECO-P5 Offsetting residual effects</p> <p>A biodiversity offset will only be considered where there are residual adverse effects which cannot practicably be avoided, remedied or mitigated (in that order of hierarchy); and:</p> <ol style="list-style-type: none">the biodiversity offset is consistent with ECO-APP2;the biodiversity offset will recognise the limits to offsets due to irreplaceable and vulnerable biodiversity (including effects that must be avoided in accordance with ECO-P7 (1)); <u>and</u>there is a strong likelihood that the offsets will be achieved in perpetuity; andthe biodiversity offset will achieve a net gain of indigenous biodiversity if the area contains any of the following:<ol style="list-style-type: none">indigenous vegetation in land environments where less than 20% of the original indigenous vegetation cover remains;areas of indigenous vegetation associated with sand dunes and wetlands;areas of indigenous vegetation located in 'originally rare' terrestrial ecosystem types not covered under (a) and (b) above; orhabitats of threatened, and at risk, indigenous species. |
| NATC - Āhuatanga o te awa - Natural Character of Freshwater Bodies | | | | |
| 24. | <p>NATC-P5 Structures within surface freshwater body setbacks</p> <p>Enable activities that have a functional need or operational need to be located within the freshwater body setbacks, provided that adverse effects on natural character values are avoided, remedied or mitigated.</p> | Support | Fulton Hogan supports the recognition within NATC-P5 that some activities have a functional or operational need to be located within setbacks of water bodies. This is especially the case with river based aggregate extraction activities and critical lifeline structures, such as bridges and culverts. | Retain as notified. |
| NFL - Āhuatanga o te whenua - Natural Features and Landscapes | | | | |
| 25. | <p>NFL-P3 Protect Outstanding Natural Landscapes</p> <p>Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of activities and development by:</p> <ol style="list-style-type: none">avoiding use and development that detracts from the very high biophysical values and high sensory and associative values of the Puketeraki Range and Oxford Foothills identified in NFL-APP1, in particular on the:<ol style="list-style-type: none">exposed alpine environments;sheltered densely forested slopes and gullies of the Oxford Hills;indigenous vegetation; andrecreational values;avoiding use and development in areas which have no capacity to absorb change, including near ridgelines, and mitigating adverse effects through bulk, location and design controls in other areas;avoiding any significant loss of indigenous vegetation;avoiding activities such as plantation forestry, shelterbelts, mining and quarrying activities which create adverse effects on the identified values;providing for existing rural production where this does not detract from the identified values; andenabling conservation activities and non motorised recreation activities. | Oppose | <p>See comments made regarding the definition of Rural Production.</p> <p>NFL-P3(5) contains controls on activities occurring in ONLs by requiring the activity to "not detract from the identified values".</p> | <p>Amend NFL-P3 to use terms set out in the National Planning Standards definition standard and to allow primary productive activities to occur where these do not detract from the values identified.</p> <p>NFL-P3 Protect Outstanding Natural Landscapes</p> <p>Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of activities and development by:</p> <ol style="list-style-type: none">avoiding use and development that detracts from the very high biophysical values and high sensory and associative values of the Puketeraki Range and Oxford Foothills identified in NFL-APP1, in particular on the:<ol style="list-style-type: none">exposed alpine environments;sheltered densely forested slopes and gullies of the Oxford Hills;indigenous vegetation; andrecreational values;avoiding use and development in areas which have no capacity to absorb change, including near ridgelines, and mitigating adverse effects through bulk, location and design controls in other areas;avoiding any significant loss of indigenous vegetation;avoiding activities such as plantation forestry, shelterbelts, mining and quarrying activities which create adverse effects on the identified values;providing for existing rural primary production where this does not detract from the identified values; andenabling conservation activities and non motorised recreation activities. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|---|--|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 26. | NFL-P4 Maintain Significant Amenity Landscapes Recognise the values of the significant amenity landscapes identified in NFL-APP1 and maintain them by: <ol style="list-style-type: none"> managing adverse effects of use and development on the moderate-high biophysical values and high sensory and associative values of the Ashley River/Rakahuri identified in NFL-APP1, in particular on the: <ol style="list-style-type: none"> braided river system; indigenous fauna and vegetation; the wilderness and natural environment; and recreational values; enabling community scale erosion and flood control structures where adverse impacts on the values are mitigated; avoiding any significant loss of indigenous vegetation; avoiding incompatible activities, including plantation forestry, shelterbelts, mining and quarrying activities, and large buildings or groups of buildings or other structures which create unacceptable adverse effects on the identified values; mitigating through bulk, location and design controls the adverse effects of other uses and development in areas which have no capacity to absorb change; providing for non motorised recreation activities and conservation activities; and providing for existing rural production where this does not detract from the identified values. | Oppose | <p>See comments made regarding the definition of Rural Production.</p> <p>NFL-P4(7) contains controls on primary production activities occurring in Significant Amenity Landscapes by requiring the activity to “not detract from the identified values”. With this limitation on activities it is possible to extend the policy to new as well as existing activities.</p> | <p>Amend NFL-P4 to utilise terms set out in the National Planning Standards definition standard and to allow primary productive activities to occur where these do not detract from the values identified.</p> <p>NFL-P4 Maintain Significant Amenity Landscapes</p> <p>Recognise the values of the significant amenity landscapes identified in NFL-APP1 and maintain them by:</p> <ol style="list-style-type: none"> managing adverse effects of use and development on the moderate-high biophysical values and high sensory and associative values of the Ashley River/Rakahuri identified in NFL-APP1, in particular on the: <ol style="list-style-type: none"> braided river system; indigenous fauna and vegetation; the wilderness and natural environment; and recreational values; enabling community scale erosion and flood control structures where adverse impacts on the values are mitigated; avoiding any significant loss of indigenous vegetation; avoiding incompatible activities, including plantation forestry, shelterbelts, mining and quarrying activities, and large buildings or groups of buildings or other structures which create where these activities result in unacceptable adverse effects on the identified values; mitigating through bulk, location and design controls the adverse effects of other uses and development in areas which have no capacity to absorb change; providing for non motorised recreation activities and conservation activities; and providing for existing rural <u>primary</u> production where this does not detract from the identified values. |
| 27. | NFL-R12 Mining activity and quarrying activities Ashley River / Rakahuri Saltwater Creek Estuary ONF Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL Activity status: NC | Oppose | <p>NFL-P4(7) contains controls on primary production activities occurring in Significant Amenity Landscapes by requiring the activity to “not detract from the identified values”. On this basis, non-complying activity status is unnecessary as the policy limb of the s104D test also is focussed on effects essentially creating two effects based gateways. Fulton Hogan seeks discretionary status for new quarrying activities in Significant Amenity Landscapes and existing quarrying activities in ONF and ONL in line with the amended Policies NFL-P3 and NFL-P4 discussed above.</p> | <p>Amend the activity status of Rule NFL-R12 to discretionary.</p> <p>NFL-R12 Mining activity and quarrying activities</p> <p>Ashley River / Rakahuri Saltwater Creek Estuary ONF</p> <p>Waimakariri River ONF</p> <p>Puketeraki Range & Oxford Foothills ONL</p> <p>Ashley River / Rakahuri SAL</p> <p>Activity status: NC-<u>DIS</u></p> |
| PA - Tomonga mārea - Public Access | | | | |
| 28. | PA-O1 Provision of public access Public access to and along the CMA, water bodies, and to reserves with high recreational, scenic or amenity values is provided for, maintained and enhanced, where this does not create adverse effects to natural character, landscape, indigenous biodiversity, cultural or recreational values, health and safety, or the rights of private property owners. | Support | It is important that public access to and along water bodies is able to be restricted where adverse health and safety effects could arise. | Retain as notified. |
| 29. | PA-P3 Adverse effects of public access Restrict public access to and along the CMA and water bodies with high values, where it is necessary to protect: <ol style="list-style-type: none"> naturally rare or threatened indigenous flora and fauna; or dunes, estuaries, the margins of rivers, lakes and wetlands, or any other sensitive environments; or sites of cultural significance to Māori, including archaeological sites; public health or safety; or the rights of private property owners, where providing for public access would significantly compromise these rights. | Support | It is important that public access to and along water bodies is able to be restricted where adverse health and safety effects could arise. | Retain as notified. |
| SUB - Wāwāhia whenua - Subdivision | | | | |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|--|---|--------------------------------------|--|--|
| | | Oppose/ Support | Reasons | |
| 30. | SUB-O1 Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that: <ol style="list-style-type: none"> provides for anticipated land use and density that achieve the identified future character, form or function of zones; consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; supports protection of cultural and heritage values, conservation values; and supports community resilience to climate change and risk from natural hazards. | Oppose | The introduction to SUB - Wāwāhia whenua – Subdivision identifies reverse sensitivity as a potential effect associated with subdivision. However, Objective SUB-O1 makes no mention of this. Reverse sensitivity effects are especially an issue for quarrying activities. On this basis Fulton Hogan seeks that reverse sensitivity effects are expressly addressed in the objective. | Amend Objective SUB-O1 to include a standard requiring the avoidance of reverse sensitivity effects. SUB-O1 Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that: <ol style="list-style-type: none"> provides for anticipated land use and density that achieve the identified future character, form or function of zones; consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; supports protection of cultural and heritage values, conservation values; and supports community resilience to climate change and risk from natural hazards; <u>and</u> <u>avoids reverse sensitivity effects.</u> |
| 31. | SUB-P1 Design and amenity Enable subdivision that: <ol style="list-style-type: none"> within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles;. minimises reverse sensitivity effects on infrastructure including through the use of setbacks; avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and supports the character, amenity values, form and function for the relevant zone. | Oppose | Reverse sensitivity effects is an appropriate consideration for all activities not just infrastructure. Requiring minimisation of reverse sensitivity effects also fails to recognise that most often the only way to mitigate reverse sensitivity effects is through physical separation so as to avoid the effect occurring in the first instance. This is especially the case in relation to sensitive land uses encroaching on quarrying activities. On this basis Fulton Hogan seeks stronger direction for reverse sensitivity effects. | Amend SUB-P1 to include a requirement to avoid all reverse sensitivity effects. SUB-P1 Design and amenity Enable subdivision that: <ol style="list-style-type: none"> within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles;. Minimises <u>avoids</u> reverse sensitivity effects on infrastructure including through the use of setbacks; avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and supports the character, amenity values, form and function for the relevant zone. |
| 32. | SUB-P2 Allotment layout, size and dimension Ensure that allotment layout, size and dimensions: <ol style="list-style-type: none"> in Residential Zones: <ol style="list-style-type: none"> enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs; supports the achievement of high quality urban design principles for multi-unit residential development; in Rural Zones: <ol style="list-style-type: none"> retains the ability for rural land to be used for primary production activities; and in Open Space and Recreation Zones: <ol style="list-style-type: none"> provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs. | Support | Fulton Hogan is supportive of SUB-P2(2) and requirement for subdivision to retain the ability for rural land to be used for primary production activities. | Retain as notified. |
| EW - Ketuketu whenua - Earthworks | | | | |
| 33. | Introduction | Oppose | Fulton Hogan is opposed to having quarrying activities addressed through both zone level provisions and earthworks provisions. This has the potential to create a duplicate and inconsistent planning framework/approach and is unnecessary. The potential effects associated with earthworks including stockpiling will be addressed as part of consenting the overall land use. | Amend the introduction to EW - Ketuketu whenua - Earthworks to exclude earthworks associated with quarrying activities. This chapter provides for and manages earthworks across the District and recognises that earthworks are an integral part of the use and development of land for residential activities, rural and commercial activities at a variety of scales. <u>Earthworks associated with quarrying activities are exempt from these provisions as these activities are specifically addressed through the relevant zone rules.</u> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|----------------------------------|---|--------------------------------------|--|---|
| | | Oppose/ Support | Reasons | |
| 34. | EW-P4 Scale of earthworks within or adjacent to urban environments Minimise adverse effects related to the scale of earthworks on character, and amenity values within or adjacent to urban environments by: <ol style="list-style-type: none"> 1. encouraging the integrated design and management of earthworks associated with subdivision, development and use; 2. minimising any off-site effects of earthworks by controlling the duration and sequencing of earthworks; and 3. avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments. | Oppose | <p>Fulton Hogan is opposed to having quarrying activities addressed through both zone level provisions and earthworks provisions. This has the potential to create a duplicate and inconsistent planning framework/approach and is unnecessary.</p> <p>The potential effects associated with earthworks including stockpiling will be addressed as part of consenting the overall land use</p> | <p>Remove any reference to quarrying in the earthworks provisions.</p> <p>EW-P4 Scale of earthworks within or adjacent to urban environments</p> <p>Minimise adverse effects related to the scale of earthworks on character, and amenity values within or adjacent to urban environments by:</p> <ol style="list-style-type: none"> 1. encouraging the integrated design and management of earthworks associated with subdivision, development and use; 2. minimising any off-site effects of earthworks by controlling the duration and sequencing of earthworks; and 3. avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments. |
| 35. | EW-P6 Water resources Avoid adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on mahinga kai. | Oppose | <p>Policy EW-P6 seeks to avoid adverse effects on ground and surface water where this may result in water contamination. The policy does not qualify the type, scale or significance of contamination and therefore could be interpreted to apply very widely. Given the direction to 'avoid', this would potentially foreclose activities that would otherwise be appropriate. This policy also has the potential to conflict with regional plan provisions addressing earthworks in and around water bodies.</p> | <p>Amend Policy EW-P6 so it does not foreclose activities that are able to remedy or mitigate effects and to reduce the potential for conflict with regional plan provisions addressing water quality.</p> <p>EW-P6 Water resources</p> <p>Avoid, remedy or mitigate adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on <u>and</u> mahinga kai.</p> |
| 36. | EW-R9 Earthworks stockpiling All Zones Activity status: PER Where: <ol style="list-style-type: none"> 1. EW-S1 to EW-S7 are met; 2. any stockpile shall not exceed 250m3 and 4m in height; 3. the activity shall not be located within 20m of the bank of any river or lake, 50m from the margin of any wetland; and 4. any stockpile is located greater than 100m from any sensitive activity on an adjoining site in different ownership. | Oppose | <p>See discussion in relation to the introduction to the chapter and Policy EW-P4 above.</p> | <p>Amend EW-R9 so it does not apply to quarrying activities.</p> <p>EW-R9 Earthworks stockpiling</p> <p>All Zones</p> <p><u>Rule does not apply to quarrying activities</u></p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. EW-S1 to EW-S7 are met; 2. any stockpile shall not exceed 250m3 and 4m in height; 3. the activity shall not be located within 20m of the bank of any river or lake, 50m from the margin of any wetland; and 4. any stockpile is located greater than 100m from any sensitive activity on an adjoining site in different ownership. |
| 37. | EW-R11 Earthworks not subject to Rules EW-R1 to EW-R10 All Zones Activity status: PER Where: <ol style="list-style-type: none"> 1. EW-S1 to S7 are met. | Oppose | <p>See discussion in relation to the introduction to the chapter and Policy EW-P4.</p> | <p>Amend EW-R11 so it does not apply to quarrying activities.</p> <p>EW-R11 Earthworks not subject to Rules EW-R1 to EW-R10</p> <p>All Zones</p> <p><u>Rule does not apply to quarrying activities</u></p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. EW-S1 to S7 are met. |
| NOISE - Te orooro - Noise | | | | |
| 38. | NOISE-O2 Reverse sensitivity The operation of regionally significant infrastructure and strategic infrastructure, activities within Commercial and Mixed Use Zones and Industrial Zones and identified existing activities are not adversely affected by reverse sensitivity effects from noise sensitive activities. | Support | <p>Reverse sensitivity effects is an appropriate consideration for all activities, not just infrastructure. Objective NOISE-O2 as notified supports the amendments suggested by Fulton Hogan throughout the pWDP to elevate the importance of reverse sensitivity effects.</p> | <p>Retain as notified.</p> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|---|---|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 39. | NOISE-P1 Minimising adverse noise effects Minimise adverse noise effects by: <ol style="list-style-type: none"> limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone; requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and amenity values of sensitive environments; and requiring sound insulation, or limiting the location of noise sensitive activities where they may be exposed to noise from existing activities. | Oppose | <p>Policy NOISE-P1 as notified does not achieve Objective NOISE-O2 as it requires minimisation rather than avoidance.</p> <p>Requiring minimisation of reverse sensitivity effects and only focussing on indoor amenity fails to recognise that most often the only way to mitigate reverse sensitivity effects is through physical separation so as to avoid the effect occurring.</p> <p>This is especially the case in relation to sensitive land uses encroaching on quarrying activities. On this basis Fulton Hogan seeks stronger direction for reverse sensitivity effects.</p> | <p>Amend Policy NOISE-P1 to require the avoidance of reverse sensitivity effects when siting sensitive activities.</p> <p>NOISE-P1 Minimising <u>Managing</u> adverse noise effects</p> <p>Minimise <u>Manage</u> adverse noise effects by:</p> <ol style="list-style-type: none"> limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone; requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and amenity values of sensitive environments; and requiring sound insulation, or limiting <u>avoiding</u> the locatingingen of noise sensitive activities where they may be exposed to noise from existing activities. |
| 40. | NEW Rule RX Sensitive activities | Support | The pWDP does not contain any rules addressing sensitive activities other than in relation to the 50dBA Ldn Noise Contour for Christchurch International Airport Limited. Fulton Hogan requests that a rule is included within the WDP that controls sensitive activities where these are to be located in proximity to quarries. | <p>Insert a new rule addressing sensitive activities and reverse sensitivity effects.</p> <p><u>RX Sensitive activities</u></p> <p><u>Activity status: PER</u></p> <ol style="list-style-type: none"> <u>The establishment of a new, or alteration, or expansion of an existing sensitive activity.</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>The sensitive activity shall be setback from the boundary of any legally established quarrying activity:</u> <ol style="list-style-type: none"> <u>200m to any allowable excavation area; and</u> <u>500m to any allowable processing area; and</u> <u>500m to any activity that involves blasting.</u> <p><u>The establishment of residential units, or minor residential units on the same site as the quarry are exempt from this rule requirement.</u></p> <p><u>Existing residential units or minor residential units within the specified setback that are rebuilt on their existing site but no closer to the quarry are exempt from this requirement.</u></p> <p>Activity status when compliance not achieved: DIS</p> |
| RURZ - General Objectives and Policies for all Rural Zones | | | | |
| 41. | RURZ-O1 Rural environment An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising: <ol style="list-style-type: none"> the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; and the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form. | Support | Fulton Hogan is supportive of the explicit recognition of the role of primary production in the rural landscape. | Retain as notified. |
| 42. | RURZ-O2 Activities in rural zones Rural Zones support primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones. | Support | Fulton Hogan supports the recognition of activities that support primary production and with a functional need to be located within rural areas being supported in rural zones. | Retain as notified. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|--|---|
| | | Oppose/ Support | Reasons | |
| 43. | <p>RURZ-P1 Amenity values and character</p> <p>Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by:</p> <ol style="list-style-type: none"> requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness; retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while recognising that in association with primary production and rural industry, which are part of the character of each rural zone that: <ol style="list-style-type: none"> there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting effects; and large buildings may have a functional need. restricting the density of residential units and minor residential units that can be established on a site consistent with the character of each rural zone, unless a development right has been protected through a legacy provision or is associated with a bonus allotment. | Oppose | <p>Policy RURZ-P1 gives primacy to amenity values when considering what constitutes rural character.</p> <p>The character of rural environments is influenced by the activities that are anticipated to occur within them such as primary production. This then provides a lens by which to consider what is a reasonable level of amenity in the zone, not the other way around.</p> <p>Fulton Hogan is seeking amendments to Policy RURZ-P1 to better achieved Objectives RURZ-O1 and O2, and to set clear expectations as to what contributes to rural character, and therefore what expectation can be had for amenity. This is aligned with policies such as GRUZ-P1.</p> | <p>Replace Policy RURZ-P1 with a policy that focuses on rural character as derived from the activities that occur within rural areas.</p> <p>RURZ-P1 Amenity values and character</p> <p>Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by:</p> <ol style="list-style-type: none"> requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness; retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while recognising that in association with primary production and rural industry, which are part of the character of each rural zone that: <ol style="list-style-type: none"> there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting effects; and large buildings may have a functional need. restricting the density of residential units and minor residential units that can be established on a site consistent with the character of each rural zone, unless a development right has been protected through a legacy provision or is associated with a bonus allotment <p>RURZ-P1 Rural character and amenity values</p> <ol style="list-style-type: none"> <u>Recognise that rural character and amenity values vary across the Waimakariri District resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.</u> <u>Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:</u> <ol style="list-style-type: none"> <u>a landscape dominated by openness and vegetation;</u> <u>significant visual separation between residential buildings on neighbouring properties;</u> <u>where appropriate, buildings integrated into a predominantly natural setting; and</u> <u>natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.</u> <u>Recognise that primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas.</u> |
| 44. | <p>RURZ-P2 Rural land</p> <p>Maintain the availability and life supporting capacity of land in recognition of its importance for undertaking primary production, and to maintain or enhance natural environment values in Rural Zones, including by:</p> <ol style="list-style-type: none"> providing for primary production activities; providing for those activities that directly support primary production, or those activities with a functional need to be located within Rural Zones, where: <ol style="list-style-type: none"> adverse effects on soil and highly productive land are minimised; the amenity values and character of Rural Zones are maintained; and to the extent practicable, adverse effects are internalised within the site where an activity is being undertaken. ensuring subdivision and subsequent development is managed so that it does not foreclose the ability for rural land to be utilised for primary production activities including not diminishing the potential for rural land to meet the reasonably foreseeable needs of future generations. | Support | <p>Fulton Hogan is supportive of policy that provides for primary production (which includes quarrying activities), and for activities that directly support these activities. Fulton Hogan is also supportive of policy that manages development so as not to foreclose future primary productive opportunities.</p> | <p>Retain as notified.</p> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|--|--|
| | | Oppose/ Support | Reasons | |
| 45. | RURZ-P8 Reverse sensitivity Minimise the potential for reverse sensitivity effects by: <ol style="list-style-type: none"> avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; managing the establishment of new sensitive activities near other primary production activities; ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished. | Oppose in part | While a policy addressing reverse sensitivity effects in rural zones is supported, Policy RURZ-P8(3) and (4) relate to the direct effects of rural activities on other activities, not reverse sensitivity effects. The policy should be amended to remove these direct effect elements. | Amend Policy RURZ-P8 to focus on reverse sensitivity effects only RURZ-P8 Reverse sensitivity Minimise the potential for reverse sensitivity effects by: <ol style="list-style-type: none"> avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; <u>and</u> managing the establishment of new sensitive activities near other primary production activities.; ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished. |
| 46. | GRUZ-O1 Purpose of the General Rural Zone Natural and physical resources and primary production activities which contribute to the District's rural productive economy dominate while fragmentation of land into small rural parcels is restricted. | Support | Fulton Hogan is supportive of the clear role primary productive activities play in the General Rural Zone. | Retain GRUZ-O1 as notified. |
| 47. | GRUZ-P1 Character of the General Rural Zone Maintain the character in the General Rural Zone which comprises: <ol style="list-style-type: none"> primary production being the predominant land use; a dominance of open space and vegetation, including paddocks, trees, agriculture and natural elements over buildings; a landscape strongly influenced by patterns and processes of human activity associated with primary production, with a focus of open farmland areas and larger scale primary production activities, along with areas with natural environment values and sites and areas of significance to Māori; separation between residential units and farm buildings on adjoining sites, with an overall low density of residential units and buildings; and contrasts with urban environments through having a general absence of the type and scale of infrastructure and built form found in urban environments. | Support | Policy GRUZ-P1 provides a clear description of the elements that contribute to rural character and is supported on this basis. | Retain as notified. |
| 48. | GRUZ-P2 Limiting fragmentation of land Maintain opportunities for land to be used for primary production activities within the zone by limiting further fragmentation of land in a manner that that avoids sites being created, or residential units being erected, on sites that are less than 20ha, unless: <ol style="list-style-type: none"> associated with the development of infrastructure which reduces the size of the balance lot or sites to below 20ha; associated with the establishment of a bonus residential unit or creation of a bonus allotment; the erection of a residential unit is protected by a legacy provision in this District Plan; and it is for the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this District Plan. | Support | The fragmentation of rural land is a significant contributor to the sterilisation of the aggregate resource. Fulton Hogan is supportive of policy that seeks to maintain opportunities for land to be used for primary production. | Retain as notified. |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|---|--------------------------------------|---|---|
| | | Oppose/ Support | Reasons | |
| 49. | GRUZ-R11 Rural industry Activity status: PER Where: <ol style="list-style-type: none"> a maximum of five staff shall work on the site at any one time; the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; the maximum GFA occupied for the rural industry shall be 250m²; the maximum GFA occupied for the rural industry within a SASM shall be 150m²; the maximum land area occupied for the rural industry shall be 500m²; any retail sales area shall be set back a minimum of 10m from the site boundary; the retail sale of goods on the site is restricted to those manufactured, produced or processed on the site; the maximum NFA or land area occupied for retail sales shall be 50m²; and any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring. | Support | Fulton Hogan is supportive of a permitted activity for Rural Industry activities as these are critical to supporting primary production activities such as quarrying. | Retain as notified. |
| 50. | GRUZ-R30 Quarrying activities Activity status: DIS Where: <ol style="list-style-type: none"> the quarry shall be set back a minimum of 1000m from a Residential Zone. | Oppose | <p>A 1000 m setback is far in excess of the separation distance required to manage the potential effects of quarrying activities. As a comparison the Christchurch District Plan provides for quarrying as a discretionary activity provided it is greater than 250 m from a residential zone.</p> <p>500 m is also consistent with GRUZ-BFS5, Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarry.</p> | <p>Amend Rule GRUZ-R30 to reduce the setback.</p> <p>GRUZ-R30 Quarrying activities</p> <p>Activity status: DIS</p> <p>Where: the quarry shall be set back a minimum of 4000<u>500m</u> from <u>the boundary of</u> a Residential Zone.</p> |
| 51. | NEW rule GRUZ-RX Deposition of inert fill | Support | <p>As discussed in relation to the definition of cleanfill, the definition of quarrying activity does not include the deposition of non-virgin but inert fill.</p> <p>Fulton Hogan supports the inclusion of a new rule that provides for the deposition of inert fill as part of quarry rehabilitation as a discretionary activity.</p> | <p>Include a new rule providing for the deposition of inert fill</p> <p><u>GRUZ-RX Deposition of inert fill</u></p> <p><u>Activity status: DIS</u></p> <p><u>Where:</u> <u>The fill is inert and is deposited as part of quarry rehabilitation.</u></p> |

| Sub # | The provisions of the proposed Waimakariri District Plan that the Fulton Hogan submission relates to are: | The Fulton Hogan submission is that: | | Fulton Hogan seeks the following decisions from Waimakariri District Council: |
|-------|--|--------------------------------------|---|--|
| | | Oppose/ Support | Reasons | |
| 52. | <p>GRUZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarry</p> <p>1. any new residential unit or minor residential unit or accessory building used for overnight accommodation shall be set back a minimum of:</p> <p>a. 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site;</p> <p>b. 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership;</p> <p>c. 300m from any existing farm quarry where it is located on a site in different ownership;</p> <p>d. 500m from any existing quarry where it is located on a site in different ownership.</p> <p>2. setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs.</p> | Oppose | <p>Quarrying occurs on relatively large sites and consists of many components, some of which have greater potential to give rise to adverse effects than others (for example the creation of screening bunds is part of the quarry and quarrying activity but actually reduces effects). Having setbacks apply to any area where quarrying activities occur (as opposed to excavations for winning material and processing areas for example) has the potential to unnecessarily restrict the sites available for quarrying.</p> <p>Fulton Hogan requests that variable setbacks are put in place that reflect the relative risk from the activities occurring.</p> | <p>Amend GRUZ-BFS5 to include variable setbacks that reflect the relative risk of the activities occurring.</p> <p>GRUZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or quarryquarrying activities</p> <p>1. any new residential unit or minor residential unit or accessory building used for overnight accommodation shall be set back a minimum of:</p> <p>a. 20m from any existing intensive indoor primary production, intensive outdoor primary production activity where it is located on the same site;</p> <p>b. 300m from any existing intensive indoor primary production or intensive outdoor primary production activity where it is located on a site in different ownership;</p> <p>c. 300m from any existing farm quarry where it is located on a site in different ownership;</p> <p>d. <u>200 m from the boundary of any authorised excavation associated with extracting aggregate;</u></p> <p>e. <u>500 m from the boundary of any authorised aggregate processing area;</u></p> <p>f. <u>500m from any existing quarry where it is located on a site in different ownership from any authorised blasting activity.</u></p> <p>2. setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, or any area of the site where quarrying activity occurs.</p> |