

Waimakariri District Council

Agenda

Tuesday 24 June 2025

Commencing at 1pm
Council Chamber
215 High Street
Rangiora

Members:

Mayor Dan Gordon
Deputy Mayor Neville Atkinson
Cr Al Blackie
Cr Robbie Brine
Cr Brent Cairns
Cr Tim Fulton
Cr Jason Goldsworthy
Cr Niki Mealings
Cr Philip Redmond
Cr Joan Ward
Cr Paul Williams

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WAIMAKARIRI DISTRICT COUNCIL

A meeting of the **WAIMAKARIRI DISTRICT COUNCIL** will be held in the **COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA** on **TUESDAY 24 JUNE 2025** commencing at **1pm.**

Sarah Nichols
GOVERNANCE MANAGER

**Recommendations in reports are not to be construed as
Council policy until adopted by the Council**

BUSINESS

Page No

1. **APOLOGIES**

2. **CONFLICTS OF INTEREST**

Conflicts of interest (if any) to be reported for minuting.

3. **REPORTS**

3.1 **Decisions on Submissions on Proposed Waimakariri District Plan and Variation 2 Under the Resource Management Act, and Variation 1 Under the Intensification Streamlined Planning Process – Kelly LaValley (General Manager Planning, Regulation and Environment)**

5 - 2869

RECOMMENDATION

THAT the Council:

- (a) **Receives** report No. 250120008002.
- (b) **Accept** the recommendations of the Proposed District Plan Hearing Panel appointed to hear and make recommendations on provisions and submissions lodged with respect to the Proposed District Plan (including Variation 2) pursuant to Clauses 9 and 10 of the First Schedule of the Resource Management Act 1991 (including recommendations on notices of requirements) and accepts or rejects submissions, as recommended by the Proposed District Plan Hearing Panel's recommendation reports, for the reasons set out in those reports with respect to.
 - i) the Proposed District Plan.
 - ii) Variation 2 'Financial Contributions' to the Proposed Waimakariri District Plan.
- (c) **Makes** and notifies the recommendations of the PDP Hearings Panel on the notices of requirements included in the proposed district plan under clause 4(5) to the appropriate authority.
- (d) **Accepts** the recommendations of the Proposed District Plan Hearings Panel on provisions included in the Proposed District Plan under clause 4(6) that the Council has responsibility for within the Waimakariri District.
- (e) **Approves** the public notification of the Council's decisions on the Proposed District Plan in accordance with Clauses 10(4)(b) and 11 of the First Schedule of the Resource Management Act 1991 and recommendations and decisions on notices of requirements in accordance with Clause 9 of the First Schedule of the Resource Management Act 1991 on or before 14 July 2025 in line with the extension granted by the Minister of RM Reform.

- (f) **Accepts** the recommendations of the Independent Hearing Panel appointed to hear and make recommendations on provisions and submissions lodged with respect to Variation 1 'Housing Intensification' to the Proposed District Plan (using the Intensification Planning Instrument) pursuant to Clause 101 of the First Schedule of the Resource Management Act 1991 and accepts or rejects submissions, as recommended by the Independent Hearing Panel recommendation reports, for the reasons set out in those reports.
- (g) **Approves** the public notification of Council's decisions on the Intensification Planning Instrument in accordance with Clause 102 of the First Schedule of the Resource Management Act 1991.
- (h) **Delegates** to the General Manager Planning, Regulation and the Environment any steps necessary to give effect to resolutions (b), (c), (d) and (e) above, in consultation with the Chief Executive, Mayor and District Plan Portfolio Holder.
- (i) **Notes** that staff will make any required clause 16 amendments to the proposed plan to make alterations of minor effect, or to correct minor errors prior to notifying the decisions version of the plan under existing delegations provided to staff and will provide a copy of the alterations to the Mayor and District Plan Portfolio Holder for their information.
- (j) **Recognises** formally the significant time and input that submitters within the process have put into the submissions, further submissions and hearings process.
- (k) **Recognises** formally the significant time and input that the members of the Proposed District Plan and Independent Hearing Panel appointed to make recommendations within the process have put into the submissions, further submissions and Hearings process.

4. **QUESTIONS (UNDER STANDING ORDERS)**

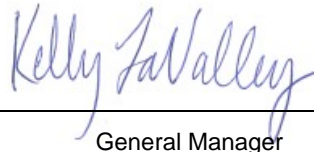
5. **URGENT GENERAL BUSINESS (UNDER STANDING ORDERS)**

6. **NEXT MEETING**

The next scheduled ordinary meeting of the Council is on Tuesday 1 July 2025 commencing at 9am, to be held in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** 250120008002 / DDS-14-01-06**REPORT TO:** COUNCIL**DATE OF MEETING:** 24 June 2025**AUTHOR(S):** Matt Bacon, Manager Development Planning

Kelly LaValley, General Manager, Planning, Regulation and the Environment

SUBJECT: Decisions On Submissions on Proposed Waimakariri District Plan and Variation 2 Under The Resource Management Act, And Variation 1 Under The Intensification Streamlined Planning Process**ENDORSED BY:**


 General Manager



 Chief Executive
1. SUMMARY

- 1.1. The purpose of this report is to request decisions from Council in respect of the recommended decisions of the Hearing Panel on submissions on the Proposed District Plan (PDP), Variation 1 – Housing Intensification (V1) and Variation 2 – Financial Contributions (V2) to the Proposed District Plan.
- 1.2. The scope of this report is not to provide comment on the direction of the recommendations of the hearing panels for the PDP, V1 or V2. This report is intended to set out the steps relating to the Council's decision-making process.
- 1.3. The proposed district plan hearing panel was appointed by the Council in 2020 to hear submissions and make recommendations to the Council on submissions and further submissions lodged through the process. The proposed district plan panel consists of the following members:
 - Gina Sweetman, Panel Chair
 - Gary Rae, Commissioner
 - Alan Cubit, Commissioner
 - Megen McKay, Commissioner (appointed in consultation with Te Ngai Tūāhuriri Runanga)
 - Councillor Atkinson
 - Councillor Mealings
- 1.4 The proposed district plan panel also considered submissions and further submissions related to designations proposed within the plan. This report also seeks that Council make recommendations on submissions in relation to designations to the relevant requiring authorities.

Variation 1

- 1.5 As a result of directions within the Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (The Amendment Act) the Council prepared and notified Variation 1 to the proposed district plan. V1 is known as the Intensification Planning Instrument (IPI) and followed the Intensification Streamlined Planning Process (ISPP).

- 1.6 Under the requirements of the Amendment Act, Variation 1 was required to be considered by an Independent Hearings Panel (an IHP). On 2 April 2023 Council appointed the following persons to the Independent Hearings Panel:
- Gina Sweetman, Panel Chair
 - Gary Rae, Commissioner
 - Alan Cubit, Commissioner
 - Megen McKay, Commissioner (appointed in consultation with Te Ngai Tūāhuriri Runanga)
- 1.5 The Council is required to consider the Independent Hearing Panel's recommendations and:
- a) Must decide whether to accept or reject each recommendation; and
 - b) May provide an alternative recommendation for any recommendation that the Council rejects.
- 1.6 If the Council does not accept all of the recommendations of the Independent Hearings Panel, the Council must refer each rejected recommendation, together with the reasons for rejecting the recommendation to the Minister for RMA Reform¹ as well as any alternative recommendation put forward to the Minister. The Minister makes decisions on rejected recommendations, and any alternative recommendations made by the Council.

Variation 2

- 1.7 At the time of notification of Variation 1, the Council also notified Variation 2 to the Proposed District Plan. The matters subject to Variation 2 relate to Financial Contributions. As Variation 2 was not limited to matters that fall within the Amendment Act (in other words went beyond relevant residential zones), Variation 2 was prepared and processed as a 'standard' plan variation process and was heard by the Proposed District Plan panel.

Recommendations Structure

- 1.8 As Variation 1 was prepared to give effect to a mandatory direction to amend a proposed plan that was still subject to a decision-making process and the different process in the Resource Management Act for an Intensified Streamlined Planning Process, there is some complexity in the interrelationship between the Proposed District Plan and Variation 1. Put simply, there are differences in the processes for the PDP and Variation 2 (i.e. the standard Schedule 1 process) and Variation 1. The Proposed District Plan and Independent Hearing Panels separately held hearings on submissions under both a Proposed District Plan and Variation 1 process.
- 1.9 To ensure that recommendations on the Proposed District Plan and Variation 1 are consistent, the PDP made its decisions on the PDP and Variation 2 first and the IHP panel considered the recommendations of the PDP panel when making recommendations on Variation 1. The IHP's recommendation report provides recommendations on matters that are covered by the Amendment Act, including many rezoning requests made by submissions.
- 1.10 Because of the statutory requirements for the PDP / Variation 2 process and the Intensified Streamlined Planning Process for Variation 1, the Council must consider both the PDP panel recommendation and the IHP panel recommendation as separate recommendations and make separate decisions itself. The Independent Hearing Panel's panel recommendation provides an appendix that combines the recommendations on provisions for the PDP and Variation 1.

¹ Staff understand that the application may also need to be made the Minister for the Environment.

- 1.12 Staff consider it important to note that following the Council's consideration of recommendations, if the Council accept the recommendations of the Independent Hearing Panel and Proposed District Plan the notified decisions version of the Eplan will identify specific provisions that have been amended by the Intensified streamlined planning process. Accepted recommendations are deemed to have been approved by the Council (under cl 17(1) of Schedule 1 of the RMA) and become operative in accordance with cl 20 on notification of the Council's decision. There is also no right of appeal against any decision of the Council or the Minister in relation to Intensified Streamlined Planning Process (cl 107, Schedule 1). Judicial review remains available.
- 1.13 The receipt of and making decisions on the Hearing Panel's recommendations on the Proposed District Plan and the Intensified Streamlined Planning Process represents a significant step in the District Plan review process, which was initiated in 2016.
- 1.14 This report also provides Council with a list of proposed minor amendments to the plan that have resulted from plan implementation or Commissioner recommendations. Council staff have delegation to make minor corrections under Clause 16, Schedule 1 of the Resource Management Act 1991 where they are required to fix minor errors or are of minor effect. Staff note that the panel have recommended that some changes to the plan are made under Clause 16, and these should also form part of the Council's considerations on the provisions of the plan.

Attachments:

- i. List of Hearing Panel(s) reports TRIM: 250612106173
- ii. Current list of clause 16 amendments identified by Council reporting officers TRIM: 250612106190.
- iii. Recommendation reports from the Proposed District Plan panel and Independent Hearing Panel.

2 RECOMMENDATION

THAT the Council:

- (a) **Receives** report No. 250120008002
- (b) **Accept** the recommendations of the Proposed District Plan Hearing Panel appointed to hear and make recommendations on provisions and submissions lodged with respect to the Proposed District Plan (including Variation 2) pursuant to Clauses 9 & 10 of the First Schedule of the Resource Management Act 1991 (including recommendations on notices of requirements) and accepts or rejects submissions, as recommended by the Proposed District Plan Hearing Panel's recommendation reports, for the reasons set out in those reports with respect to;
 - i. the Proposed District Plan
 - ii. Variation 2 'Financial Contributions' to the Proposed Waimakariri District Plan
- (c) **Makes** and notifies the recommendations of the PDP Hearings Panel on the notices of requirements included in the proposed district plan under clause 4(5) to the appropriate authority
- (d) **Accepts** the recommendations of the PDP Hearings Panel on provisions included in the PDP under clause 4(6) that the Council has responsibility for within the Waimakariri District.

- (e) **Approves** the public notification of Council's decisions on the Proposed District Plan in accordance with Clauses 10(4)(b) and 11 of the First Schedule of the Resource Management Act 1991 and recommendations and decisions on notices of requirements in accordance with Clause 9 of the First Schedule of the Resource Management Act 1991 on or before 14 July 2025 in line with the extension granted by the Minister of RM Reform.
- (f) **Accepts** the recommendations of the Independent Hearing Panel appointed to hear and make recommendations on provisions and submissions lodged with respect to Variation 1 'Housing Intensification' to the Proposed District Plan (using the Intensification Planning Instrument) pursuant to Clause 101 of the First Schedule of the Resource Management Act 1991 and accepts or rejects submissions, as recommended by the Independent Hearing Panel recommendation reports, for the reasons set out in those reports;
- (g) **Approves** the public notification of Council's decisions on the Intensification Planning Instrument in accordance with Clause 102 of the First Schedule of the Resource Management Act 1991.
- (h) **Delegates** to the General Manager Planning, Regulation and the Environment any steps necessary to give effect to resolutions (b), (c), (d) and (e) above, in consultation with the Chief Executive, Mayor and District Plan Portfolio Holder.
- (i) **Notes** that staff will make any required clause 16 amendments to the proposed plan to make alterations of minor effect, or to correct minor errors prior to notifying the decisions version of the plan under existing delegations provided to staff and will provide a copy of the alterations to the Mayor and District Plan Portfolio Holder for their information.
- (j) **Recognises** formally the significant time and input that submitters within the process have put into the submissions, further submissions and hearings process.
- (k) **Recognises** formally the significant time and input that the members of the Proposed District Plan and Independent Hearing Panel appointed to make recommendations within the process have put into the submissions, further submissions and Hearings process.

3 **BACKGROUND**

- 3.1 For the benefit of the reader there are a range of terms that are used in this report that are defined as follows:

ISPP – Intensified Streamlined Planning Process – The mechanism that is required to be followed for amendments that are required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

MDRS – Medium Density Residential Standards. These are the specific changes that Council was required to make to its district plan as part of the Amendment Act. Staff are aware that these are generally known publicly as either the 'intensification changes' or 'three houses on three stories' requirements.

IHP – Independent Hearings Panel – The panel that was required to be set up to hear and make recommendations under the Intensified Streamlined Planning Process.

Relevant Residential Zones – The areas of the district that were required to be subject to the ISPP (i.e. areas in which the MDRS would apply).

PDP Panel – The panel that was set up to hear and make recommendations on submissions to the proposed district plan and later V2 (Commissioners and Councillors Atkinson and Mealings).

- 3.2 The receipt of and decisions on the Commissioners' recommendations on the Proposed District Plan and the Intensified Streamlined Planning Process represents a significant step in the District Plan Review process, which was initiated in 2016.
- 3.3 The Operative Waimakariri District Plan is a 'first generation' plan that was made operative in November 2005. This was based on a draft plan first produced in the mid-1990's. The Resource Management and Regulation Committee confirmed a rolling review approach in 2011. However, the impact of the Canterbury earthquakes and the requirements of the Land Use Recovery Plan meant that the rolling review was not progressed as fast as planned. Therefore, the Council changed to a full review approach in 2016 to accelerate the review process.
- 3.4 The preparation of the Proposed District Plan involved a comprehensive review of the efficiency and effectiveness of the Operative District Plan, identification of updated legislative requirements and those of higher order planning documents, targeted partner and stakeholder engagement by the District Planning and Regulation Committee.
- 3.5 The Proposed District Plan was publicly notified in November 2021. 421 submissions were received, however before further submissions could be called for Variations to the Proposed District Plan were required to implement the NPS-UD and the Amendment Act, which included the Medium Density Residential Standard (MDRS). This was a direction from Central Government.
- 3.6 As a result of directions within the Amendment Act the Council prepared and notified Variation 1 to the proposed district plan V1 is known as the Intensification Planning Instrument (IPI) and followed the Intensification Streamlined Planning Process (ISPP).
- 3.7 Under the requirements of the Amendment Act, Variation 1 was required to be considered by an Independent Hearings Panel (an IHP). On 4 April 2023 Council appointed the following persons to the IHP:
- Gina Sweetman, Panel Chair
 - Gary Rae, Commissioner
 - Alan Cubit, Commissioner
 - Megan McKay, Commissioner (appointed in consultation with Te Ngai Tūāhuriri Runanga).
- 3.8 At the time of notification of Variation 1, the Council also notified Variation 2 to the Proposed District Plan. The matters subject to Variation 2 relate to Financial Contributions. As Variation 2 was not limited to relevant residential zones Variation 2 was prepared and processed as a 'standard' plan variation process and was heard by the proposed District Plan panel in accordance with the standard Schedule 1 process.
- 3.9 81 submissions were received on Variation 1 and 61 submissions were received on Variation 2.
- 3.10 Further Submissions on both the Proposed District Plan and Variation 1 and Variation 2 were called for in November 2022. 136 Further submissions were received on Proposed District Plan submissions, and 23 further submissions on Variation 1 submissions and 5 further submissions on Variation 2 submissions.
- 3.11 Hearings of submissions were then held from May 2023 through to November 2024 for both the Proposed District Plan (including V2) and V1 following the Intensified Streamlined Planning Process.
- 3.12 The Council delegated the all the necessary functions, powers and duties to both the Proposed District Plan Hearing Panel members and to the Independent Hearing Panel to hear submissions and make recommendations to the Council. With the hearings on both processes now completed, both panels have prepared their recommendation reports for the Council's consideration. A list of these reports is attached as Appendix (i).

- 3.13 Decisions on both the Proposed District Plan and Intensified Streamlined Planning Process are required to be made by 30 June 2025 and notified by 14 July 2025. Staff consider it is of benefit to the community if decisions on the Proposed District Plan, Variation 1 and Variation 2 are released simultaneously to ensure a more cohesive planning framework.
- 3.14 It is further noted that the National Policy Statement for Indigenous Biodiversity (NPS-IB) was released and took effect on 4 August 2023. The Council was required to give effect to the NPS-IB “as soon as reasonably practicable” through changes to its district plan. However, the Government subsequently announced an amendment to the NPS-IB in 2024 that changed the requirements and timeframes for implementation of the NPS-IB. To the extent possible, legislative changes and national direction which has come into force during the plan process have been factored into recommendations of the panels. Council staff anticipate that changes will however need to be made to the District Plan to respond to national direction and other legislative changes at the appropriate time(s), in accordance with the directions and requirements of the documents.
- 3.15 An indicative timeframe for next steps in relation to the statutory process is set out below. Staff note that there will be a number of influences on these timeframes including Council elections and any implementation requirements that result from the Resource Management (Consenting and Other System Changes Amendment Bill), and/or Phase 2 and 3 RMA system reform.

Council Deliberations PDP, Variation 1 and 2, Designations, Intensified Streamlined Planning Process (MDRS)	24 June 2025
Council notification of Decision of Council on PDP, Variation 1 and 2, Designations, Intensified Streamlined Planning Process (MDRS)	14 July 2025
Statutory Appeal Period Ends	25 September 2025
Council consideration of any appeals and appeals version of the plan prepared	October – December 2025

4 ISSUES AND OPTIONS

- 4.1 As noted above, there are a number of different decision-making processes that raise both common and separate issues.

PDP and V2

- 4.2 For the proposed district plan, the Council has the option to accept the hearing panel's recommendations in full, in part, or not accept any recommendations.
- 4.3 If the Council accept the recommendations of the hearing panel in full, staff will then notify the Council's decision. The Council will also update and complete an electronic version of the plan (the Eplan) with the decided provisions. Public notification of the decision will include information on the next stages of the RMA process including the period of 30 working days in which the plan is open to appeal by submitters. once the appeal period has expired, rules not subject to appeals are treated as operative.
- 4.4 The Council also has the option of accepting part or none of the commissioners' recommendations. If the Council consider this option, the Council will need to undertake its own decision-making, following a proper process. In the event that the Council makes a decision to accept the recommendations in part, it will need to resolve which parts of the plan will be notified. Staff would also recommend that the Council resolve which process it would go through to make a decision on the parts of the recommendation that it did not wish to accept at this meeting, if this option is chosen. The Council will also need to consider all of the information available to the Panel and time will be required to allow that material to be read in advance of deliberations and decision-making.

- 4.5 Staff note that the decision process that was undertaken by the Proposed District Plan panel followed the process set out in the Resource Management Act 1991, was undertaken by appropriately qualified and experienced accredited professionals and all submitters have been provided with an opportunity to be heard at a hearing. For these reasons the staff recommendation is to approve in full the hearing panel's recommendations in full.

Variation 1

- 4.6 Variation 1 is Council's response to the required plan amendments under the Amendment Act. The Amendment required Council to insert specific provisions outlined in the Resource Management Act into its plan. Amendments to those provisions were provided for as 'qualifying matters'. 'Qualifying matters' allowed for a pathway for certain matters to be amended where an assessment could be considered on a site-by-site basis and where density could otherwise be provided for. As part of Variation 1 as notified, qualifying matters were provided for road setbacks, hazard mitigation in Kaiapoi, recreation reserves and esplanade provisions, and Christchurch International Airport noise contours in response to submissions Council staff also proposed an additional qualifying matter in relation to sunlight and shading effects.
- 4.7 One of the key differences with decision making on Variation 1, from the Council's perspective, is that if the Council do not accept the recommendations of the Independent Hearings Panel in full then it will be required to refer any recommendations it rejected, along with any alternative directions, to the Minister of RMA Reform, who will make the final decision on these provisions. The exact information that will be necessary to provide to the Minister will be dependent the Council's decision regarding the rejection of recommendations; however, staff anticipate that the following minimum information may need to be provided:
- An understanding of how Council's proposed amendments affect density and housing bottom lines that are required to be provided by the National Policy Statement for-Urban Development.
 - A range of options and an evaluation of which option is more appropriate to give effect to the mandatory directions in the Resource Management Act 1991.
 - The evidential basis on which Council has relied on to make its decisions.
 - Confirmation that the Council has not considered any submission or other evidence that was not available to the independent hearings panel before the panel made its recommendations to the Council.
 - Any alternative recommendations.
 - The Council's reasons for its decisions.
- 4.8 Staff note that as Variation 1 is an amendment to a document that is not yet operative (the Proposed Plan) and has a different legislative decision-making process that a 'standard' plan change, that there is some complexity in the interface between the Proposed District Plan and Variation 1.
- 4.9 It is also important to note that the RMA provides different direction for when provisions become operative under the standard plan change process and the Intensified Streamlined Planning Process. There are also different avenues available to challenge decisions.

- 4.10 For completeness, staff note that under the proposed 2025 Resource Management Bill 2 the Council did potentially have the option to undertake a further variation to make the Medium Density Residential Standards 'voluntary'. At the time of writing this report, the draft bill that provides for this option is still at the select committee stage and has not yet been passed. The proposed bill as announced and consulted upon would require the Council to undertake another Intensified Streamlined Planning Process, with a further Independent Hearing Panel appointed, and the Minister deciding half of the membership of the panel² to make recommendations. Staff consider that this option may result in a six-month process, and given the interrelated issues between the Proposed District Plan and Variation 1 it is not possible to conclude which parts of the plan may be able to be made operative prior to decisions on the new variation and this would potentially lead to further uncertainty and complexity prior to this process. It is reiterated that currently this option; while having been announced as a policy direction of central government, is not yet available to Council.
- 4.11 By way of further update on paragraph 4.10 above; on 11 June 2025 the Minister for RMA reform announced that the select committee report to parliament that the ability to "opt out of the MDRS" has been removed from the Bill.

Designations

- 4.12 There are 137 designations that were originally notified in the Proposed District Plan and 47 of these are from Council (as a requiring authority).
- 4.13 The process for consideration of delegations of other requiring authorities (ie not Council) with a proposed plan differs in that Council as the Territorial Authority makes a recommendation to the relevant requiring authority on the approval of the designation and associated conditions. The Council is then required to notify this decision but may appeal this decision to the Environment Court.

Making decisions

- 4.14 The Resource Management Act 1991 sets out the matters that must be covered within a district plan, the process for plan making and the framework for evaluation of options for the content of the district plan. Commissioner Report 1 (Introduction, Procedural Matters, Report Format, Approach to Recommendations and Summary of Overarching Recommendations) provides an overview of these requirements.
- 4.15 If the Council proposes to depart from the recommendations of the PDP hearings panel, staff recommend that Council follow a decision-making process that mirrors that set out in Report 1. Staff further recommend that this may best occur within a workshop setting, where the reasons for decision making can be appropriately recorded. Council will need to allow time to receive and consider all information available to the hearings panel.
- 4.16 If the Council proposes to depart from the recommendations of the IHP in relation to Variation 1, staff would further recommend that Council consider the additional matters set out in clause 1 part 6 of the Resource Management Act 1991, which set out specific requirements in relation to matters which are relevant to Medium Density Residential Standards.

Next Steps

- 4.17 Following the Council's decision staff will prepare a version of the Eplan that reflects the decisions on provisions and will notify the Council's decisions on the PDP, V1 and V2.
- 4.18 In order to produce an integrated and comprehensive planning document staff propose that the decisions version of the plan is a single version of the E-plan which incorporates decisions of the Council on the Proposed District Plan (including V2) and V1. However; because of the different post decisions process for the Proposed District Plan and Variation 1 the Eplan will also show the specific provisions that are amended by the Independent Hearing Panel as part of the Intensified Streamlined Planning Process.

² It is noted that the Council submitted on these aspects of the Bill.

- 4.19 Following notification of decisions, the following general points occur:
- Any provisions within the Intensified Streamlined Planning Process where the Council reject the Independent Hearing Panel's recommendations are required to be referred to and decided upon by the Minister.
 - Proposed District Plan submitters (including V2 submitters) can appeal to the Environment Court within 30 days of the Council's decision being served.
 - The Council will notify requiring authorities of its recommendations on their designations and will notify the eventual decisions of the requiring authorities in accordance with the timeframes and requirements in the RMA.³
- 4.20 At the conclusion of the appeal period staff will create an appeals version of the Decisions version of the E-plan. This will highlight provisions that are subject to an appeal(s). The RMA provides there is no right of appeal under this Act against any decision of the Minister or Council (relevantly). The only avenue available to challenge decisions is judicial review.
- 4.21 Given the differing requirements of the Intensified Streamlined Planning Process and Proposed District Plan processes there is unfortunately some potential complexity as to how rules within the plan are implemented until the appeal period is completed. The Plan Implementation Unit anticipate that as part of the decision notification process that there will be information on the Council's website to assist staff and the public in navigating plan implementation in light of decisions.

Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

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

4 COMMUNITY VIEWS

5.1 Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by or have an interest in the subject matter of this report. Specifically, both Te Ngāi Tūāhuriri and Ngai Tahu were submitters as part of the proposed district plan review and Variation 1.

5.2 Groups and Organisations

It is not necessary to seek the views of the public. All parties potentially affected by provisions in the PDP and the Variations had an opportunity to submit on these proceedings.

There are likely to be groups and organisations that are specifically interested in all or part of the decisions of Council. This report does not provide specific staff recommendations of individual matters within the recommendations.

5.3 Wider Community

It is not necessary to consult the wider community on this procedural matter. However, it is acknowledged that the decisions on the Proposed District Plan and Variation 1 and Variation 2 have been anticipated by many for some time.

³ Noting that Council as a requiring authority needs to make decisions on its designations and notify the Council of these.

6 OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1 Financial Implications

On 26 January 2021 the Council approved \$4.131 million of expenditure for Phase 2 of the District Plan Review through to completion, with a total DPR spend of \$8.1 million. Phase 2 was considered to relate to pre-RMA consultation, formal RMA notification of the DPR, including supporting public submission and hearings processes, preparing recommended decisions on submissions, and decision-making. The district plan review programme has a \$1.3 million operational approved budget for the 23/24 and 25/26 financial year. Currently the District Plan review programme sits within this budget.

As this subject matter covered in the report completes Phase 2 staff anticipate providing a further update on financial implications of any appeals when these are known.

6.2 Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability or climate change impacts over and above those considered within the plan review itself.

6.3 Risk Management

There are risks associated with the decisions within this report. The primary risk that exists relates to the reasons for decisions that the Council makes, and the risk that these are subject to appeal or judicial review. These risks relate to the reasons for the decisions that Council will make and the process by which the Council makes these decisions and are unknown at this time.

6.4 Health and Safety

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

7 CONTEXT

7.2 Consistency with Policy

This is a matter of significance in terms of the Council's Significance and Engagement Policy; however, the process of engagement with the community is set out in the Resource Management Act 1991 and therefore does not sit within the Local Government Act 2002 significance requirements.

7.3 Authorising Legislation

Resource Management Act 1991.

7.4 Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The community will benefit from completion of the district plan review.

7.5 Authorising Delegations

The Council has authority to make this decision pursuant to the Resource Management Act 1991.

In October 2020 Council appointed Independent Commissioners Gina Sweetman (Chair), Gary Rae, Alan Cubitt, Megan McKay and Councillors Mealings and Atkinson as the DPR review panel.

In April 2023 the Council confirmed the following delegations:

- (a) **Delegates** to the District Plan Review Panel Commissioners Gina Sweetman (Chair), Gary Rae, Alan Cubitt, Megan McKay and Councillors Mealings and Atkinson all the functions, powers, and duties necessary to hear submissions and make recommendations to the Council on provisions of the proposed Waimakariri District Plan, including Variation 2 (Financial Contributions).
- (b) **Delegates** to the Independent Hearings Panel (IHP) (Gina Sweetman (Chair), Gary Rae, Alan Cubitt, Megan McKay) all the functions, powers and duties necessary to hear submissions and make recommendations to Council on Variation 1 (Housing Intensification).


Recommendation Report Number	Topic
1	Overview
2	SD – Strategic Directions
3	UFD – Urban Form and Directions
4	SASM – Sites and Areas of Significance to Māori
5	Hazardous Substances
6	Contaminated Land
7	Natural Hazards
8	Coastal Environment
9	Natural Character of Freshwater Bodies
10	Natural Features and Landscapes
11	Activities on Surface Water
12	Earthworks
13	Noise
14	Signs
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36	HS12E (A) – Residential
37	HS12F – Rangiora Airfield

Item	Proposed Plan Provision	Proposed Amendment
1.	NCZ-BFS9 Residential units clause 3(b)	Insert 'at least' before 5m ²
2.	MUZ-BFS8 Residential units clause 3(b)	Insert 'at least' before 5m ²
3.	LCZ-BFS5 Road boundary landscaping clause 1	Insert 'not occupied by building' before 'except for vehicle crossings,...'
4.	LCZ-BFS9 Residential units clause 3(b)	Insert 'at least' before 5m ²
5.	LFRZ-R14	Delete CMUZ-MD3 – Urban design from Maters of discretion.
6.	LFRZ-R23 5	<p>Insert new advice note under Activity status as follows:</p> <p><u><i>Advice note: this minimum size requirement rule applies to all new retail activities, irrespective of whether the retail activity is covered by another rule in this zone</i></u></p>
7.	TCZ-R15 Visitor accommodation	Replace 'residential activity' with 'visitor accommodation' in both Clause 1 and 2.
8.	TCZ-R24 Community Corrections activities	Insert new permitted activity rule for Community Corrections activities.
9.	TCZ-BFS2	Delete 'in accordance with the diagrams in Appendix APP3' from rule.
10.	TCZ-BFS10 Residential units clause 3(b)	Insert 'at least' before 5m ²
11.	CMUZ- MD11	Delete the following from clause 2.d.:

Item	Proposed Plan Provision	Proposed Amendment
		<p>'the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and'</p> <p>Insert 'the; before nature.</p>
12.	SIGN-S1(1)(b)	Delete 'contain'.
13.	Noise Chapter	Correct the metrics used in NOISE-R13(2), NOISE-R14 header and left column, NOISE-R14(1), NOISE-R15 header, NOISE-R15 header and left column from "dBA" to " dB Ldn ".
14.	Consequential renumbering	<p>Renumber provisions in all chapters so they are listed in sequence, as required.</p> <p>Number the development areas in the provisions and planning maps in accordance with the National Planning Standards.</p> <p>Number the precincts in the provisions and planning maps in accordance with the National Planning Standards.</p>
15.	Special Purpose Zone (Kāinga Nohoanga) Chapter	As per Trim document - 250509081421
16.	Historic Heritage Chapter	Amend HH-P6(2)(a) to hyphenate 'on-going':

Item	Proposed Plan Provision	Proposed Amendment
		“relocation is necessary to facilitate on-going use or protection of the historic heritage item, including its heritage setting;”
17.	Historic Heritage Chapter	<p>Amend HH-P6 to merge clause 3 into new sub-clause 2(d):</p> <p>c. alternative options have been explored and it is demonstrated that relocation is the only feasible option. and</p> <p>3. <u>d. avoid</u> <u>Avoid</u> the relocation of ‘Highly Significant’ historic heritage, listed in HH-SCHED2, beyond its existing site and/or heritage setting, to protect relevant Category A (HH-P1 and HH-P2) values.</p>
18.	APP3 diagraph	Remove “original” from “original ground floor”, with the description of the diagram becoming “ original ground floor”.
19.	NOISE-MD1	Amend to NOISE-M C D1.
20.	NOISE-R13	Addition of the word “or” at the end of clause 1.
21.	Table Noise-2 Noise Limits	Centre the heading ‘Night-time 10:00pm-7:00am’ over both the LAeq and the LAF(max) columns.

Item	Proposed Plan Provision	Proposed Amendment
22.	NOISE-R3(1)(a)	Capitalise “Z” in “Rural z Zones”.
23.	SPZ(PR)-O1	Insert “a” before “regionally significant tourist destination” in SPZ(PR)-O1.
24.	SPZ(PR)-BFS12(2)(a)	Amend to “access points <u>s</u> ”
25.	SPZ(PR)-BFS12(2)(c)	Amend to: re-sitting
26.	SPZ(PR)-R2	Amend to: SPZ-PR-MCD2 - Residential design controls <u>Design Considerations</u>
27.	SPZ(PR)-R4(1)	Add missing bracket
28.	SPZ(PR)-BFS3(1)(f)	Amend to: a. Activity Area 6 - 6m at 1 storey; and
29.	PA-P3(5)	5. the rights of private property owners, where providing for public access would significantly compromise these rights; <u>or</u>
30.	HH093 historic heritage item record form	Amend heritage item record form: “CONTEXTUAL SIGNIFICANCE The former Sefton Public Library has contextual significance as local historic feature

Item	Proposed Plan Provision	Proposed Amendment
		<p>prominently located on a public reserve. what was previously a public reserve. <u>The original gateposts are still extant.</u></p> <p>See Trim (Trim 250526093410)</p>
31.	Abbreviations	Various as required
32.	Statutory context chapter	<p>Delete the text below from the 'Legal effect of rules' section in the statutory context chapter:</p> <p>"The proposed District Plan also includes rules that have immediate legal effect because of a Court Order under s86D. These rules are GRUZ-R41, GRUZ-R42 and SUB-R10 (and associated definitions "minor residential unit", "residential unit"). These rules are also identified with a red gavel icon .</p>
33.	Statutory context chapter	<p>Amend 'Other relevant legislation and plans' section in the statutory context chapter as follows:</p> <p>The District Plan must not be inconsistent with <u>shall have regard to</u> the WRRZRP, and includes provisions to enable the identified land uses.</p>
35.	MRZ-R14(2) (using V1 version references)	Replace with "health care facility"
36.	SETZ-R15(2)	Replace with "health care facility"
37.	ECO introduction	Deletion of 'significant' twice below:

Item	Proposed Plan Provision	Proposed Amendment
		Mapped SNAs <u>Significant Natural Areas</u> – are areas of significant indigenous vegetation and/or significant habitat of indigenous fauna shown on the planning map and listed in ECO-SCHED1, <u>or any other area of indigenous vegetation and or habitat of indigenous fauna</u> that meet one or more of the ecological significance criteria listed in ECO-APP1.
38.	ECO-R1(1)(f) and ECO-AN1(3)	Amend reference to ‘NESF’ to ‘Freshwater NES’ in ECO-R1(1)(f) and ECO-AN1(3).
39.	ECO-R4	Merge indigenous planting rule rows given duplication of rule activity standards and matters for discretion. Subsequent amendments to this rule has meant this rule was then separated into two, however this original clause 16 amendment is still noted.
40.	Definition of ‘ecosystem services’	Amend ‘fiber’ spelling to ‘fibre’, as shown below: fiber - <u>fibre</u>
41.	Definitions	Reorder definitions chapter terms so still alphabetical.
42.	Definition of show home	Con <u>s</u> truct

Waimakariri District Council

**Recommendations of the PDP Hearings
Panel**

Report 1

**Introduction, Procedural Matters,
Report Format, Approach to
Recommendations and Summary of
Overarching Recommendations**

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1. Introduction

Report outline and approach

1. This Overview Report has been prepared by the two Panels appointed to hear and make recommendations with respect to submissions on the PDP and Variations 1 and 2 to the PDP. It is a generic report that is common and relevant to all recommendation reports. It should be read in conjunction with each subsequent recommendation report.
2. The report:
 - (a) records several background and procedural matters of relevance to our recommendations
 - (b) describes the statutory framework for our consideration of the PDP and Variation 1 and 2 provisions and matters raised in submissions and our reporting thereon
 - (c) provides a guide to the format and approach adopted for each of the subsequent recommendation reports
 - (d) includes our recommendations on particular chapters of the PDP that are not covered in separate recommendation reports, in accordance with our approach discussed in this report
 - (e) records some preliminary comments from us about key issues we have identified that span across the PDP as a whole
 - (f) provides an overview of some of the overarching recommendations across the PDP¹ and Variation 1.
3. The material in this report is largely factual and provides context that each of the subsequent recommendation reports draw upon and does not contain any recommendations on submissions to the PDP or Variations 1 and 2. The intent of this report is to address matters that apply across all the reports and to avoid duplication of the same common material in the subsequent recommendation reports. To that same end, readers of the subsequent recommendation reports on each topic should also refer to this report. We formally released our recommendation reports to the Council on 12 June 2025.

2. Glossary

4. Throughout our Recommendation Reports, we have adopted several acronyms and abbreviations for the sake of brevity. **Table 1** below provides a list of these terms.

¹ Including Variation 2

Table 1: Glossary

Acronym / abbreviation	Meaning
Council	Waimakariri District Council
First Schedule / Schedule 1	Schedule 1 of the Resource Management Act 1991
Hearings Panel / Panel	Both the Proposed Waimakariri District Plan Hearings Panel and Independent Hearings Panel relating to Variation 1 of the Proposed Waimakariri District Plan
IHP	Independent Hearings Panel relating to Variation 1 of the Proposed Waimakariri District Plan
IMP	Mahaanui Iwi Management Plan 2013
IPI	Intensification Planning Instrument
ISPP	Intensification Streamlined Planning Process
MDRS	Medium Density Residential Standards
NES	National Environmental Standards
NES-CF	National Environmental Standards for Commercial Forestry 2023
NES-CS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NES-ETA	National Environmental Standards for electricity Transmission Activities 2009
NES-F	National Environmental Standards for Freshwater 2020
NES-GHG	National Environmental Standards for Greenhouse Gases from Industrial Process Heat 2023
NES-HW	National Environmental Standards for Sources of Human Drinking Water 2007
NES-PF	National Environmental Standards for Plantation Forestry 2018 (superseded by NES-CF)
NES-TF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPS-ET	National Policy Statement on Electricity Transmission 2008
NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-GHG	National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023
NPS-REG	National Policy Statement for Renewable Electricity Generation 2011
NPS-UD	National Policy Statement on Urban Development 2020
NZCPS	New Zealand Coastal Policy Statement 2010

ODP	Operative Waimakariri District Plan 2005
PDP	Proposed Waimakariri District Plan 2021
PDP Hearings Panel	Proposed Waimakariri District Plan Hearings Panel
Report author	The author of the s42A report for the relevant chapter or topic
RMA / the Act	Resource Management Act 1991
RMA-EHS	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
RPS	Canterbury Regional Policy Statement 2012
s32	Section 32 - Requirements for preparing and publishing evaluation reports (Resource Management Act 1991)
s32AA	Section 32AA - Requirements for undertaking and publishing further evaluations (Resource Management Act 1991)
s42A	Section 42A (Resource Management Act 1991)

3. Procedural matters

Matters considered in this section

5. This section of the report addresses various matters of process and procedure leading up to the completion of the hearings. Specifically, the matters we address here are a description of:
 - (a) our role and the purpose of our reports
 - (b) the evolution of the PDP and Variations 1 and 2 inclusive of the submission process
 - (c) the hearing streams and the specific PDP topics or chapters they addressed
 - (d) procedural matters arising during the hearings.
6. Much of the information relating to submissions and further submissions is contained in the relevant s42A reports prepared by s42A report authors. Accordingly, we only provide a summary here of the submission process and rely on the s42A reports where the details of individual submissions and further submissions are concerned.

The Panel's role and the purpose of reports

7. The PDP Hearings Panel members were appointed by Council on 21 August 2021. Our delegation included all necessary powers under the RMA to hear the submissions made on the PDP and Variation 2 (Financial Contributions)² and to make recommendations to the Council on the provisions of the PDP on all matters raised in those submissions made to the PDP. The PDP Hearings Panel comprises six Commissioners: Gina Sweetman (Chair), Gary Rae, Allan Cubitt, Megen McKay, Niki Mealings, and Neville Atkinson, appointed to make recommendations on the PDP and Variation 2. However, not all Commissioners sat on all the PDP and Variation 2 hearings, due to matters such as the hearing topic and the need to manage conflicts of interest, as further addressed in this report under 'The Hearing Approach'.

² Variation 2 was notified on 13 August 2022 along with Variation 1.

8. In December 2021, approximately three months after the PDP was notified, the Government introduced the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS). The RMA-EHS required territorial authorities to notify an Intensification Planning Instrument (IPI) that incorporated the Medium Density Residential Standards (MDRS) into their plans via the Intensification Streamlined Planning Process (ISPP) which requires an Independent Hearings Panel (IHP). The Waimakariri District Council notified its IPI, via Variation 1 to the PDP, on 13 August 2022. The Council appointed a four-person Independent Hearings Panel (IHP) of Commissioners under Section 34A(1) and Clause 96 of Schedule 1 of the RMA to hear and make recommendations on the submissions lodged in relation to Variation 1 (Housing Intensification). The IHP comprises Gina Sweetman (Chair), Allan Cubitt, Gary Rae, and Megan McKay.
9. Through this report, we refer to the “Panel” which constitutes both the PDP and IHP Panels. There is distinction made between the two Panels where required. The Conflicts of Interest Register available on the Council’s website assisted to inform which Commissioners sat on which hearings. We set out who sat on which hearing later in this report.
10. The purpose of this report is to provide an overview of the Council’s various decision-making obligations and associated reporting requirements under the RMA, as well as outline how and when the hearings were conducted. Our subsequent reports set out our recommendations to the Council on whether submissions to the PDP and Variations 1 and 2 should be accepted, accepted in part, or rejected.

Evolution of the PDP

11. The PDP is a District Plan prepared under the RMA for the purposes of replacing the existing Operative District Plan (ODP). The ODP Plan became fully operative on 28 November 2005, and the Council is required by law to have commenced a review of each provision of its District Plan no later than 10 years after it was made operative. The Council undertook a rolling review of certain parts of the ODP initially, which included responding to Canterbury earthquake recovery matters.
12. The full review of the ODP started in 2016. A draft version of the PDP was sent to identified parties on 17 February 2021 for Schedule 1 (clause 3) consultation. Identified Schedule 1 parties had until 17 March 2021 to provide their feedback. The plan was then revised and publicly notified on 18 September 2021. The closing date for submissions was 26 November 2021. The Council received an additional 12 late submissions, of which 11 were accepted, and one rejected. A total of four hundred and eleven submissions were received on the PDP.
13. A summary of decisions requested by submitters, totalling 6,779 submission points, was notified on 5 November 2022. The period for making further submissions commenced on 5 November 2022 and closed on 21 November 2022. Two late further submissions were received, and both were accepted. A total of one hundred and thirty-seven further submissions were received.

Environment Court decision on immediate legal effect of rural subdivision rules

14. The Council applied to the Environment Court on 14 July 2021 for an order under s86D RMA seeking that certain subdivision rules in the General Rural Zone would have immediate legal effect upon notification of the PDP or issuing of the order. The ODP allows for 4ha minimum subdivisions within the Rural Zone as a controlled activity, whereas the PDP limits this to 20ha minimum in the General Rural Zone. The order was granted on 17 September 2021.
15. As such, the residential unit and minor residential unit provisions in the General Rural zone rules GRUZ-R41, GRUZ-R42, definitions for 'minor residential unit' and 'residential unit', and district-wide subdivision rule SUB-R10 have had immediate legal effect since 17 September 2021, one day before the PDP was publicly notified.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS)

16. The RMA-EHS came into effect on 20 December 2021. This Act amended the RMA by:
 - (a) Requiring Tier 1 territorial authorities to amend their district plans to include the Medium Density Residential Standards (MDRS) and to give effect to Policy 3 of the NPS-UD.
 - (b) Introducing a new planning process called the Intensification Streamlined Planning Process (ISPP) to give effect to Policy 3 of the NPS-UD and include the MDRS in their district plans. This is to be done through an Intensification Planning Instrument (IPI).
 - (c) Providing that some permitted activity rules which incorporate the MDRS have immediate legal effect on notification of the IPI.
 - (d) Allowing modification of the MDRS and Policy 3 of the NPS-UD requirements where there are qualifying matters that make higher density inappropriate.
 - (e) Requiring the IPI to be notified by 20 August 2022.
17. As the Council is a Tier 1 Council, it was required to change its district plan to include the MDRS and give effect to Policy 3 of the NPS-UD. The Minister for the Environment's Direction, gazetted on 27 April 2022, specifies that decisions on Council's IPI must be notified by 20 August 2023. On 20 March 2023, the Minister for the Environment approved an extension for the Council to notify its decisions on its IPI on or before 17 December 2024. The Ministers for the Environment and RMA Reform approved a further extension in February 2025

Variations 1 and 2

18. The Council notified Variation 1 (housing intensification) on 13 August 2022, using the new ISPP. On the same date, the Council also notified Variation 2 (Financial Contributions), using the standard Schedule 1 process. Submissions on the two Variations closed on 9 September 2022, with 81 submissions comprising 449 submission points being received on Variation 1 and 78 submissions comprising 137 submission points received on Variation 2. The Council notified its summary of Variation 1 and 2 submissions on 5 November 2022. The period for making further submissions commenced on 5 November 2022 and closed on 21 November 2022. Twenty-three

further submissions were received in relation to Variation 1, and five further submissions were received in relation to Variation 2.

Renotification for further submissions on PDP

19. In March 2023, 24 submission points to the PDP were found to have had errors in summarising and entering, including 13 submission points having not been entered and summarised at all, and 11 submission points having errors in how they were entered. These areas were discovered post completion of the further submissions period.
20. A public notice calling for further submissions to these 24 submission points was notified on 30 March 2023, with further submissions open until 14 April 2023. No further submissions were received on these errata submissions.

The Hearing Approach

21. Hearings on submissions and further submissions to the PDP were held between 15 May 2023 and 4 November 2024. The hearings were held in a streamed approach, with 12 main hearing streams, with Hearing Streams 7, 9, 10 and 11 being separated into two sub-streams each, and Hearing Stream 12 being separated into six sub-streams, all covering the 50 topics and chapters.
22. Particular care was taken with Panel composition to ensure that any actual or perceived conflicts were avoided, particularly for Commissioners Mealings and Atkinson who are also elected representatives for the Council. Neither Commissioner Mealing or Atkinson sat on hearings involving the Airport, Future Development Area provisions requiring Council certification or Council's own designations. Commissioner Mealing was also not involved in hearing evidence or deliberations relating to the UFD Chapter, Map A of the Regional Policy Statement, particular submissions in and around Ōhoka, and any rezonings requests relating to these.
23. **Table 2** provides a summary of the hearing streams, the dates each was conducted and the Panel composition for each hearing.

Table 2 Summary of hearing streams

Hearing Stream	Abbreviations	Topics and chapters	Panel composition	Hearing Stream
1		Part 1, General Matters, Cross Plan Issues, Overarching matters, Plan Introduction	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson	15 – 18 May 2023
	DEFINITIONS	Definitions (that relate to multiple chapters)		
	SD	Strategic Directions		

Hearing Stream	Abbreviations	Topics and chapters	Panel composition	Hearing Stream
	UFD	Urban Form and Development	Niki Mealings ³	
2	MW SASM KN	Mana whenua Sites and Areas of Significance to Māori Special Purpose Kainga Nohoanga	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	15 - 18 May 2023
4	CE	Coastal Environment	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	17 – 18 July 2023
	NATC	Natural Character of Freshwater bodies		
	NFL	Natural Features and Landscapes		
	PA	Public Access		
	ASW	Activities on the Surface of Water		
3	HS	Hazardous Substances	Gina Sweetman (Chair) Allan Cubitt Gary Rae Neville Atkinson Niki Mealings	25 - 26 July 2023
	CL	Contaminated Land		
	NH	Natural Hazards		
5	EW	Earthworks	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	21 August – 24 August 2023
	NOISE	Noise		
	SIGN	Signs		
	LIGHT	Light		
	HH	Historic Heritage		
	TREE	Notable Trees		
	EI	Energy and Infrastructure		
	TRAN	Transport		

³ Except in relation to UFD

Hearing Stream	Abbreviations	Topics and chapters	Panel composition	Hearing Stream
6	RURZ GRUZ RLZ RURZ OSRZ NOSZ OSZ OSRZ	Rural (including rezoning where technical evidence is unlikely) Open Space Zones	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	9 – 10 October 2023
9	CMUZ NCZ LCZ LFRZ MUZ TCZ	Commercial Zones	Gina Sweetman (Chair) Allan Cubitt Gary Rae Neville Atkinson	29 January 2024
10	SPZ- KR	Special Purpose Zones (Kaiapoi Regeneration)	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	19 February 2024
	PBKR	Pines Beach and Kairaki Regeneration		
	PR	Pegasus resort		
	MCC	Museum and conference		
	HOS	Hospital		
10A	FUDA Airport	Future Development Areas Noise Contour, Bird Strike and Growth policies	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	19 - 21 February 2024
11	DESIGNATIONS	Designations • WDC – Waimakariri District Council	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	15 April 2024
11A	DESIGNATIONS	Designations • KRH – KiwiRail Holdings Ltd	Gina Sweetman (Chair) Allan Cubitt Gary Rae	15 April 2024

Hearing Stream	Abbreviations	Topics and chapters	Panel composition	Hearing Stream
		<ul style="list-style-type: none"> • MEDU - Minister of Education • MPNZ - Mainpower New Zealand Ltd • MPOL - Minister of Police / NZ Police • NZTA – Waka Kotahi NZ Transport Agency 	Megen McKay Neville Atkinson Niki Mealings	
	TEMP	Temporary Activities		
8	SUB	Subdivision (Rural and Urban)		
9A	INZ LIZ GIZ HIZ	Industrial Zones		
12A	MAPS	Commercial/Ind, Oxford and surrounds, Pegasus Resort	Gina Sweetman (Chair) Gary Rae Megen McKay Neville Atkinson Niki Mealings	4 – 5 June 2024
12B	MAPS	Rural Lifestyle Zone	Gina Sweetman (Chair) Allan Cubitt Neville Atkinson Niki Mealings	11 June 2024
12D	MAPS	Ōhoka – RIDL and CGPL	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	1 - 3 July 2024, reconvened 4 November 2024

Hearing Stream	Abbreviations	Topics and chapters	Panel composition	Hearing Stream
12C	MAPS	Large Lot Residential Zone and Large Lot Residential Overlay	Gina Sweetman (Chair) Allan Cubitt Gary Rae Neville Atkinson	22 – 23 July 2024
12E(A)	MAPS	Rangiora, Kaiapoi, Woodend	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	19 – 22 August 2024
12E(B)	MAPS	Rangiora, Kaiapoi, Woodend, Var 1	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	19 – 22 August 2024
12F	MAPS	Rangiora Airfield	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	22 August 2024
7A	RESZ	Residential (which is not rezoning)	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay Neville Atkinson Niki Mealings	16 - 17 September 2024
	LLRZ	Large Lot Residential (which is not rezoning)		
	ECO	Ecosystems and Indigenous Biodiversity		
		Variation 2 Financial Contributions		
7B		Variation 1 Housing Intensification	Gina Sweetman (Chair) Allan Cubitt Gary Rae Megen McKay	16 – 17 September 2024

24. As we set out in further detail below, we have prepared recommendation reports for most of the topic or specific PDP chapters within each hearing stream. The hearing streams were organised to facilitate an efficient hearing process, whereas our recommendation reports are focused squarely on topics. In Section 4 of this report, we provide an outline of each recommendation report by topic (see Table 4).
25. Each recommendation report contains an 'Appendix 1', which comprise schedules of attendances for the hearing on the respective topic. We refer to those parties throughout the recommendation reports where relevant. Evidence tabled during the hearings is also referred to in the relevant recommendation report, where it is particularly relevant to our subsequent recommendations. All hearings were recorded and can also be accessed via the relevant webpage.
26. The Panel appreciated hearing the lived experience from submitters, particularly in relation to how they view the District and its environment. In our deliberations for all the hearing streams, we considered the evidence and submissions presented before and at the hearing, as well as the written information that all submitters provided as part of their submission or further submission.
27. As part of the management of the hearing process, the Panel has issued a series of procedural minutes, as set out in **Table 3** below. Each minute served a different purpose, but in broad terms, they:
- set out procedures to be followed by the parties in preparing their evidence and in readiness for their attendance at the hearings.
 - sought advice from various parties on legal and/or other substantive matters relevant to a given hearing topic.
 - commissioned further reports to assist our deliberations and reporting, established terms of reference for those reports, and provided procedures for parties to receive and respond to those reports.
 - made provision for expert conferencing on various matters to narrow and articulate matters in contention, and to assist our deliberations and reporting.
 - resolved various administrative matters arising over the course of proceedings, including (for example) the granting of waivers and time extensions for receiving information.

Table 3 Summary of procedural minutes

Minute	Purpose
Minute 1 (Version 10): Hearing Information and Procedures (Version 10 – 7 June 2024)	<p>The purpose of Minute 1 was to:</p> <p>(a) Outline the procedures for the hearing of submissions on the PDP and Variation 1 (Housing Intensification) and Variation 2 (Financial Contributions) to the PDP, including:</p> <ol style="list-style-type: none"> Overview of the different processes. Membership and role of Hearings Panel. Management of potential and actual conflicts of interest. Overarching hearing principles. Council involvement in the hearings and timeframe.

Minute	Purpose
	<ul style="list-style-type: none"> v. Submitter involvement in the hearings and timeframes. vi. Pre-hearing meetings and expert conferencing / caucusing. vii. Site visits. viii. Hearing location, schedule, format, and attendance. ix. Scope of submissions and evidence. x. Cross examination for Variation 1. <p>Ten versions of Minute 1 were issued during the hearing period, primarily to update the hearings schedule to accommodate delays.</p>
<p>Minute 2: Response to Procedural Issues Raised and Other Matters</p> <p>(13 April 2023)</p>	<p>The purpose of Minute 2 was to:</p> <ul style="list-style-type: none"> (a) Confirm the appointment of the Independent Hearings Panel to hear submissions on Variation 1. (b) Respond to matters raised and to update Minute 1 – Procedural Issues. (c) Request the Council to provide information and legal advice regarding the scope of Variation 1 and the applicability of Clause 16B to Variation 1 and invite parties to respond. (d) Respond to the Council memorandum dated 6 April 2023 (appended to Minute 2) requesting the deferring of the hearing of the Ecosystem and Indigenous Biodiversity Chapter.
<p>Minute 3: Change of timing for Hearing Stream 3 and Questions for Council Report Authors on Hearing Streams 1 and 2</p> <p>(5 May 2023)</p>	<p>The purpose of Minute 3 was to:</p> <ul style="list-style-type: none"> (a) Respond to the memorandum from the Council Hearing Stream 3 report authors dated 2 May 2023. (b) Put a series of questions to Council Hearing Streams 1 and 2 s42A report authors in advance of the hearings commencing.
<p>Minute 4: Matters and Questions Arising from Hearing Streams 1 and 2</p> <p>(23 May 2023)</p>	<p>The purpose of Minute 4 was to:</p> <ul style="list-style-type: none"> (a) Respond to the Momentum Land Limited memorandum dated 4 May 2023 and formally request the Council to provide a memorandum to the Hearings Panel responding to the proposed approach to addressing submissions on the Airport Noise Contour and Bird Strike provisions. (b) Formally request the Council provide a memorandum to the Hearings Panel on its intended approach to giving effect to the National Policy Statement on Highly

Minute	Purpose
	<p>Productive Land 2022, which was gazetted after the PDP was notified.</p> <p>(c) Put a series of questions to Council s42A report authors to respond to in preparing their Reply Reports to the Panel, due by Friday 16th June 2023.</p> <p>(d) Advise on updates to Minute 1 on procedural matters.</p>
<p>Minute 5: Variation 1, Momentum, Rezoning and NPS-HPL</p> <p>(4 July 2023)</p>	<p>The purpose of Minute 5 was to:</p> <p>(a) Set out next steps in response to:</p> <ol style="list-style-type: none"> i. The submitters' memorandums (received on behalf of 199 Johns Rd Ltd, Caroline Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd, and Richard and Geoff Spark on 28 June 2023, Momentum Land Ltd on 30 June 2023) relating to Council's memorandum regarding Variation 1 dated 1 June 2023, and the memorandum of Chapman Tripp on behalf of various submitters dated 24 March 2023. ii. the Council memorandum dated 16 June 2023 and submitters memoranda (received on behalf of Canterbury Regional Council and Kainga Ora on 16 June 2023, Horticulture NZ on 30 May 2023, and Christchurch International Airport Ltd on 15 June 2023) on the Momentum Land Ltd memorandum dated 4 May 2023. <p>(b) Formally request that the Council provides a memorandum to the Hearings Panel on its intended approach to submissions that sought more substantial rezonings.</p> <p>(c) Request that the Council answers a further question in respect to how it intends to address submissions relating to the NPS-HPL.</p>
<p>Minute 6: Matters and Questions Arising from Hearing Stream 4 and the New NPS-IB</p> <p>(21 July 2023)</p>	<p>The purpose of Minute 6 was to:</p> <p>(a) Formally request that the Council provides a memorandum to the Hearings Panel on its intended approach to giving effect to the National Policy Statement on Indigenous Biodiversity, which came into force on 4th August 2023.</p> <p>(b) Put a series of questions to Council s42A report authors to respond to in preparing their Reply Reports to the Panel, due by 11 August 2023.</p> <p>(c) Put further questions to Council's s42A report author on the Strategic Directions chapter.</p> <p>(d) Provide guidance and make requests to s42A report authors.</p>
<p>Minute 7: Matters and questions arising from</p>	<p>The purpose of Minute 7 was to:</p> <p>(a) Respond to the Council's updated memorandum on the National Policy Statement for Highly Productive Land dated</p>

Minute	Purpose
Hearing Stream 3 and the NPS-HPL (28 July 2023)	<p>22 July 2023 and to invite submitters' responses to the memorandum.</p> <p>(b) Respond to the Council's request (via Council memorandum dated 22 July 2023) for a consolidated response in respect to Variation 1, scheduling of hearing of submissions on Airport Noise Contour, bird strike and growth-related policies and substantive rezonings.</p> <p>(c) Put a series of questions to Council s42A report authors for Hearing Stream 3 to respond to in their Reply Reports.</p>
Minute 8: Hearing Stream 3 Reply Report (18 August 2023)	<p>The purpose of Minute 8 was to:</p> <p>(a) Respond to the memorandum from the s42A Reporting Officer for Natural Hazards dated 17 August 2023 seeking an extension for the Reply Report till 1 September 2023.</p> <p>(b) Approves the extension till the 1 September 2023 date requested.</p>
Minute 9: Reply Reports, Transport Expert Report, Variation 1, Hearing Schedule and Conferencing (4 September 2023)	<p>The purpose of Minute 9 was to:</p> <p>(a) Set out the Panel's response to s42A report authors memorandum dated 1 September 2023 seeking more time to complete Reply Reports for Hearing Streams 3 and 4.</p> <p>(b) Respond to the late evidence provided by the Council's Transport Engineer in respect to the Transport Chapter s42A report heard in Hearing Stream 5, and to set directions to address that late evidence.</p> <p>(c) Direct expert conferencing arising out of Hearing Streams 4 and 5.</p> <p>(d) Respond to Council's memorandum of 18 August 2023, regarding Variation 1, the hearing schedule and other matters, and invite submitters to respond to particular matters in that memorandum by Monday 18 September 2023.</p> <p>(e) Put a series of questions to Council Hearing Stream 5 s42A report authors to respond to in their Reply Reports.</p>
Minute 10: Rezoning Requests and Strategic Directions (12 September 2023)	<p>The purpose of Minute 10 was to:</p> <p>(a) Set out the Hearings Panel's final directions in respect to rezoning requests.</p> <p>(b) Respond to Council's memorandum of 8 September 2023 regarding strategic directions.</p>
Minute 11: Updated Hearing Schedule and Conflict of Interest	<p>The purpose of this Minute was to:</p> <p>(a) Provide parties with an updated hearing schedule, including details of Panel composition and hearing venue.</p> <p>(b) Alert parties to an updated conflict of interest register.</p>

Minute	Purpose
Register, NPS-IB and Strategic Directions (2 October 2023)	(c) Respond to the Council memorandum on the National Policy Statement on Indigenous Biodiversity and set out next steps. (d) Respond to Council's memorandum of 29 September 2023 regarding strategic directions.
Minute 12: Matters and Questions Arising from Hearing Stream 6 and NES-CF (13 October 2023)	The purpose of Minute 12 was to: (a) Request that the Council provides a memorandum to the Hearings Panel on the impact of the new National Environmental Standard on Commercial Forestry, which came into effect from 3 November 2023. The memorandum was to be provided by Thursday 30 November 2023. (b) Put questions to the Council s42A Open Space and Recreation Zone report author to respond to in preparing their Reply Report to the Panel, due by Friday 3 November 2023. (c) Set out next steps for the Council s42A Rural Zone report author to finalise their response to the Panel's preliminary questions. (d) Respond to the McAlpines memorandum dated 6 October 2023, seeking leave to table further legal advice. (e) Reminder of hearing process for expert witnesses.
Minute 13: Matters and questions arising from Hearing Stream 6 and NES-CF (24 November 2023)	The purpose of Minute 13 was to: (a) Put questions to the Council s42A Rural Zone report author to respond to in their Reply Report.
Minute 14: Response to Spark Memo – FUDA and Rezonings (28 November 2023)	The purpose of Minute 14 was to: (a) Respond to the memorandum of Counsel for Richard and Geoff Spark dated 21 November 2023, regarding the timetabling of hearing of their submissions on DEV-SER-APP1. (b) Address Council's memorandum in response to the Spark memo, dated 24 November 2023.
Minute 15: Request to move INZ hearing	The purpose of Minute 15 was to: (a) Respond to the Council memorandum received on 1 December 2023 that sought to move the timing of hearing

Minute	Purpose
(4 December 2023)	of submissions on the Industrial Zone in Hearing Stream 9 to immediately after Hearing Stream 8.
Minute 16: Response to Council Memos on NES-CF and SD, Transport Matters (11 January 2024)	The purpose of Minute 16 was to: (a) Raise an issue in respect to TRAN-S1 and Tables TRAN-3 and TRAN-4 on road widths that the Hearings Panel has identified in its preliminary deliberations on the TRAN – Transport Chapter and set out the steps to address and resolve that issue. (b) Respond to the Council memorandum received on 8 December 2023 regarding Strategic Directions and set out next steps. (c) Respond to the Council memorandum received on 28 November 2023 regarding the NESCF and set out next steps.
Minute 17: Response to Carter Group Ltd & Rolleston Industrial Developments Ltd seeking Panel directions (24 January 2024)	The purpose of Minute 17 was to: (a) Respond to the memorandum of Counsel on behalf of Carter Group Limited and Rolleston Industrial Developments Limited, dated 22 January 2024, who sought that the IHP direct the Council to produce further information in respect to the “Waimakariri Residential Capacity and Demand Model – IPI 2023 Economic Assessment”. (b) Respond to the submitter’s request for direction for expert conferencing after the Council’s s42A report has been released.
Minute 18: Timing of HS7 and HS12, Provision of Evidence HS12 and Indication for Expert Conferencing (14 February 2024)	The purpose of Minute 18 was to: (a) Respond to the following memorandums: i. The memorandum from the Council, dated 9 February 2024, seeking that Hearing Stream 7 be relocated to August 2024. ii. The memorandum of Counsel, dated 9 February 2024, on behalf of the Waimakariri District Council and the Oxford-Ohoka Community Board, who seek clarification whether further submitter evidence is due at the same time as submitter evidence for Hearing Stream 12. iii. The memorandum of Counsel on behalf of Dexin Investments Ltd, dated 9 February 2024, who sought further details of the scheduling of Hearing Stream 12. (b) Set out the timing of the provision of s42A reports and submitter and further submitter evidence for Hearing Stream 12.

Minute	Purpose
	(c) Set out the IHP Panel's intention to direct expert conferencing following the hearing of evidence on Hearing Stream 10A.
Minute 19: Cross-examination for Hearing Stream 10A (16 February 2024)	The purpose of Minute 19 was to: (a) Confirm that there would be no cross-examination occurring during Hearing Stream 10A as the IHP had received no formal requests for leave to cross-examine expert witnesses in respect to the Variation 1 elements.
Minute 20: Questions Arising from Hearing Stream 10, Next Steps and Directions for Hearings Streams 10A and 12 (27 February 2024)	The purpose of Minute 20 was to: (a) Put a series of questions to Council s42A report authors for Hearing Streams 9A, 10 and 10A to respond to in preparing their Reply Reports to the Panel. (b) Respond to the memoranda received from submitters Andy Carr dated 21 February 2024, Momentum Land Limited, Mike Greer Homes NZ Limited, Bellgrove Rangiora Limited and Mark and Melissa Prosser dated 23 February 2024, and Doncaster Developments Limited dated 23 February 2024, in response to Minute 18 and the timing, sequencing and provision of evidence in respect of Hearing Stream 12. (c) Set out next steps and Panel directions and requests in respect of Hearing Streams 10A and 12, in particular relating to expert conferencing and the provision of Reply Reports for Hearing Stream 10A. (d) Provide clarification on the timetable for Hearing Stream 12 and sub-streams.
Minute 21: Requests for Extensions for Provision of Evidence and Expert Conferencing (6 March 2024)	The purpose of Minute 21 was to: (a) Formally record and respond to the requests for extensions to the provision of evidence for Hearing Stream 12, which required evidence by 5th March 2024. (b) Respond to the memorandum from Kāinga Ora, dated 5 March 2024, seeking to extend the economics expert conferencing requested through Minute 20 to include economics experts who will be involved in Hearing Stream 7.
Minute 22: Extension for Provision of Evidence and Expert Conferencing (15 March 2024)	The purpose of Minute 22 was to: (a) Formally record and respond to a further request for an extension to the provision of evidence for Hearing Stream 12. Evidence was due to be submitted no later than Tuesday 5th March 2024. (b) Respond to the memorandum of Counsel for Rolleston Industrial Developments Ltd and Carter Group Property Ltd, dated 12 March 2024, regarding expert conferencing.

Minute	Purpose
	(c) Respond to the memorandum from Council, dated 11 March 2024, seeking to further relocate the Ecosystems and Indigenous Biodiversity hearing to Hearing Stream 7.
<p>Minute 23: Questions arising from Hearing Streams 8, 9A, 11, and 11A, Approach to Hearing Stream 12, Urban Design Expert Hearing Stream 12D</p> <p>(19 April 2024)</p>	<p>The purpose of Minute 23 was to:</p> <ul style="list-style-type: none"> (a) Put a series of questions to Council s42A report authors for Hearing Streams 8, 9A, 11 and 11A to respond to in preparing their Reply Reports. (b) Request Council to provide advice to the Hearings Panel on how they propose to approach reporting on submissions for rezoning submissions to the PDP and Variation 1 that apply to the same site to the PDP Hearings Panel and the IHP. And, subsequently, invite submitters to respond to the Council advice. (c) Respond to the Council request, dated 11 April 2024, to excuse the Council Urban Design and Landscape expert from attending Hearing Stream 12D (Ohoka) and request the submitters to provide their views on this.
<p>Minute 24: Response to Submitter Memorandum on Economic Conferencing</p> <p>(24 April 2024)</p>	<p>The purpose of Minute 24 was to:</p> <ul style="list-style-type: none"> (a) Respond to the memorandum of Counsel received from Woodward Limited/ Carter Group Property Limited/Rolleston Industrial Developments Ltd/ Momentum Land Limited/Mike Greer Homes (Nz) Limited / Bellgrove Rangiora Limited / Ohoka Farms Limited / Doncaster Developments Limited, received by the Hearings Panel on 24th April 2024. (b) Requests conferencing to occur in advance of Hearing Stream 12 proceeding.
<p>Minute 25: Hearing Stream 12D, 12E, 12F, Economist, Waiver Request</p> <p>(22 May 2024)</p>	<p>The purpose of Minute 25 was to:</p> <ul style="list-style-type: none"> (a) Respond to Council's request for leave for Mr Nicholson from Hearing Stream 12D. (b) Respond to the Council's memorandum, dated 6 May 2024, regarding their approach to Hearing Stream 12E. (c) Respond to the Council's memorandum, dated 6 May 2024, regarding the requested new Hearing Stream 12F, and to seek the submitters' comment on the request for leave for Mr Nicholson by 7 June 2024. (d) Request Council to provide final Reply Reports for Hearing Stream 10A on airport noise and bird strike by 7 June 2024. (e) Comment on economist expert conferencing. (f) Address a request from Mandeville Village Partnership Limited, dated 17 May 2024, for leave under s37 RMA to file a late further submission in relation to Rolleston Industrial Developments Limited (RIDL) and seek comment

Minute	Purpose
	from RIDL and any interested person in respect of the requested leave by 31 May 2024.
Minute 26: Deferral of Hearing Stream 12C LLRZ and LLRZO (30 May 2024)	The purpose of Minute 26 was to: (a) Advise the Council and submitters to Hearing Stream 12C of the Hearing Panel's decision to defer the hearing until another date, to be determined.
Minute 27: Hearing Stream 12D, Late further submission, Hearing Streams 12C, 12E, 12F and 7 timetable, Hearing Stream 12 C question, Hearing Stream 12D and 12F expert attendance (7 June 2024)	The purpose of Minute 27 was to: (a) Remind submitters of the hearing procedures set out in Minute 1. (b) Advise of the IHP's determination in respect to the request from Mandeville Village Partnership Limited to file a late further submission. (c) Provide an updated timetable for Hearing Streams 12C, 12E, 12F and 7 and an updated Minute 1. (d) Set out the Hearing Panel's questions for the s42A reporting officer, to be responded to by 27 June 2024. (e) Set out the IHP's determination in respect to the attendance of Mr Nicholson at Hearing Stream 12F and respond to Mr Smith's memorandum seeking direction in respect to Mr McLeod's unavailability for Hearing Stream 12F. (f) Respond to the Council's memorandum, dated 5 June 2024, requesting leave for Mr Ford from attending Hearing Stream 12D.
Minute 28: Reply Report Questions for Hearing Streams 12A and B (13 June 2024)	The purpose of Minute 28 was to: (a) Set out the Hearing Panels' preliminary questions for the s42A report authors for Hearing Streams 12A and 12B and request that they be responded to by 5 July 2024.
Minute 29: Cross-examination for Hearing Stream 12D – Variation 1 (25 June 2024)	The purpose of Minute 29 was to: (a) Respond to the memorandum of Counsel for Rolleston Industrial Developments Limited, dated 24 June 2024, submitter 60 on Variation 1 to the Proposed Waimakariri District Plan.
Minute 30: Hearing Stream 12A Dexin, Hearing Stream 8 Missed Points and Evidence Post Hearing	The purpose of Minute 30 was to: (a) Respond to the Council's memorandum, dated 26 June 2024, requesting extra time for the Reply Report for Hearing Stream 12A and the subsequent memorandum from Counsel for Dexin, dated 27 June 2024. (b) Respond to the Council's memorandum, dated 5 July 2024, regarding further submissions that were not addressed in

Minute	Purpose
(9 July 2024)	<p>Hearing Stream 8 Urban subdivision s42A report and request that any further submitters who wish to comment do so by 26 July 2024.</p> <p>(c) Remind all hearing participants about the provision of additional evidence post hearing.</p>
<p>Minute 31: Expert conferencing and next steps for Hearing Stream 12D</p> <p>(15 July 2024)</p>	<p>The purpose of Minute 31 was to:</p> <p>(a) Direct expert conferencing and set out next steps for Hearing Stream 12D.</p>
<p>Minute 32: Borcoskie Missed Submissions from hearing Streams 6 and 8 and Reminder to Planners</p> <p>(25 July 2024)</p>	<p>The purpose of Minute 32 was to:</p> <p>(a) Provide the opportunity for MJ and RM Borcoskie [s101] and the MJ Borcoskie Family Trust [s102] to respond to the Council reporting officer's recommendations on submission points that were omitted from the Hearing Streams 6 – Rural Zone and 8 – Rural Subdivision section 42A reports.</p> <p>(b) Remind expert planning witnesses representing submitters seeking rezonings to consider how what is being sought may need to be represented in a district plan.</p>
<p>Minute 33: Expert conferencing for Hearing Streams 12C and 12D, legal advice, and next steps for Hearing Stream 12C</p> <p>(29 July 2024)</p>	<p>The purpose of Minute 33 was to:</p> <p>(a) Direct expert conferencing of the wastewater, stormwater and transportation experts in respect of Hearing Streams 12C and 12D.</p> <p>(b) Request further legal advice from the Council's legal advisers.</p> <p>(c) Set out next steps for Hearing Stream 12C.</p>
<p>Minute 34: Directions Regarding Expert Conferencing for Hearing Stream 12D</p> <p>(30 July 2024)</p>	<p>The purpose of Minute 34 was to:</p> <p>(a) Respond to the memorandum to the IHP from Mr Yeoman, dated 24 July 2024, and the memorandum from Counsel for Carter Group Property Ltd and Rolleston Industrial Developments Ltd, dated 29 July 2024.</p> <p>(b) Direct Council to provide the IHP Panel with further information.</p>
<p>Minute 35: Request by Ōhoka Residents Association to file late technical evidence and to</p>	<p>The purpose of Minute 35 was to:</p> <p>(a) Respond to the memorandum of Counsel for the Ōhoka Residents Association to the IHP and the attached Kotahi Engineering Studio technical evidence, received by the panel on 31 July 2024.</p>

Minute	Purpose
attend expert conferencing (31 July 2024)	
Minute 36: Response to Request by ORA to Submit Late Technical Evidence for Hearing Stream 12D (21 August 2024)	The purpose of Minute 36 was to: (a) Set out the IHP's decision to decline the request by the Ōhoka Residents Association for leave to provide additional material following the hearing of submissions and evidence on Hearing Stream 12D, in the form of engineering evidence in respect to flooding.
Minute 37: Conferencing and Reply Reports for Hearing Streams 12E and 12F, extensions to timing of Joint Witness Statements for Hearing Stream 12D and the updated Land Uptake Monitoring (LUMs) (30 August 2024)	The purpose of Minute 37 was to: (a) Direct expert conferencing between the submitters' planners and other experts and Council planners and experts for Hearing Stream 12E(A). (b) Direct the s42A Report author, Mr Wilson, to address certain matters in the Reply Reports for Hearing Stream 12E(A) and (B). (c) Direct expert conferencing between the planner for Daniel Smith, Mr Chrystal, and the s42A Report writer for Hearing Stream 12F, Mr Powell and matters to then be addressed in the Reply Report. (d) Record the granting of extensions of time for the completion of the LUMs and Planners' JWS for Hearing Stream 12D.
Minute 38: Evidence Received in Respect to the Airport Noise Contour (12 September 2024)	The purpose of minute 38 was to: (a) Set out the IHP's decision to decline the Christchurch International Airport Ltd (CIAL) and Momentum evidence relating to the Airport Noise Contour which was submitted in advance of Hearing Stream 7B.
Minute 39: Response to CIAL memorandum (13 September 2024)	The purpose of Minute 39 was to: (a) Respond to the memorandum of Counsel for the Christchurch International Airport Limited, dated 13 December 2024, received in response to Minute 38.

Minute	Purpose
<p>Minute 40: Response to Council Memo on Hearing Stream 12C and Hearing Stream 12D Reconvened Date</p> <p>(19 September 2024)</p>	<p>The purpose of Minute 40 was to:</p> <ul style="list-style-type: none"> (a) Respond to the Council memorandum from Mr Mark Buckley, dated 9 September 2024, and received by the Hearings Panel on 17 September 2024. This Council Memo seeks a time extension for transport expert conferencing, provides the Panel with a list of expert conferences proposed for Hearing Stream 12C, and seeks clarification of the scope of transport conferencing in respect to Hearing Streams 12C and 12D. (b) Grant leave for a time extension for transport conferencing to 11 October 2024. (c) Confirm that Hearing Stream 12D will be reconvened on 4 November 2024 and to set out the process to occur in advance of the reconvened hearing, including direction to the reporting officer to provide an addendum to the s42a report.
<p>Minute 41: Reply Report questions for Hearing Streams 7A and 7B</p> <p>(24 September 2024)</p>	<p>The purpose of Minute 41 was to:</p> <ul style="list-style-type: none"> (a) Set out the PDP and IHP Panel questions and timeframes for the Reply Reports for Hearing Streams 7A and 7B.
<p>Minute 42: A Response to a request by CIAL to submit late technical evidence for Hearing Stream 7A & 7B and 10A</p> <p>(2 October 2024)</p>	<p>The purpose of Minute 42 was to:</p> <ul style="list-style-type: none"> (a) Respond to the memorandum of Counsel for the Christchurch International Airport Limited, dated 30 September 2024, to the IHP and the attached technical evidence from Professor Charlotte Clark, seeking the evidence be accepted as late evidence for Hearing Stream 7. (b) Request other parties to Hearing Stream 10A to set out their positions as to whether the late evidence should be accepted, by 16th October 2024.
<p>Minute 43: Response to the Christchurch International Airport Ltd request, Reply Report questions for Hearing Stream 12C</p>	<p>The purpose of Minute 43 was to:</p> <ul style="list-style-type: none"> (a) Set out the IHP's decision to the memorandum of Counsel for the Christchurch International Airport Limited, dated 30 September 2024, seeking leave to provide additional material following the hearing of submissions and evidence on Hearing Stream 7. (b) Provide the PDP Panel's questions and timeframe for the Reply Report for Hearing Stream 12C. (c) Provide a list of questions and matters that the Hearing Panel request to be addressed in a final wrap-up reply

Minute	Purpose
(18 October 2024)	report from the section 42A reporting officers, as a whole or individually as relevant to the question/matter.
Minute 44: Response to Council Memorandum – Timeframes and Wrap Up Reply Reports (23 October 2024)	The purpose of Minute 44 was to: (a) Respond to the Council Reporting Officers’ memorandum dated 22 October 2024, on integration and ‘wrap-up’ matters. (b) Confirm the revised due dates for the Reply Reports for Hearing Streams 12E and 7 to 29 November 2024. (c) Confirm the date for the final recommendations and the ‘wrap-up’ Reply Report due 13 December 2024.
Minute 45: Response to Carter Group Property Ltd and Rolleston Industrial Developments Ltd concerns relating to Code of Conduct and potential evidence (30 October 2024)	The purpose of Minute 45 was to: (a) Respond to Carter Group Property Ltd and Rolleston Industrial Developments Ltd concerns relating to Code of Conduct as raised in the legal submissions for Hearing Stream 12D and potential new evidence as raised in the memorandum dated 29 October 2024.
Minute 46: Wrap Up Matters for Hearing Stream 12D (5 November 2024)	The purpose of Minute 46 was to: (a) Set out the final matters to be addressed following the conclusion of the reconvened Hearing Stream 12D. (b) Respond to Ms Appleyard’s request during the reconvened Hearing Stream 12D, to comment on the matters traversed in Minute 45 by requesting that any comments be provided to the panel by 12 November 2024.
Minute 47: Reply Report questions for Hearing Stream 12D (12 November 2024)	The purpose of Minute 47 was to: (a) Set out the IHP Panel questions for the Reply Report for Hearing Stream 12D.
Minute 48: Panel Response and Directions to Prosser and Fletcher Fawcett Road –	The purpose of Minute 48 was to: (a) Respond to the memorandums received from Counsel for Mark and Melissa Prosser dated 10 December 2024, and Mr Stewart Fletcher on behalf of submitters adjoining Fawcetts and Boundary Roads, dated 10 December 2024, regarding the engagement with the reporting officer for

Minute	Purpose
Memorandum HS 12C (12 December 2024)	Hearing Stream 12C around the Outline Development Plan and associated planning provisions. (b) Direct actions for the submitters and reporting officer to address the concerns raised.
Minute 49: Panel response to Carter Rolleston Industrial Developments Ltd memorandum regarding Hearing Stream 12D (13 December 2024)	The purpose of Minute 49 was to: (a) Respond to the memorandum received from Counsel for Carter Group Property Limited and Rolleston Industrial Developments Limited, dated 12 December 2024.

4. Statutory Context

Matters considered under this section

28. This section sets out the relevant statutory considerations for our recommendations.
29. The matters outlined below will not be repeated in subsequent reports but nonetheless have been the reference point for each of our evaluations in the topic-based recommendation reports.

Summary of statutory requirements

30. The statutory requirements for the preparation and consideration of the contents of a District Plan are set out in ss 31, 32, and 72-77D of the RMA. As the PDP was notified on 18 September 2021; it is the version of the RMA in force at that date that applies to our tasks.
31. In *Colonial Vineyard Ltd v Marlborough District Council*, the Environment Court updated the framework of matters to be evaluated when preparing a plan, albeit by reference to the version of the RMA that applied prior to 3 December 2013. The RMA has been amended several times since that date, the most relevant for our purposes being the substantial rewriting of s32 and the introduction of s32AA and the National Planning Standards. Other minor amendments to words and phrases have also been made.
32. In these circumstances we prefer to set out the statutory requirements that we consider apply specifically to the preparation and consideration of the PDP, drawing on *Colonial Vineyards*, where it is appropriate to do so, but supplementing as necessary where amendments have been made.

General requirements

- A. The district plan (change) should be designed to accord with and assist council to carry out its functions so as to achieve the purpose of the RMA (ss31, 72 and 74(1) RMA).
- B. When preparing its district plan, an evaluation report in accordance with s32 RMA must be prepared (s74(1)(d) RMA) and be given particular regard to (s74(1)(e) RMA).
- C. The district plan must be prepared in accordance with and give effect to national policy statements and the New Zealand Coastal Policy Statement (ss74(1)(ea) and 75(3) RMA).
- D. The district plan must be prepared in accordance with the National Planning Standards (s74(1)(ea) RMA).
- E. The district plan must give effect to any operative regional policy statement and not be inconsistent with a regional plan for any matter specified in s 30(1) RMA (ss 75(3)(c) and 75(4)(b) RMA).
- F. When preparing its district plan the council must also:
 - have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations (s74(2)(2)(b) RMA) to the extent that their content has a bearing on resource management issues of the district; and to consistency with plans and proposed plans of adjacent territorial authorities (s74(2)(c) RMA);
 - take into account any relevant planning document recognised by an iwi authority (s 74(2A) RMA); and
 - not have regard to trade competition or the effects of trade competition (s74(3) RMA).
- G. A district plan must state its objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies (s75(1) RMA) and may state other matters (s75(2) RMA).
- H. In making a rule for the purpose of carrying out its functions and achieving the objectives and policies of the district plan, the council must have regard to the actual or potential effect of activities on the environment, including, in particular, any adverse effect (s76(1) and (3) RMA).

Section 32 and 32AA evaluations

- A. The s32 evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects anticipated from the implementation of the proposed district plan (s32(1)(c) RMA).

- B. Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the RMA (s 32(1)(a)) RMA).
 - C. The policies and other provisions are to be examined to ascertain whether they are the most appropriate to achieve the objectives by (s32(1)(b) and (2) RMA):
 - identifying other reasonably practicable options for achieving the objectives and assessing their efficiency and effectiveness in doing so; and
 - identifying and assessing, and if practicable, quantifying, the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions; and
 - assessing the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
 - D. A further evaluation in accordance with s32 RMA of any changes proposed to be made to the objectives and other provisions of the district plan since the first evaluation report was prepared must be prepared at a level of detail that corresponds to the scale and significance of the changes (s32AA(1) RMA).
33. We expand upon some aspects of these below.

Part 2 of the RMA

34. The Act's purpose and principles are set out in Part 2. Section 5 explains that the Act's purpose is to promote the sustainable management of natural and physical resources. In that context sustainable management means:
- ... managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
35. In achieving the RMA's purpose, section 6 directs all persons exercising functions and powers under the Act to recognise and provide for matters of national importance, being:
- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
 - (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
 - (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*

- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
 - (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
 - (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
 - (g) *the protection of protected customary rights:*
 - (h) *the management of significant risks from natural hazards.*
36. Section 7 of the Act sets out matters that all persons must have particular regard to, and includes:
- (a) *kaitiakitanga:*
 - (aa) *the ethic of stewardship:*
 - (b) *the efficient use and development of natural and physical resources:*
 - (ba) *the efficiency of the end use of energy:*
 - (c) *the maintenance and enhancement of amenity values:*
 - (d) *intrinsic values of ecosystems:*
 - (e) *[Repealed]*
 - (f) *maintenance and enhancement of the quality of the environment:*
 - (g) *any finite characteristics of natural and physical resources:*
 - (h) *the protection of the habitat of trout and salmon:*
 - (i) *the effects of climate change:*
 - (j) *the benefits to be derived from the use and development of renewable energy.*
37. Section 8 of the Act requires all persons exercising functions and powers under the Act to take into account the principles of the Treaty of Waitangi.

Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

38. We addressed the RMA-EHS earlier in this report.

Council's functions and purpose of the Proposed District Plan

39. The Council has extensive functions under s31 of the RMA for the purpose of giving effect to the Act's sustainable management purpose, as follows:
- (1) *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
 - (a) *the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
 - (aa) *the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*
 - (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
 - (i) *the avoidance or mitigation of natural hazards; and*
 - (ii) *[Repealed]*

- (iia) *the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
 - (iii) *the maintenance of indigenous biological diversity:*
- (b) *[Repealed]*
- (d) *the control of the emission of noise and the mitigation of the effects of noise:*
- (e) *the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
- (f) *any other functions specified in this Act.*
- (2) *The methods used to carry out any functions under subsection (1) may include the control of subdivision.*

40. The purpose of the PDP is to assist the Council to carry out the above functions in order to achieve the purposes of the Act.

National Policy Statements

41. When the PDP was notified on 18 September 2021, the following National Policy Statements (NPSs) were in force:
- (a) NPS for Freshwater Management 2020 (NPS-FM).
 - (b) NPS on Urban Development Capacity 2020 (NPS-UD).
 - (c) NPS for Renewable Electricity Generation 2011 (NPS-REG).
 - (d) New Zealand Coastal Policy Statement 2010 (NZCPS).
 - (e) NPS on Electricity Transmission 2008 (NPS-ET).
42. By virtue of s75(3) of the RMA the PDP was required to give effect to the provisions of these documents, where relevant.
43. In the period between the close of submissions and the commencement of hearings in 2023, the following NPSs came into force:
- (a) The NPS on Highly Productive Land (NPS-HPL), September 2022.
 - (b) The NPS for Indigenous Biodiversity (NPS-IB), July 2023.
 - (c) The NPS for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GHG), July 2023.
44. Despite this moving regulatory landscape over the course of considering the PDP and the submissions thereon, the obligation in s75(3) of the RMA remains and we are obliged to consider and give effect to the NPS-HPL and NPS-IB in their current form even though they were not in existence when the PDP was notified. We discuss the extent of that obligation and how it has been fulfilled in relation to these two new NPSs where relevant through our Recommendation Reports.
45. Section 3.1 of the NPS-GHG and sections 15 and 30 of the RMA are clear that the discharge of greenhouse gases are a regional council function. Accordingly, we have not considered this NPS in our evaluation and recommendations.

The Canterbury Regional Policy Statement

46. As with the NPSs, the RPS must be given effect to by the PDP. The RPS became operative on 15 January 2013. The RPS had a number of amendments since becoming operative, primarily in relation to earthquake recovery and development capacity matters. This included one formal plan change, Change 1, which focused on Chapter 6 (Recovery and Rebuilding of Greater Christchurch). It was notified in January 2021 and became operative in July 2021. Change 1 implemented the actions in *'Our Space 2018–2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga'* and gave effect to the NPS-UD, identifying Future Development Areas in Rolleston, Rangiora and Kaiapoi on Map A, and inserting associated policy provisions.
47. Accordingly, we refer to specific provisions of the operative RPS as relevant to each hearing topic in subsequent recommendation reports.

National Environmental Standards

48. There were nine National Environmental Standards (NESs) in force at the time of notification of the PDP:
 - (a) NES for Marine Aquaculture 2020 (not relevant).
 - (b) NES for Plantation Forestry 2018 (NES-PF).
 - (c) NES for Telecommunication Facilities 2016 (NES-TF).
 - (d) NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS).
 - (e) NES for Electricity Transmission Activities 2009 (NES-ETA).
 - (f) NES for Sources of Human Drinking Water 2007 (NES-HW).
 - (g) NES for Air Quality 2004 (not relevant).
 - (h) NES for Storing Tyres Outdoors 2021.
 - (i) NES for Freshwater 2020 (NES-FW).
49. Subsequently, the NES on Greenhouse Gas Emissions from Industrial Process Heat (NES-GHG) came into force on 27 July 2023. The NES-PF was replaced by the NES-Commercial Forestry (NES-CF) on 3 November 2023⁴.
50. Each of these documents provide for nationally consistent management of the respective topics to which the standards relate and include technical standards and other methods. These standards will usually override provisions in a district or regional plan; however, the Act enables provisions in a plan or a resource consent to prevail in relation to certain uses and where expressly enabled by a particular NES. As with the NPS-GHG, the NES-GHG rests with the regional council and is not a relevant consideration for the PDP.

⁴ With the exception of regulations 13(2) and 44(3) which came into force on 3 April 2024 and the rest of regulation 44 came into force on 3 January 2024.

51. We address the substance of the relevant NESs in the respective recommendation reports where relevant.

Other statutory considerations

52. The requirement under s74 of the RMA to give regard to matters when preparing a plan extends beyond those documents referred to above to include:
- (a) national planning standards.
 - (b) management plans and strategies prepared under other Acts.
 - (c) relevant entries on the New Zealand Heritage List / Rārangi Kōrero.
 - (d) the plans or proposed plans of adjacent territorial authorities.
 - (e) iwi management plans.
53. The Council has demonstrated its regard to these matters in preparing the PDP and each report prepared by the Council under s42A of the RMA has specifically detailed relevant information relating to s74 matters, and the Panel has also had regard to the relevant matters to the extent relevant to our role.
54. The purpose of the first set of national planning standards that came into force in 2019 is to improve the efficiency and effectiveness of New Zealand's planning system by providing a nationally consistent structure, format, definitions, noise and vibration metrics and electronic functionality and accessibility for district and other RMA plans. We acknowledge that the Council went through a process of aligning the then draft PDP to ensure compliance with the National Planning Standards prior to notification.
55. We acknowledge the direction provided by the Mahaanui Iwi Management Plan 2013 (MIMP) and participation of mana whenua in the development of the District Plan. This engagement predominantly occurred during the pre-notification stages which we then received in evidence, and mostly focused on the Mana Whenua Chapter, Sites and Areas of Significance to Māori and the Special Purpose Zone for Kainga Nohoanga. Mana whenua input enabled us to better understand a local Māori World view and take account of that view in making recommendations on the Plan. *E mihi ana mō a koutou whakaaro me tō koutou wā.* Thank you for your thoughts and your time.

5. Report format and approach

Guide to report format

56. We have produced 37 Recommendation Reports on the PDP and Variations 1 and 2 in total. **Table 4** below provides the list of the Recommendation Report numbers and topics.

Table 4 Recommendation report numbers and topics

Recommendation Report Number	Hearing Stream	Topic
1	n/a	Overview
2	1	SD – Strategic Directions
3	1	UFD – Urban Form and Directions
4	2	SASM – Sites and Areas of Significance to Māori Chapter
5	3	HS - Hazardous Substances Chapter
6	3	CL - Contaminated Land Chapter
7	3	NH - Natural Hazards Chapter
8	4	CE - Coastal Environment Chapter
9	4	NATC - Natural Character of Freshwater Bodies Chapter
10	4	NFL - Natural Features and Landscapes Chapter
11	4	ASW - Activities on Surface Water Chapter
12	5	EW – Earthworks Chapter
13	5	NOISE – Noise Chapter
14	5	SIGN – Signs Chapter
15	5	HH - Historic Heritage Chapter
16	5	TREE - Notable Trees Chapter
17	5	EI - Energy and Infrastructure Chapter
18	5	TRAN - Transport
19	6	RURZ - Rural Zones Chapters
20	6	OSRZ - Open Space Zone and Recreation Zones Chapters
21	7	RESZ – Residential Zones Chapters
22	7	Variation 1 – Intensification Chapters and Rezoning Residential
23	7	Variation 2- Financial Contributions Chapter
24	7	ECO - Ecosystems and Indigenous Biodiversity Chapter
25	8	SUB – Subdivision Chapter
26	9	INZ – Industrial Zones Chapters
27	9	CMUZ - Commercial and Mixed Use Zones Chapters
28	10	SPZs- Special Purpose Zones (HOS – Hospital, KR – Kaiapoi Regeneration, PBKR – Pines Beach and Kairaki Regeneration, PR – Pegasus Resort, MCC – Museum and Conference Centre) Chapters
29	10	Christchurch International Airport Ltd – noise contour and bird strike submissions – PDP and Variation 1

Recommendation Report Number	Hearing Stream	Topic
30	11	Council Designations
31	11	Other Designations
32	11	TEMP - Temporary Activities Chapter
33	12	Rezoning – Oxford, Comm/Ind. Pegasus
34	12	Rezoning – Large Lot Residential Zone
35	12	Rezoning – Ōhoka – PDP and Variation 1
36	12	Rezoning – Residential
37	12	Rezoning – Rangiora Airfield

57. We did not prepare recommendation reports on the following topics and titles:
- (a) Part 1 – Overarching (including definitions)
 - (b) MW – Mana Whenua
 - (c) PA – Public Access
 - (d) LIGHT – Light
 - (e) SPZ-KN- Special Purpose Zone – Kainga Nohoanga
 - (f) DA – Development Areas
 - (g) Rezoning – Rural Lifestyle Zone (HS12B)
58. As we explain further in this Report, we have not prepared reports for the above topics and chapters as we have adopted and accepted the Council's report author's recommendations and reasoning contained in their section 42A report, preliminary responses to questions and reply reports, in respect of all the submission points received.
59. However, given the depth and breadth of conflicting evidence we heard for the Christchurch International Airport Ltd (Hearing Stream 10A) and Ōhoka rezoning request (Hearing Stream 12D) we considered it appropriate to release recommendation reports (29 and 35 respectively) to concisely address the key issues we considered in our evaluation of the evidence, even though we ultimately agreed with the s42A report authors' recommendations.
60. The recommendation reports we have produced are essentially self-contained; however, where there are matters that require integration across multiple topics/hearing streams, the relevant reports record this.
61. The outcome of the PDP Panel's recommendations are the annotated chapters of the PDP showing the final recommended amendments in 'track change' format to the provisions made since notification. The amended provisions are attached as 'Appendix 2' of our respective recommendation reports.
62. The majority of the IHP's recommendations on Variation 1 are the annotated chapters of the PDP showing the final recommended amendments in 'track change' format to the provisions made since notification of the PDP and Variation 1, which are attached as 'Appendix 2' to Recommendation Report 22. These annotated chapters set out the IHP's

recommended amendments to Variation 1, combined with the PDP Panel's recommended amendments to the PDP.

63. In some instances, the recommended Variation 1 amendments effectively supersede the PDP Panel's recommended PDP amendments. We recommend that submitters review both the PDP Panel's recommended amendments in the relevant PDP Chapters and the IHP's recommended amendments in the relevant Variation 1 Chapters.
64. Recommendation Report 29 sets out the IHP's recommendations relating to the PDP and Variation 1 in respect to matters relating to the Christchurch International Airport Ltd. Recommendation Report 35 contains the IHP's recommendations relating to the requested rezoning for land in and around Ōhoka by Rolleston Industrial Developments Ltd and Carter Group Ltd.
65. Appendix 1 to this Report contains the attendance list for those hearings where no recommendation report has been prepared (as outlined in paragraph 57 above) and Appendix 2A contains our recommended amendments to the Proposed Plan – Tracked from the notified version of the PDP for those same topics and titles listed in paragraph 57. Appendix 2B contains the list of Planning Map amendments arising from all recommendations.
66. In our recommendation reports we have not undertaken a wholesale renumbering of the PDP's provisions where amendments have been recommended. There are areas where we have been able to easily renumber provisions, but not in all cases.
67. The renumbered provisions appear in the decisions version of the ePlan.

Our overall approach in making recommendations

68. We have set out the requirements of s32 of the RMA earlier in this report.
69. With respect to our role as a Panel, s32AA of the RMA additionally requires that our evaluation to be focused on changes to the proposed provisions arising since the notification of the PDP and Variations 1 and 2 and their respective s32A reports.
70. The s42A Reports provide a comprehensive summary of submissions made on the PDP in respect of each hearing topic and the issues they raised in respect of the provisions of the PDP. The s42A Reports summarise the submission points and assess them under a series of headings that (following some introductory comments and background material) correspond to the key issues raised in submissions associated with the relevant chapter (or mapping content) of the PDP. To assist readers, we have generally structured our recommendation reports using that same format, unless we found it more appropriate to group issues or provisions together.
71. To avoid unnecessary repetition or duplication, we have adopted the approach of focusing our written analysis on those aspects of each s42A Report where:
 - (a) we disagreed with the reasoning and/or recommendations in the s42A Report.

- (b) material provided to us by submitters, either in the form of evidence or representations, called into question the reasoning/recommendations in the s42A Report and/or
 - (c) the s42A report author, having considered the evidence or representations of submitters, having participated in any expert conferencing and production of joint witness statements, and following questioning from the Panel, altered their initial recommendations to us, as set out in their Reply Report.
72. If we do not refer to an individual submission or group of submissions on a particular matter addressed during the relevant hearing, or discuss the reasons for our recommendations in relation to it, that is because, having reviewed the submissions alongside the written and oral evidence and representations from submitters, any joint witness statements produced through expert conferencing and the commentary, recommendations and reasoning in the relevant s42A Report and associated Reply Report, we have accepted (and accordingly adopted) the s42A report author's final recommendations to us. This means that our recommendation reports must be read in conjunction with each relevant s42A Report and Reply Report. Those s42A Reports and Reply Reports are part of the public record and are available on the Council website. We acknowledge the information provided in the submissions which was considered in the report authors' advice to us in their s42A and Reply Reports.
73. Our recommendation reports, accordingly, take the form of an 'exceptions' report.
74. It follows also that where we accept the recommendation in a s42A Report or Reply Report that provisions in the PDP should be amended, we accept and adopt the evaluation contained in the s42A Report or Reply Report for the purposes of s32AA of the RMA, unless otherwise stated.
75. Where we do not accept the recommendations of the s42A Report or Reply Report and consider that a provision in the PDP should be changed, our recommendations have been specifically considered in terms of the obligation arising under s32AA of the RMA to undertake a further evaluation of the amended provision. Our evaluation for this purpose is not contained in a separate evaluation document or tabulated evaluation within our reports. Rather the evaluation required by s32AA is contained within the discussion and reasoning leading to our conclusions and recommendations.

Amendments to the PDP

76. We have also made a variety of other changes to the PDP to improve its clarity, consistency and useability, as well as to correct syntactical, grammatical or spelling errors. Generally, we have relied upon the ability to recommend minor amendments or corrections under clause 16(2) of the RMA's Schedule 1, having first satisfied ourselves that the respective amendments are sufficiently inconsequential. Clause 16(2) enables local authorities to make amendments to proposed plans, with recourse to the Schedule 1 process, to alter any information, where such an alteration is of minor effect or may correct any minor errors. In some cases, we have relied upon the accepted ability to make minor or non-substantive amendments to wording that do not alter meaning or fact but merely improve understanding and thus application of the provisions.

77. All substantive amendments we have recommended are within the scope afforded by submissions in our assessment.

Amendments to Variation 1 of the PDP

78. Clause 99 of Part 6 of Schedule 1 of the RMA provides the IHP with the ability to make recommendations on the IPI that are not limited to being within the scope of submissions made on the IPI, where this is related to a matter identified by the IHP or any other person during the hearing. This clause therefore has provided us with greater scope to amend what was notified through Variation 1. This was of prominence with the submissions that sought rezoning through Variation 1, and rezoning requests that were made on the PDP. We discuss this issue later in this report and in the Variation 1 report itself.

Parties' assistance to us

79. We wish to acknowledge the efforts of all parties in assisting us in our role. Plan review processes are demanding for all parties involved and we are grateful for the professionalism, patience and helpfulness we have received through the process. Our recommendations to the Council ultimately considered all submissions made on the PDP and Variations 1 and 2, irrespective of whether the submitter attended the hearing or not.
80. The hearings were conducted in an excellent and constructive spirit and, as set out in our Hearings Procedures in Minute 1, in some instances where this was appropriate, we encouraged and facilitated further dialogue and narrowing of issues between the s42A report authors and their expert colleagues, and planners and experts representing submitters. This was either in the form of expert conferencing or further clarification discussions convened by the s42A report authors. In each case the outcomes of this further discussion and dialogue were recorded for to us to consider in either the relevant s42A Report or Reply Report. The formal joint witness statements that were prepared through the course of the hearing are available on the Council website.
81. We also sought legal submissions from counsel representing various parties' regarding a few matters and record our appreciation to them for this advice.

6. General comments by the Panel in respect to recommended amendments and matters of scope

82. In this final section of this report, we record some of our general observations about amendments and matters of scope.
83. We have recommended changes to the provisions of the PDP that differ from the provisions that were notified. Our power to do so is expressly contemplated by clause 10(2)(b) of Schedule 1 of the RMA which confirms that our decision on the provisions of the PDP and matters raised in submissions may include matters relating to any consequential alterations necessary to the PDP arising from submissions, as well as any other matter relevant to the PDP arising from submissions. This phrasing does not limit

our power to merely accepting or rejecting a submission, but to adapting the drafting of the PDP to deal with the realities of multiple and often conflicting submissions, including submissions prepared without professional help.

84. Except for Variation 1, as discussed earlier, our ability to recommend amendments to the PDP is not unlimited, however, as any amendment must be within scope, or otherwise permissible. In this regard, it is well established that a substantive modification to a proposed plan must be raised by and within the ambit of what was reasonably and fairly raised in submissions. This evaluation must be approached in a realistic workable fashion rather than from the perspective of legal nicety. This will usually be a question of degree to be judged by the terms of the proposed plan and the content of the submissions.
85. The limitations on the scope to modify a plan (or plan variation) after it has been notified are also designed to ensure that, procedurally, there is an opportunity for the matter to be addressed in a further s32 evaluation, and that there has been an opportunity for those potentially affected by the change to participate. The clarity of the summary of submissions required by cl7 of Schedule 1 plays an important role in this regard.
86. We have kept these principles in mind when considering and recommending substantive changes to the PDP. If recommended changes are not able to be identified as a specific form of relief in a submission it is because we have been satisfied that, when read as whole, the submission effectively raised the issue in substance, the proposed amendment to the PDP in response did not go beyond what was fairly and reasonably raised in the submissions, and no person would be prejudiced (in a procedural sense) by the amendment proposed.
87. Where we have been concerned that amendments sought by persons at the hearing of their submission went beyond the scope of their submission, or were otherwise impermissible, we have noted that in the respective recommendation reports. Similarly, where we have been concerned that amendments recommended by a 42A report author went beyond the scope of what was sought through a submission, we have also noted that in the respective recommendation reports.
88. Through our recommendation reports we have also included recommendations to the Council on matters where we consider there are improvements that could be made to the PDP or there are clear gaps in the policy that need to be addressed, but we had no scope provided through submissions to make these improvements or fill the gaps. We trust that this is of assistance to the Council going forward.

7. Summary of recommendations with overarching consequence

Overview

89. There are several matters raised in submissions of which our recommendations have overarching consequences for our subsequent recommendations on particular topics/chapters/submissions. These matters are:
- (a) The role and purpose of the Strategic Directions in the PDP
 - (b) The interpretation of Policy 6.3.5 of the Canterbury Regional Policy Statement (RPS) in respect to new development in Kaiapoi and residential greenfield priority areas identified in Map A, located within the Airport Noise Contour
 - (c) What constitutes an 'urban environment'
 - (d) Whether the NPS-UD requires a granular approach to providing sufficient development capacity
 - (e) Is the Large Lot Residential Zone an urban zone in respect to the application of the NPS-UD and the NPS-HPL
 - (f) Where rules that relate to setbacks from regionally significant infrastructure should be located within the Energy and Infrastructure Chapter or the relevant Zone Chapters.
 - (g) Whether the IHP has scope to recommend:
 - i. that submissions seeking rezoning of land through Variation 1 are accepted
 - ii. that the Variation 1 Medium Density Zone provisions apply to submissions seeking rezoning through the PDP where the submitter has not sought rezoning through Variation 1.
90. Table 5 below sets out the relevant recommendation report that discusses these matters and a summary of our findings in that report.

Table 5 Summary of relevant overarching recommendations

Topic	Report	Overview summary
Role of Strategic Directions	2	We agree with submitters and with the report authors as expressed in the final Reply Report on Wrap Up Matters with respect to the Strategic Directions objectives having primacy in terms of informing objectives and policies contained in other chapters, and with the objectives and policies in other chapters to be expressed and achieved as being consistent with the SD objectives. Where there is any conflict, we consider that this will be a practice matter, considered on a case-by-case basis.
Policy 6.3.5 RPS and Airport Noise Contour	10	We conclude, on the evidence, that the exception in Policy 6.3.5(4) of the RPS does apply to the FDUs on Map A for Kaiapoi. We also conclude that, irrespective, the responsive planning provisions of the NPS-UD enable us to

Topic	Report	Overview summary
		step aside from any limitations or restrictions imposed by the relevant planning documents when they have not been updated to account for the direction of that higher order document.
What is an 'urban environment'	3	We conclude that the entire Greater Christchurch Area (GCA) within Waimakariri is not intended to be an 'urban environment'. The shaded areas on Map A, shown as Existing Urban Areas, Future Development Areas and Greenfield Priority Areas, along with any other land that may be within the 'projected infrastructure boundary' will fall within the 'urban environment' of the GCA. This does not stop other areas becoming part of the urban environment 'it if is intended' under the responsive planning provisions, as the GCA meets the second part of the NPS-UD definition of 'urban environment'.
The need for a granular approach to providing sufficient development capacity	35	We find that the NPS-UD does not require the Council to provide sufficient development capacity for housing at the granular approach set out by some submitters.
Large Lot Residential Zone	3	We find that the Large Lot Residential Zone is an urban zone for the purposes of the NPS-UD and the NPS-HPL.
The location of rules that include setbacks to manage effects on regionally significant infrastructure	5	We recommend that these be located in the Zone Chapters.
Rezoning submissions and Variation 1	7	We recommend that a single new MRZ, amended as a result of Variation 1, be applied to those sites that we recommend be accepted under the PDP and Variation 1.

8. Conclusion

91. The Panel acknowledges all the submissions received, seeking amendments to the PDP and Variations 1 and 2. We appreciate the time, effort and detailed evidence that we received to support submissions, reflecting the importance of the recommendations we were appointed to make.
92. We also acknowledge the time, effort and detailed evidence that we received from the Council's report authors and the support given by the Hearings Administration staff through the hearings process.
93. Our recommendations are only that and will be considered in due course by the Council in making its final decisions on submissions.

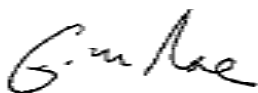
Signed by the Hearings Panel



Allan Cubitt



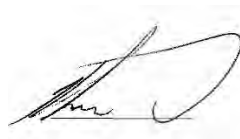
Gina Sweetman (Chair)



Gary Rae



Megen McKay



Neville Atkinson

A handwritten signature in black ink that reads "Niki Mealings". The signature is written in a cursive, flowing style.

Niki Mealings

Date: 12 June 2025

Appendix 1 – Submitter attendance and tabled evidence relating to Report 1 (Overarching)

Submitter attendance and tabled evidence for Special Purpose Zone (Kāinga Nohoanga) - Hearing Stream 1

Attendee	Speaker	Submitter No.
Planning Officer	<ul style="list-style-type: none"> Alan Matheson 	N/A
Ngai Tuahuriri Runanga	<ul style="list-style-type: none"> Dr Te Marie Lau 	142
Environment Canterbury	<ul style="list-style-type: none"> Jo Mitten (Planning) Lucy de Latour (Legal) 	316
CIAL	<ul style="list-style-type: none"> Jo Appleyard (Legal) Darryl Millar (Planning) Felicity Hayman Natalie Hampson Geoffrey Page 	FS 80
Royal NZ Forest & Bird	<ul style="list-style-type: none"> Nicky Snoyink 	FS 78
Tabled Evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

Submitter attendance and tabled evidence for Public Access - Hearing Stream 4

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> Bryony Steven 	N/A
North Canterbury Province of Federated Farmers of New Zealand	<ul style="list-style-type: none"> Dr Lionel Hume Karl Dean 	414, FS 83
Canterbury Regional Council	<ul style="list-style-type: none"> Joanne Mitten 	316
Department of Conservation	<ul style="list-style-type: none"> Amy Young Pene Williams 	419, FS 77
Tabled Evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

Submitter attendance and tabled evidence for Light - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> Jessica Manhire 	N/A
Waka Kotahi	<ul style="list-style-type: none"> Stuart Pearson 	275, FS 110
Tabled Evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

Submitter attendance and tabled evidence for Rural Rezone Requests - Hearing Stream 12B

Attendee	Speaker	Submitter No.
Council Reporting Officers	<ul style="list-style-type: none"> Shelley Milosavljevic Wendy Harris 	N/A
Peter & Elizabeth Norgate	<ul style="list-style-type: none"> Justin Langlin 	371
Matt & Amanda Richardson	<ul style="list-style-type: none"> Matt Richardson 	26
John Waller	<ul style="list-style-type: none"> John Waller 	89
Stan & Sue McGaffin	<ul style="list-style-type: none"> Stan McGaffin 	37 & FS 131
Marie Bax (now represented by Matthew Walshe)	<ul style="list-style-type: none"> Matthew Walshe 	305
Christchurch International Airport Limited	<ul style="list-style-type: none"> Jo Appleyard 	FS 80
Nicky Watherston	<ul style="list-style-type: none"> Gary Walton Nicky Watherston 	78
M & R Borcoskie	<ul style="list-style-type: none"> Vicki Borcoskie 	101
MJ Borcoskie Family Trust	<ul style="list-style-type: none"> Vicki Borcoskie 	102
Tabled Evidence		
Christchurch International Airport Limited	<ul style="list-style-type: none"> John Kyle 	FS 80

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

Appendix 2: (1) PDP Mapping amendments recommendations summary

Appendix 2: (2) Planning Map Stream 12B Rural rezone

Appendix 2: (3) Purpose

Appendix 2: (4) Description of the District

Appendix 2: (5) Statutory Context

Appendix 2: (6) General Approach

Appendix 2: (7) Cross Boundary Matters

Appendix 2: (8) Relationships between Spatial layers

Appendix 2: (9) Definitions nesting Tables

Appendix 2: (9a) Definitions

Appendix 2: (10) Abbreviations

Appendix 2: (11) Glossary

Appendix 2: (12) National Policy Statements and New Zealand Coastal Policy Statement

Appendix 2: (13) National Environmental Standards

Appendix 2: (14) Regulations

Appendix 2: (15) Water Conservation Orders

Appendix 2: (16) Mana whenua

Appendix 2: (17) Public Access

Appendix 2: (18) Light

Appendix 2: (19) Special Purpose zone Kainga Nohoanga

Appendix 2: Mapping and figure amendments recommended by Proposed District Plan Panel and Independent Hearings Panel

The Proposed District Plan Panel (PDP Panel) and Independent Hearings Panel (IHP) recommends the following mapping and figure amendments are made as a result of recommendations of the PDP Panel and IHP Panel, including where it has adopted Reporting Officer' recommendations. Mapping recommendations follow the format of the relevant s42A reports, evidence, and/or rights of reply.¹

Amendments to the planning map can be viewed on the ePlan available online at www.waimakariri.govt.nz. Reference to the specific evidence relating to the mapping and figure amendments changes can be found, or referenced, within the relevant Reporting Officer s42A Report or Reply Report, or where the Panel have made an exceptions recommendation, within the relevant Panel report.

Table 1: Mapping amendments recommended by PDP Panel and IHP

¹ For residential rezoning we note that the relevant rezoning reports in some instances assessed existing zoning. For the benefit of clarity, we have kept these recommendations as reported to us.

Map layer	Recommended planning map amendments	IHP/PDP Panel
Zones	Amend the planning map to rezone a part of '22 Ellis Road, Rangiora from GIZ to LFRZ as set out in officer's recommendations.	PDP Panel
Zones	Amend the planning map to rezone 25 Tuhoe Avenue (Lot 90 DP 485790), 27 Tuhoe Avenue (Lot 89 DP 485790), 29 Tuhoe Avenue (Lot 88 DP 485790), 31 Tuhoe Avenue (Lot 87 DP 485790) and 35 Tuhoe Avenue (Lot 86 DP 485790), Kaiapoi from MRZ to NCZ.	PDP Panel
Zones	Amend the planning map to rezone 116 Williams Street (Lot 4 DP 431490), 118 Williams Street (Lot 3 DP 431490), 122 Williams Street (Lot 1 DP 431490) and 124 Williams Street (LOT 1 DP 81339), Kaiapoi from MRZ to LCZ.	PDP Panel
Zones	Amend the planning map to rezone 91 Hilton Street (Lot 1 DP 82441), Kaiapoi from GIZ to LFRZ.	PDP Panel
Zones	<p>Amend the planning map to rezone 12 Neeves Road (Lot 2 DP 44992) and 20 Neeves Road (Lot 1 DP 44992), Kaiapoi from RLZ to GIZ.</p> <p>Amend the planning map to insert Map DEV-SK-APP1 South Kaiapoi Outline Development Plan across 12 and 20 Neeves Road, Kaiapoi.</p>	PDP Panel
Zones	Amend the planning map to rezone 419 Whites Road (Lot 1 DP 59809), Ohoka from SETZ to NCZ.	PDP Panel
Zones	Amend the planning map to rezone 64 Pegasus Main Street (Lot 10 DP 517496), 66 Pegasus Main Street (Lot	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
	102 DP 517496), 70 Pegasus Main Street (Lot 101 DP 505068) from MRZ / MRZ Var 1 to LCZ.	
<p>Zones</p> <p>Development Plan – North Woodend Outline</p> <p>Outline Development Plan – North Woodend Key Activity Centre</p>	<p>Amend the planning map to rezone Lot 2002 DP 585926 to OSZ, Lot 5004 DP 553428 to NOSZ and Lot 5003 DP 533428 to NOSZ.</p> <p>Amend the planning map to rezone the GRZ portion [in the notified PDP] of Lot 201 DP 512536 to GIZ.</p> <p>Add North Woodend Outline Development Plan.</p> <p>Add North Woodend Key Activity Centre Outline Development Plan.</p> <p>Update zoning in accordance with the North Woodend Outline Development Plan, noting that with this ODP, zoning is applied as per the ODP itself.</p>	<p>PDP Panel</p> <p>IHP</p>
Zones	Amend the planning map to rezone 726 Main North Road (Lot 1 DP 342061), 732 Main North Road (Lot 1 DP 23217), 734 Main North Road (Lot 2 DP 342061), Kaiapoi from RLZ to LIZ.	PDP Panel
Zones	<p>Amend the planning map to rezone 63 Harewood Road, Oxford (Pt RS 1917) from GRUZ to GRZ.</p> <p>Amend the Non-Urban Flood Assessment Overlay to exclude 63 Harewood Road, Oxford (Pt RS 1917), and include within the Urban Flood Assessment Overlay in accordance with recommendations on the Natural Hazards chapter.</p> <p>Add South Oxford Development Area Outline Development Plan.</p>	PDP Panel
Zones	Amend planning map to rezone the GRUZ zoned hydro parcel land generally being the true left and true right branches of Coopers Creek above their confluence and	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
	located near 266 and 268 Mountain Road, Coopers Creek to NOSZ.	
Zones	Amend the planning map to rezone the land at 2 Chichester Street (Lot 123 DP 7292), The Pines Beach, from SPZ(PBKR) to NOSZ.	PDP Panel
Zones	<p>Amend the planning map to rezone part of 1188 Main North Road (Lot 2 DP 80926) (20 Te Haunui Lane) from RLZ to SPZ(PR).</p> <p>Amend Pegasus Resort Outline Development Plan to include 1188 Main North Road (Lot 2 DP 80926) (20 Te Haunui Lane) as Activity Area 7.</p>	PDP Panel
District Plan Road Hierarchy Overlay	<p>Amend the following District Road Hierarchies from 'local road' to 'collector roads':</p> <ul style="list-style-type: none"> a. Pegasus Main Street from Pegasus to Lakeside Drive. b. Te Kohanga Drive from Pegasus Main Street to Tiritiri Moana Drive. c. Infinity Drive from Pegasus Boulevard to Lakeside Drive. d. Blackett Street west of King Street. e. Lehmans Road and River Road from Future Road to West Belt f. Todds Road (all). g. Silverstream Boulevard from Island Road to Sneyd Street. h. Adderley Terrace from Sneyd Street to Fuller Street. <p>Amend the planning map to change the following road locations from Collector Road to Local Road:</p> <ul style="list-style-type: none"> a. Beatties Road (all). b. Huntington Drive north of Salisbury. c. Sandown Boulevard (all). d. Belmont Avenue (all). e. Eders Road (all). f. Petries Road south of Gladstone Road to Copper Beach Road. 	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
	<p>g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard.</p> <p>Amend the planning map to show all of Bob Robertson Drive as Collector Road.</p>	
Liquefaction Overlay	Amend the Liquefaction Hazard Overlay to exclude the green coloured 'liquefaction damage is unlikely' area and delete areas outside of the District.	PDP Panel
Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay	<p>Amend the Urban and Non-Urban Flood Assessment Overlays with revised overlay.</p> <p>Delete the Kaiapoi Fixed Minimum Floor Level Overlay.</p> <p>Apply the Urban Flood Assessment Overlay, to those areas recommended to be rezoned from a Rural zone to an Urban zone (as set out in the relevant recommendations).</p>	PDP Panel
Notable Trees Overlay	Amend the planning map to add Notable Tree points located at 100 Parsonage Road (Lot 600 DP 545059), Woodend.	PDP Panel
Notable Trees Overlay	Amend the planning map to add Notable Tree points located at 431 Tuahiwi Road (Lot 1 DP 20189), Tuahiwi.	PDP Panel
Notable Trees Overlay	Amend the planning map to delete the Notable Tree point located at 77 Hilton Street (FLAT Unit 1 DP 423305), Kaiapoi.	PDP Panel
SNA Overlay	Amend the boundary of the portion of SNA051 located at 117 Mounseys Road, View Hill (Pt RS 21355).	PDP Panel
SNA Overlay	Amend the boundary of the portion of SNA048 located at 670 Island Road, View Hill (RS 18120).	PDP Panel
Geographic Area (Ecological) Overlay	Delete the 'Geographic Area (Ecological)' Overlay from the planning map.	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
Natural Features and Landscapes Overlay	Amend the Waimakariri River Outstanding Natural Feature Overlay boundary at 1453 Thongcaster Road (RS 32897), 1135A Thongcaster Road (Lot 1 DP 44247), 1047 Thongcaster Road (Lot 2 DP 44248) and 369 Waimakariri Gorge Road (RS 19705), Oxford.	PDP Panel
Noise Control Contours Overlay	Amend the 'Noise Contour for: Timber Processing' to 'HIZ Processing Noise Contour'.	PDP Panel
Noise Control Contours Overlay	Amend the planning map to add the Timber Processing Noise Overlay.	PDP Panel
Noise Control Overlay	<p>Amend the planning map to include a Road and Rail Noise Overlay:</p> <ul style="list-style-type: none"> • Include the State Highway Noise Overlay provided by Waka Kotahi • For all other strategic and arterial roads: <ul style="list-style-type: none"> ○ 100-metre distance from 'edge of seal' for roads with speed limits of greater than or equal to 70km/hr; and ○ 50 metres distance from 'edge of seal' for roads with a posted speed limit of less than 70km/hr. ○ 100m from the centre of any rail line. 	PDP Panel
Rail Vibration Alert Overlay	Amend the planning map to include a new Rail Vibration Alert Overlay which identifies a 60m buffer on each side of all railway designation boundaries.	PDP Panel
Designations	Amend the boundary of MPNZ – Kaiapoi Substation.	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
	<p>Amend the boundary of MPNZ-9 – Rangiora North Zone Substation.</p> <p>Amend the boundaries of designation KRH-1 to KRH 23 – Kiwirail Holdings Ltd.</p> <p>Amend the boundaries of designation WDC5 – Refuse Transfer Station.</p>	
<p>Zones</p> <p>North Oxford Outline Development Plan</p>	<p>Amend the planning map to rezone 25 Ashley Gorge Road (RS 1391) and 650 Bay Road, Oxford (Part RS 1561) from GRUZ to LLRZ and remove the LLRZO overlay from these.</p> <p>Add DEV-NOD-APP1 North Oxford Outline Development Plan.</p> <p>Add DEV-NOD-APP1 North Oxford Outline Development Plan Water and Wastewater.</p>	PDP Panel
Heritage Building or Item Overlay	Add new Heritage Item HH120 at 493 Mill Road (Lot 4 DP 1641), Ohoka.	PDP Panel
Heritage Building or Item Overlay	Delete Heritage Item HH098 at 1693 Cust Road (Pt RS 3669), Cust.	PDP Panel
National Grid Yard	Delete 'National Grid Yard' mapping layer (but retain National Grid lines).	PDP Panel
Major Electricity Lines Setback Corridor	<p>Delete 'Major Electricity Lines setback corridor' mapping layer.</p> <p>Retain major electricity distribution lines symbology.</p>	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
Christchurch Airport and Rangiora Airfield Noise Contours	Amend labelling and legend of Noise Contour overlays for Christchurch Airport and Rangiora Airfield to show 'dB Ldn'.	PDP Panel & IHP
Bird Strike Risk Management Overlay	Add new 'Bird Strike Risk Management' within 13km of Christchurch International Airport Runway Thresholds' layer.	PDP Panel
Zones Ashley Village Outline Development Plan	Amend the planning map to rezone the Ashley Village Outline Development Plan area (Lot 1 DP 394101) from RLZ to SETZ. Add new Ashley Village Outline Development Plan DEV-AVD-APP1.	PDP Panel
Zones Cones Road Outline Development Plan	Amend the planning map to rezone Cones Road Outline Development Plan area (Lot 3 DP 386430 and Lot 2 DP 594403) from RLZ to LLRZ. Add Cones Road Outline Development Plan DEV-CR-APP1. Remove the LLRZO Overlay.	PDP Panel
Zones Gladstone Road Outline Development Plan	Amend the planning map to rezone Gladstone Road Outline Development Plan area (Lot 1 DP 29099 and Lot 2 DP 29099) from RLZ to LLRZ. Add Gladstone Road Outline Development Plan DEV-GSR-APP1.	PDP Panel
Zones Parsonage Road Outline Development Plan	Amend the planning map to rezone 110 Parsonage Road Outline Development Plan area (Lot 1 DP 3598) from RLZ to LLRZ and MRZ. Add new Plan Parsonage Road Outline Development Plan DEV-PRD-APP1.	PDP Panel
Zones	Amend the planning map to rezone 207 Merton Road (LOT 1 DP 410643), 219 Merton Road (RS 38634),172	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
Outline Development Plan – Rangiora Airfield	<p>Priors Road (LOT 5 DP 410643) and part of 339 Priors Road (RS 5655) from RLZ to SPZ (RA).</p> <p>Add new SPZ(RA)-APP1 Rangiora Airfield Outline Development Plan to the planning map.</p>	
Qualifying Matter Airport Noise	Amend the planning map to delete 'Qualifying Matter Airport Noise' overlay.	IHP
Mill Road Outline Development Plan	<p>Amend Mill Road Outline Development Plan to include Area C fast shown on the Operative District Plan Mill Road, Ohoka Outline Development Plan (Map 160)</p> <p>Change Area B to 2500m², to remove the middle component of the Area A constraints, as per s42A report.</p>	PDP Panel
Fawcetts Road Outline Development Plan	<p>Amend the planning map to rezone 21, 49, 63, 65, 75 & 87 Fawcetts Road & 9, 17 & 25 Boundary Road Outline Development Plan area (Lots 2 & 1 DP75032, Lots 1 – 6 & 10 DP 29067) from RLZ to LLRZ.</p> <p>Add new Plan Fawcetts Road Outline Development Plan DEV-FR-APP1.</p>	PDP
West Kaiapoi Outline Development Plan	<p>Amend existing West Kaiapoi ODP to:</p> <ul style="list-style-type: none"> • Replace Neighbourhood Road with Local Road • Amend Island Road between Cosgrove and Ohoka Roads as a Collector Road 	PDP Panel
Southbrook Outline Development Plan	Amend Southbrook Outline Development Plan to include proposed stream diversion and overland drainage system from the Operative District Plan's Southbrook Outline Development Plan (Map 154).	PDP Panel
East Woodend Outline	Amend East Woodend Outline Development Plan to:	PDP Panel

Map layer	Recommended planning map amendments	IHP/PDP Panel
Development Plan	<ul style="list-style-type: none"> • Amend Eders Road from Collector Road to Local Road; • Align the intersection of the Local Road that runs north to south (from Gladstone Road to Parsonage Road) through Eders Road in order to improve intersection safety • Widen section of Eders Road that runs north to south located on the east of the ODP so it extends towards the west to become a width of 18m as per Local Road classification; and • Expand 'Outline Development Plan Area' layer outwards to encompass all roads affected by East Woodend ODP. 	
North West Rangiora Outline Development Plan	<p>Amend the planning map to rezone all land within the North West Rangiora Outline Development Plan [submitter supplied] from Res 4B to MRZ.</p> <p>Amend existing 'North West Rangiora Outline Development Plan' [Map 155] and update in accordance with submitter Doncaster Developments Limited supplied ODP, including for Parrott Road a note on the ODP that design recommendations as per submitter evidence for speed are 50km/hr.</p>	PDP IHP
Pegasus Outline Development Plan	Amend Pegasus ODP to include residential and commercial zones	
Zones West Rangiora Outline Development Plan	<p>Amend the planning map to rezone all land underneath the West Rangiora Outline Development Plan [as notified] from rural to MRZ, except:</p> <ul style="list-style-type: none"> • 20 and 24 Angus Place (DP 495345, DP 538723, DP 604368, DP 495345, DP 497898, DP 538723), which are to be rezoned from rural to RLZ; and 	PDP IHP

Map layer	Recommended planning map amendments	IHP/PDP Panel
	<ul style="list-style-type: none"> The southern parts of RES852, Lot 2 DP341829, Lot 3 DP 341829, which are amended from rural to open space. <p>Amend the West Rangiora ODP [as notified] as per recommendations in development area recommendations, as follows:</p> <ul style="list-style-type: none"> Amend the Planning maps to outline land use, following rezoning decisions. Add a map reference of the Lehmans Road drain/swale Identify the SWR development area to be identified as a separate area, with a black border. Remove the land known as 20 and 24 Angus Place from the ODP. Add Option A and Option B roading transport outlines to the North Block (Brick Kiln Lane. Amend the primary road notation to be replaced with Collector roads. Amend the secondary road notation to be replaced with local roads. 	
Zones North Rangiora Outline Development Plan	Rezone land identified as Residential 4B (LLRZ within the notified plan) in North Rangiora (generally bounded between West Belt, River Road and the Rangiora Racecourse) to GRZ.	PDP
Zones North East Rangiora Outline Development Plan	<p>Amend the planning map to rezone all land underneath the notified North East Rangiora Outline Development Plan from Rural to MRZ.</p> <p>Rezone Lot 2 DP 16884 and Pt RES 1054 from Rural to MRZ</p>	PDP IHP

Map layer	Recommended planning map amendments	IHP/PDP Panel
	<p>Amend the North East Rangiora Outline Development Plan as per recommendations in development area Rights of reply and in reference to the information within the joint witness statement between Mr Wilson and Ms Ruske-Anderson.</p> <p>Add Outline Development Plan for Lot 2, DP 16884 and Pt RES 1054 as per submitter evidence.</p>	
<p>Zones</p> <p>South East Rangiora Outline Development Plan</p>	<p>Amend the planning map to rezone all land underneath Block A and B Outline Development Plan as supplied by submitter Richard and Geoff Spark from Rural to MRZ.</p> <p>Amend the planning map to rezone all land underneath Sparks Block C Outline Development Plan from Rural to LIZ.</p> <ul style="list-style-type: none"> • Rezone Lot 1 DP 80275 from Rural to MRZ. • Rezone Lot 1 DP 16043 from Rural to MRZ. • Rezone Lot 1 DP 452196 from Rural to MRZ. <p>Amend the planning map to rezone all land underneath Bellgrove South ODP in Bellgrove Rangiora Limited submitter evidence from Rural to MRZ.</p> <p>Amend South East Rangiora ODPs [as notified] as per recommendations in development area recommendations, including adding the additional rezoning areas of Sparks Block B and C, and the land set out within the submission of Mr Kelley, into the South East Rangiora ODP.</p> <p>Amend Outline Development Plan to combine the land set out within the submission of Mr Kelley with the land within the South East Rangiora ODP.</p>	<p>PDP</p> <p>IHP</p>

Map layer	Recommended planning map amendments	IHP/PDP Panel
	<p>Add a PRECT overlays to Block C and the area of land centred on Lot 1 DP 418207 (known as “Rosburn Receptions”) as per development area right of reply and joint witness statements with Bellgrove Rangiora Limited and Richard and Geoff Spark.</p>	
<p>Zones</p> <p>Gressons Road Outline Development Plan</p>	<p>Amend the planning map to rezone all land underneath the Gressons Road development area ODP as per evidence and joint witness statement of submitter B & A Stokes from Rural to MRZ.</p> <p>Add Gressons Road ODP as per development area rights of reply and joint witness statement of Mr Wilson and Mr Clease.</p> <p>Add a PRECT overlay to show potential flooding constraint as per development area rights of reply.</p> <p>Add symbology to notate roading connections between B & A Stokes and North Woodend ODP as set out in the ODP in B & A Stokes evidence.</p>	<p>PDP</p> <p>IHP</p>
<p>Chinnerys Road</p>	<p>Amend the planning map to rezone all land that is Residential 4B (the land generally bounded by Chinnery’s Road and the Grange View Reserve) to GRZ.</p>	<p>PDP</p> <p>IHP</p>
<p>Zones</p> <p>South East Woodend Outline Development Plan</p>	<p>Amend the planning map to rezone all land underneath the South Woodend development area ODP as supplied by Woodwater Limited in evidence from Rural to MRZ.</p> <p>Add South East Woodend ODP as per development area rights of reply.</p>	<p>PDP</p> <p>IHP</p>

Map layer	Recommended planning map amendments	IHP/PDP Panel
<p>Zones</p> <p>Kaiapoi Outline Development Plan</p>	<p>Amend the planning map to rezone all land underneath the Kaiapoi Outline Development Plan [notified] from Rural to MRZ.</p> <p>Amend the Kaiapoi ODP as per development area rights of reply and submitter Momentum Land Limited evidence.</p> <p>Add a PRECT overlay to show potential transport constraint as per development chapter.</p> <ul style="list-style-type: none"> Amend the primary road notation to be replaced with collector roads. Amend the secondary road notation to be replaced with local roads. 	<p>PDP</p> <p>IHP</p>
<p>Zones</p> <p>South Kaiapoi Development Area</p>	<p>Amend the planning map to rezone all land underneath the South Kaiapoi Outline Development Plan as per Mike Greer Homes evidence from Rural to MRZ.</p> <p>Add South Kaiapoi ODP as per development area rights of reply and Mike Greer Homes evidence.</p>	<p>PDP</p> <p>IHP</p>
261 Giles Road	Retain notified RLZ zoning for Lot 1 DP 482329.	PDP
SPZ(KR)	Amend the planning map to insert a 20m OSZ buffer between the SPZ(KR) and surrounding MRZ zoning in South Kaiapoi, as per Figure 75 in s42A report on residential rezonings.	PDP

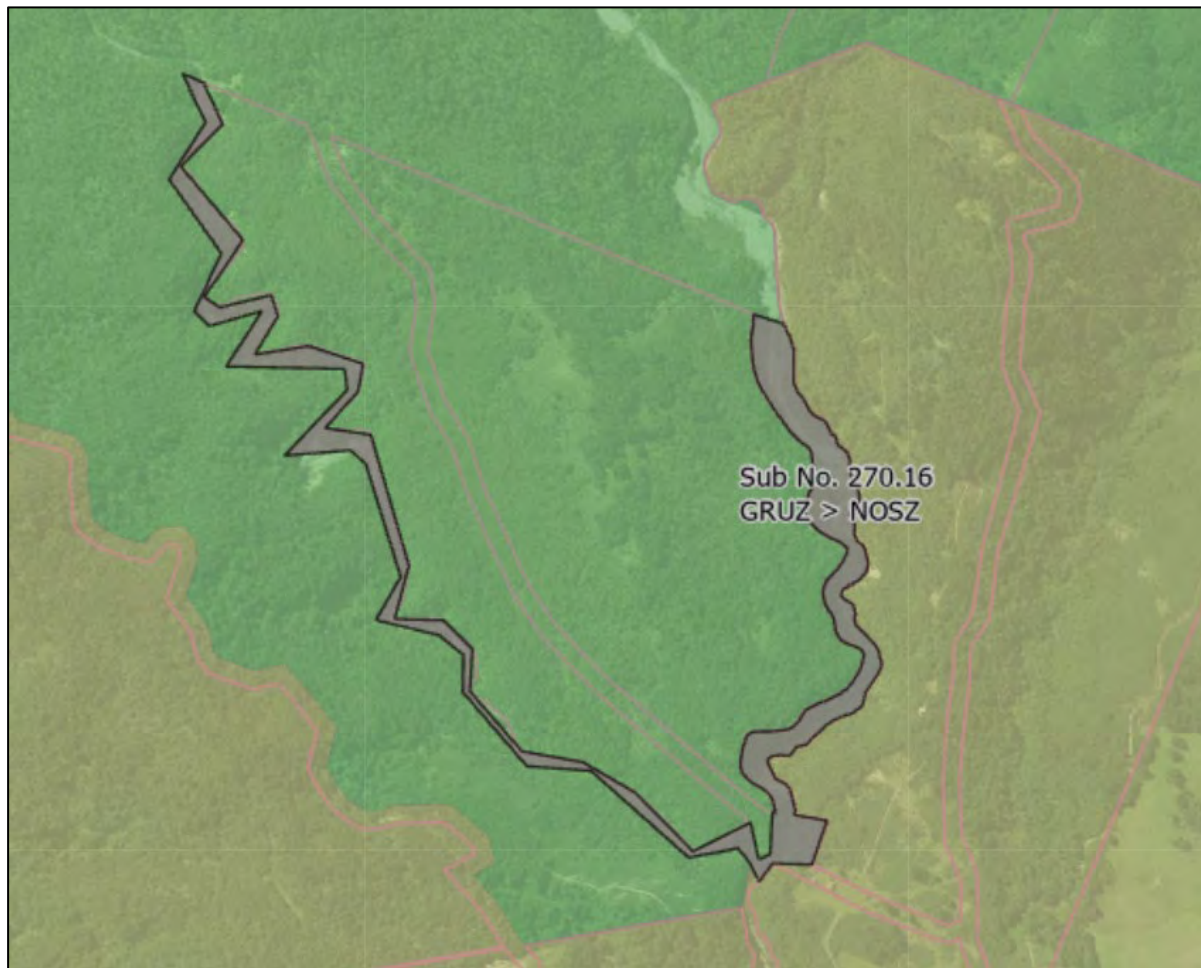
Table 2: PDP figure amendments recommended by Panel

Figure	Figure amendment	IHP/PDP
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NATC-1	Amend Figure NATC-1 'Interpretation of banks of water bodies' with revised figure.	PDP Panel
TRAN-APP7	Amend TRAN-APP7 'Sight triangles for road/rail level crossing' with revised approach and restart sight triangles.	PDP Panel

Recommended amendments to PDP planning map from Hearing Stream 12B

Amend planning map to rezone true left and true right branches of Coopers Creek above their confluence and located near 266 and 268 Mountain Road, Coopers Creek from General Rural Zone to Natural Open Space Zone, as shown below in grey.¹



¹ George JasonSmith [270.16]

Purpose

The District Plan for the District is prepared under the requirements of the RMA. The District Plan will assist the District Council in achieving the purpose of the RMA, which is the sustainable management of natural and physical resources.

The District Council must have a District Plan and review it every 10 years. This is an RMA requirement. However, it is expected that the District Plan will be changed over time in recognition of community and environmental issues.

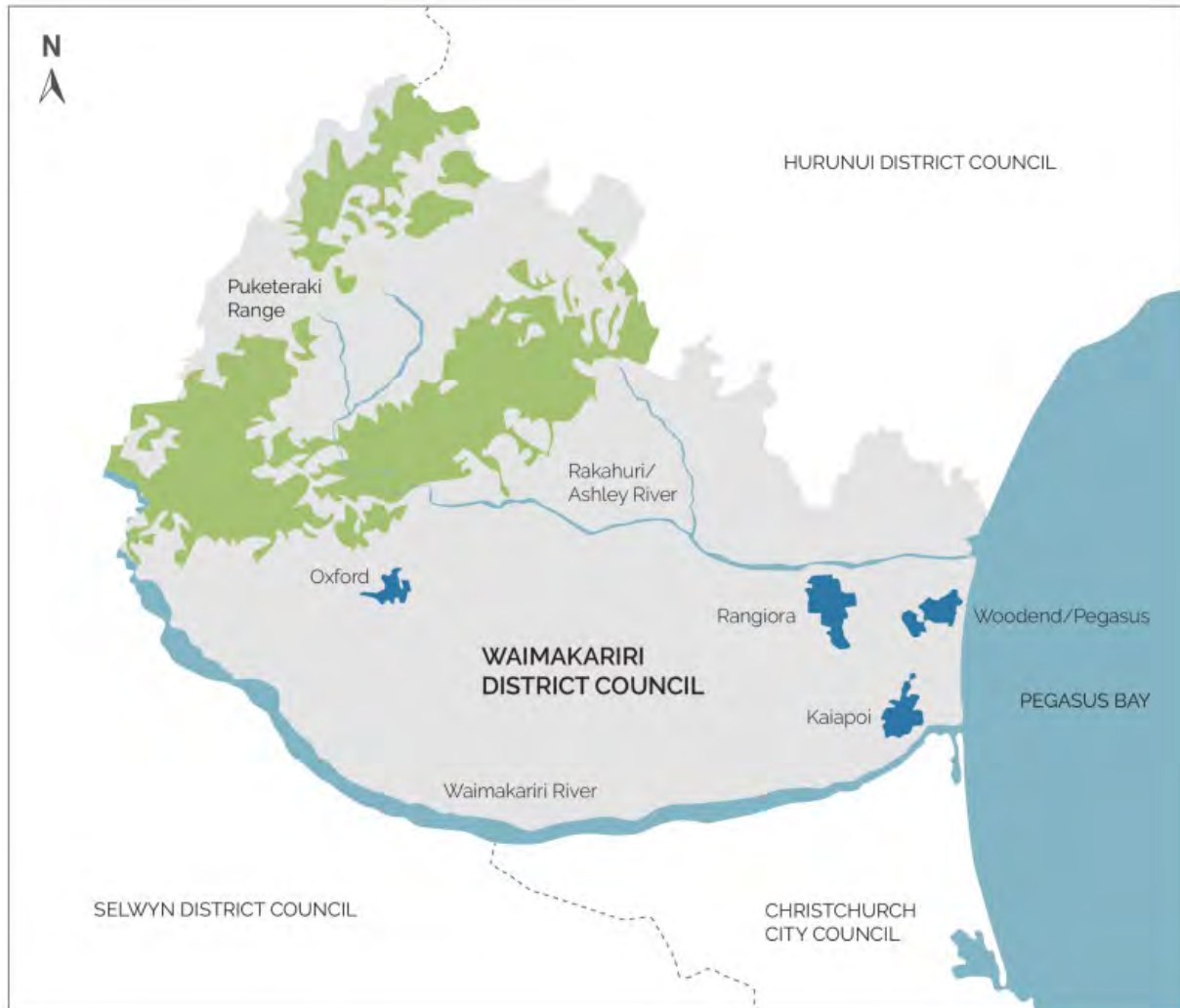
The District Plan has been prepared recognising and providing for the relationship of mana whenua with their culture and traditions with ancestral lands, water, sites, wāhi tapu, and other taonga. In administering the District Plan, the District Council is required to have particular regard to kaitiakitanga and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The District Plan sets out a framework for the integrated and sustainable management of natural and physical resources. It includes objectives, policies and rules to manage the effects of land and resource use, the use of the surface of water and subdivision activities under the jurisdiction of the District Council. The District Plan utilises zones that apply objectives, policies and rules for activities within each zone or district wide objectives, policies and rules for activities that apply throughout the District or in specific locations.

The policies and rules provide the basis for monitoring the efficiency and effectiveness of the District Plan in achieving sustainable management of resources in the District.

Description of the District

The District Plan applies to the whole of the District's territorial boundary area. The District covers some 225,000ha that extends from the MHWS of Pegasus Bay in the east to the Puketeraki Range in the west. It is bounded to the north by the Hurunui District and from the middle of the Waimakariri River southwards by Christchurch District and Selwyn District.



The whole District sits within the takiwā (territory) of Ngāi Tūāhuriri. The District Council acknowledges Ngāi Tūāhuriri as mana whenua in the District and their history and values are outlined in the Tangata whenua/mana whenua chapter.

The close proximity of Christchurch District influences growth and development patterns in the District. A large portion of the District is flat land used for [farming primary production](#)¹. More recently, smaller rural properties have established for those wanting to live near Christchurch District but within a rural area. The north-western portion of the District is hill and high country including Mt Oxford, Mt Richardson and Mt Thomas. Much of the high country is conservation estate and is a dominant feature of the western landscape.

¹ Hort NZ [295.2].

Some 80% of the population is located in the eastern part of the District which contains the largest towns of Kaiapoi, Rangiora and Woodend/Pegasus. Oxford is the largest town in the west of the District. A number of smaller settlements are located within the District, including Cust, Sefton, and Ashley and the beach settlements of Waikuku Beach, Woodend Beach, The Pines Beach and Kairaki. Large lot residential development (formerly known as 'rural residential' and zoned Residential 4A or 4B) is mainly located in areas zoned for that purpose in locations including Mandeville North, Fernside, Ohoka, Clarkville, Swannanoa, Loburn, Waikuku, Waikuku Beach, Ashley, Waiora Lane, West Eyreton and the outskirts of Oxford.

A range of natural hazards affect the District, some of which may be exacerbated by the effects from climate change. These hazards include flooding, fault rupture, liquefaction and coastal inundation. Some areas are more susceptible than others to natural hazard events, and it is important to improve the District's resilience to natural hazards and mitigate or avoid exposure of people and communities, property and infrastructure to the risk of natural hazards.

Statutory Context

Resource Management Act 1991

The District Plan is part of a group of interrelated statutory documents that together seek to achieve integrated and sustainable management of natural and physical resources under the RMA. The Plan must give effect to, take into account, or not be inconsistent with these documents.

The District Council must have a district plan at all times (Section 73 of the RMA). The key provisions of the RMA are contained in Part 2 (sections 5, 6, 7 and 8) and sections 31, 72, 73, 74 and 75. Section 5 sets out the overriding purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Section 6 identifies the matters of national importance, Section 7 lists other matters for consideration, and Section 8 requires all persons exercising functions and powers under the RMA to take into account the principles of the Treaty of Waitangi.

Sections 74 and 75 list matters which the District Council must consider in preparing a district plan, including what it must give effect to. The District Plan must give effect to or observe the relevant national policy statements and environmental standards. Under section 75(3) a district plan must also give effect to a national planning standard. This District Plan has been prepared in accordance with National Planning Standards, which were introduced by the Resource Legislation Amendment Act 2017 to make plans and policy statements more usable and easier to prepare. The following documents are of particular relevance:

Canterbury Regional Policy Statement	The District Plan must give effect to the relevant RPS. The RPS enables the Regional Council to provide broad direction and a framework for resource management within its region, which includes the District. An RPS must give effect to or observe relevant national policy statements and environmental standards.
Canterbury Regional Plans	Regional plans focus on particular issues or areas to assist the Regional Council to carry out its functions under the RMA. A regional council must prepare a regional coastal plan (applying below the MHWS) and other regional plans are optional (subject to any directions in a national policy statement). Regional plans must give effect to or observe relevant national policy statements and environmental standards and the regional policy statement. The District Plan must not be inconsistent with relevant regional plans, including the Canterbury Land and Water Regional Plan and the Canterbury Regional Coastal Plan.
The Mahaanui Iwi Management Plan	The Mahaanui Iwi Management Plan (2013) is a mana whenua planning document that provides a policy framework for achieving outcomes that provide for the relationship of Ngāi Tahu to natural resources, including the protection of wāhi tapu and wāhi taonga. The issues, objectives and

	<p>policies set out in the Plan enable mana whenua to express kaitiakitanga, in respect of all elements of the natural environment and a wide range of resource use and development. The policies also inform appropriate protection of taonga and the need for engagement to inform and be part of decision-making. The District Plan must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the District (section 74(2)(a) of the RMA).</p>
Conservation Management Strategy	<p>The Canterbury Conservation Management Strategy (2016) and conservation management plans are documents prepared under the Conservation Act 1987 and apply to natural and historic resources managed by the Department of Conservation. The District Plan must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the RMA).</p>
Reserve Management Plans	<p>Reserve management plans are in place for reserves within the District as provided for in the Reserves Act 1977. Under this Act, the Department of Conservation and the District Council prepare reserve management plans which manage use, maintenance and access of the public land. The District Plan must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the RMA).</p>
New Zealand Heritage List Rārangī Kōrero	<p>The New Zealand Heritage List Rārangī Kōrero is required by the Heritage New Zealand Pouhere Taonga Act 2014. It lists all buildings, places and sites that are of social or outstanding historical or cultural significance or value and is administered by the HNZPT. The District Plan must have regard to this list, to the extent that its content has a bearing on resource management issues of the District (section 74(2)(b)(iia) of the RMA).</p>

Other relevant strategies, plans and policies

The WDDs provides a high-level thirty year strategic and spatial development guide for the District. The WDDs sets out an urban development framework to identify areas for future growth and a vision to protect agricultural land and natural and culturally significant landscapes from inappropriate subdivision and development. The WDDs is important as it informs other strategic planning processes such as the District LTP and Infrastructure Strategy.

The Development Contributions Policy focuses on development contributions required under the Local Government Act 2002. These contributions are paid by developers to fund new infrastructure, and can be important in relation to infrastructure required by the District Plan. Financial contributions may be imposed for the purpose of promoting the sustainable management of natural and physical resources. In general terms, financial contributions are required to cover the proportioned cost of the provision of infrastructure and/or to offset adverse effects of development that cannot be otherwise avoided, remedied or mitigated¹.

The ECOP sets out infrastructure standards designed to ensure that infrastructure will remain fit for purpose over its 'life'. The ECOP sets out guidelines that can assist with District Plan, bylaw, policy and resource consent compliance.

Structure Plans have been developed for Kaiapoi and Rangiora. These contain a framework for development and are incorporated in the District Plan in Part 3 – Development Areas, as an Outline Development Plan. These describe the key issues and expected outcomes for development and provide for co-ordinated development. They set out the vision for the layout of residential development and any commercial development, supporting infrastructure and open spaces in Rangiora and Kaiapoi.

Town Centre Plans are in place for Rangiora, Kaiapoi, Oxford and Woodend which address issues including growth, access and character. Individual implementation projects or actions are identified within these town centre plans. Projects or actions that are subject to the District Plan have been provided for in the relevant District Plan provisions.

The RRDS provides the locations and criteria for the future provision of land zoned for 'rural residential' purposes. The RRDS responds to the relevant provisions of the RPS and identifies locations for development to meet projected demand and to add to the choice of living opportunities within the District. The locations identified by the RRDS are implemented by the District Plan through the Large Lot Residential Zone provisions within various Residential Zones and Rural Zones.

Other relevant legislation and plans

The NTCSA enshrines in law the agreements of the Deed of Settlement between the Crown and Ngāi Tahu. It records the Crown's apology and acknowledges the injustices suffered by Ngāi Tahu. The NTCSA recognises Ngāi Tahu as holding rangatiratanga within the Ngāi Tahu takiwā and creates Statutory Acknowledgements as legal instruments to recognise the cultural, spiritual, historical and traditional associations of Ngāi Tahu to specified areas. The NTCSA requires the District Council to have regard to Statutory Acknowledgements within its district when considering who may be adversely affected by a resource consent. The District Council has established protocols to require engagement with Te Rūnanga o Ngāi Tahu in such circumstances.

Section 4 of the LGA states: *"In order to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes, Parts 2 and 6 provide principles and requirements for local authorities that are intended to facilitate participation by Māori in local authority decision-making processes."*

The LGA requires the District Council to consult with their local communities to identify public goods and services that need to be provided. The District Council is required every three years to prepare a LTP that covers the next 10 year period. It also describes what the District Council is planning on doing and why, how much it will cost, and how it will be funded. A LTP does not override a district

¹ V2 as notified.

plan, nor is there any requirement that a district plan comply with the requirement of a LTP. However, because the LTP records outcomes identified by the community and describes how the District Council will contribute to these, there is an expectation that other plans and strategies will take these into account.

Every year the District Council is required to prepare an Annual Plan. The Annual Plan contains the proposed annual budget and provides opportunities for public participation in decision-making on costs and funding of Council activities. Like the LTP, an Annual Plan does not override the District Plan.

The 2010-2011 Canterbury earthquakes caused unprecedented damage. In Kaiapoi, the Pines Beach and Kairaki, about 100 hectares, over a fifth of the total residential area, was classified as 'residential red zone'. The CGRA supports the regeneration of greater Christchurch. The District Council was directed, under the CGRA, by the Minister supporting Greater Christchurch Regeneration to prepare the WRRZRP. The WRRZRP sets out the agreed long-term land uses for the five residential red zone areas in the District. These land uses include mixed use business, open space, rural, coastal park and infrastructure. The District Plan ~~must not be inconsistent with~~ shall have regard to² the WRRZRP, and includes provisions to enable the identified land uses.

The Building Act 2004 sets the framework for regulating building work and performance standards for buildings, amongst other matters. Compliance with this Act will be required in many instances, in addition to any requirements of the District Plan.

Compliance, enforcement and monitoring

The RMA sets out that no person may use land in a manner that contravenes a rule in a District Plan, unless they have existing use rights or a resource consent granted by Council. This also applies to the subdivision of land unless expressly allowed by a rule in the District Plan, an NES or a resource consent. In terms of an existing use right (sections 10 and 10A), the RMA provides for the existing and continued use of land and the surface of water in a manner which contravenes a rule in the District Plan, subject to a number of matters. The Waimakariri District Council website provides further information on existing use rights and how to apply for an existing use right certificate.

Enforcement is provided for under Part 12 of the RMA. Provisions within Part 12 enable Council to require a person to cease or not commence an activity under certain circumstances, as specified in the RMA.



The Council is responsible for gathering information, monitoring and maintaining records on resource management matters. This includes gathering information on the state of the environment within the District, the efficiency and effectiveness of District Plan provisions, and the exercise of resource consents granted by Council that have effect in the District. This monitoring allows Council to consider changes to the District Plan and enable the community to be informed about how the provisions are performing.


Legal effect of rules

Under the RMA, all objectives and policies are relevant from the time a proposed district plan is publicly notified. A rule in a proposed plan generally has legal effect once a decision on submissions relating to the rule has been made by a council and publicly notified. There are however a number of circumstances where a rule may have legal effect otherwise:

² Sch 1, cl 16 RMA.

1. A rule is treated as operative where:
 - a. no submissions in opposition have been made or no appeals have been lodged; or
 - b. all submissions in opposition and appeals have been determined; or
 - c. all submissions in opposition have been withdrawn and all appeals withdrawn or dismissed;
2. A rule in a proposed plan has immediate legal effect if the rule:
 - a. protects or relates to water, air, or soil (for soil conservation); or
 - b. protects areas of significant indigenous vegetation, significant habitats of indigenous fauna, or historic heritage; or
 - c. provides for or relates to aquaculture activities;
3. The Environment Court can order that a rule will have legal effect from a different date;
4. A local authority can resolve that a rule has legal effect only once the plan becomes operative.

Rules that are given immediate legal effect from when a proposed plan is publicly notified must be clearly identified in the proposed plan. A rule that has immediate legal effect must be complied with immediately. In the proposed District Plan, some rules have immediate legal effect because they relate to the subjects described in s86B(3) of the RMA and they relate to the following: historic heritage; notable trees; sites and areas of significance to Māori; ecosystems and indigenous biodiversity; natural character of freshwater body setbacks; places adjoining the coastal marine area. Council has endeavoured to identify all such rules using a red gavel icon . The rules relating to these matters that have legal effect are found in various chapters throughout the proposed District Plan. A red gavel icon  identifies a particular rule or a particular rule activity standard that has immediate legal effect. The gavel also identifies particular district wide standards and it applies to all items in a schedule where that schedule is identified by a gavel.

~~The proposed District Plan also includes rules that have immediate legal effect because of a Court Order under s86D. These rules are GRUZ-R41, GRUZ-R42 and SUB-R10 (and associated definitions "minor residential unit", "residential unit"). These rules are also identified with a red gavel icon .~~³

³ Sch 1, cl 16 RMA.

General Approach

Overview

The District Plan has the following interrelated parts:

Part 1 - Introduction and general provisions	These chapters explain the context of the District Plan and how it works, and provides definitions that assist interpretation. They also provide context and process-related information in relation to mana whenua.
Part 2 - District wide matters	<p>Strategic objectives:</p> <ol style="list-style-type: none"> 1. The overall Strategic Directions objectives (including objectives and policies for Urban Form and Development) address significant district wide matters and provide strategic direction for decision making. 2. Other objectives and policies in the District Plan are to be achieved in a manner consistent with the relevant strategic objectives and policies. <p>District wide matters:</p> <ol style="list-style-type: none"> 1. These are provisions that apply District wide. District wide matters include overlays that relate to parts of the District. 2. An overlay spatially identifies values, risks or other factors that require management in a different manner from underlying zone provisions. 3. A number of overlays relate to matters of national importance under the RMA. 4. District wide matters also include specific activity or effects provisions that may occur throughout or in parts of the District, as set out within the specific chapter or other chapters of the District Plan.
Part 3 - Area-specific matters	The District Plan uses a range of spatial layers that are shown on the planning map including zones, precincts, development areas and designations.
Part 4 - Appendices	These contain technical information where not located within the specific chapter.
Part 5 - Planning map	Electronic planning map that spatially shows zones, overlays, contours and precincts referred to within the District Plan chapters. Although most rules apply spatially, there are some that do not.

Within Part 2: District wide matters (excluding the Strategic Directions, Contaminated Land and Public Access chapters, which only contains objectives and policies) and Part 3: Area-specific matters of the District Plan, each chapter contains objectives, policies, rules and activity standards to address resource management issues:

1. Objectives are a statement of what is to be achieved to resolve a particular resource management issue or to promote an opportunity/positive outcome;
2. Policies are the course of action to achieve the objectives;

3. Activity rules and any incorporated activity standards are tools used to implement or give effect to the policies. Other methods to implement the policies can include non-regulatory methods such as monitoring, advocacy and education;
4. Built form standards set out bulk and location rules that may apply to each activity within a zone and standards apply to various district wide matters;
5. Matters of control or discretion identify the matters that the District Council will assess in considering any resource consent application for activities over which the District Council has reserved its control or restricted the exercise of its discretion. These matters are also intended as a guide to what the District Council may consider in assessing applications for discretionary or non-complying activities, and for those activities discretion is unlimited; and
6. Advice notes may be provided to draw attention to other provisions, or other relevant information that is likely to be relevant to a provision. Advice notes, that are common across most of the chapters, are presented below, otherwise more specific advisory notes are located within the relevant chapters.

Zone names and descriptions

The National Planning Standards provide the District Council with a suite of zones from which to select a zone type that best reflects an area's environmental characteristics. In the circumstance where one of the zones provided does not reflect the land use, the District Council is able to develop a 'special purpose zone' for that area. The zones used in the District Plan and their intended purpose are as follows:

Rural Zones	
General Rural Zone	Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
Rural Lifestyle Zone	Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still enabling primary production to occur.
Residential Zones	
Large Lot Residential Zone	Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Medium Density Zone and General Residential Zone and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.
General Residential Zone	Areas used predominantly for residential activities with a mix of building types, and other compatible activities.
Medium Density Residential Zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
Settlement Zone	Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.

Commercial and Mixed Use Zones	
Neighbourhood Centre Zone	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
Local Centre Zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.
Mixed Use Zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
Town Centre Zone	Areas used predominantly for: <ul style="list-style-type: none"> • in smaller urban environments, a range of commercial, community, recreational and residential activities. • in larger urban environments, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.
Large Format Retail Zone	Areas used predominantly for commercial activities which require large floor or yard areas.
Industrial Zones	
Light Industrial Zone	Areas used predominantly for a range of industrial activities, and associated activities, with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.
General Industrial Zone	Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.
Heavy Industrial Zone	Areas used predominantly for industrial activities that generate potentially significant adverse effects. The zone may also be used for associated activities that are compatible with the potentially significant adverse effects generated from industrial activities.
Open Space and Recreation Zones	
Natural Open Space Zone	Areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.
Open Space Zone	Areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.
Sport and Active Recreation Zone	Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.

Special Purpose Zone names and descriptions

Hospital	Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.
Kāinga Nohoanga	Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities covering Maori Reserve 873 and other areas of land held under Te Ture Whenua Maori Act 1993.
The Pines Beach and Kairaki Regeneration	Areas used predominantly for limited residential activity that were affected by the Canterbury Earthquakes of 2010/2011 and other activities that are complementary to and supports the ongoing use, and management of the Tūhaitara Coastal Park and adjoining Natural Open Space Zone, recognising natural hazard constraints.
Pegasus Resort	An area used predominantly for a unique mix of tourist, recreational, commercial, visitor accommodation, limited residential and resort related activities based around an existing golf course.
Museum and Conference Centre	An area used predominantly for a central museum, wedding venue, tavern and conference facility, with associated ancillary non-permanent accommodation and will not undermine the function, role and amenity of the Rangiora Town Centre.
Kaiapoi Regeneration	An area used predominantly to identify long term uses for land affected by the Canterbury Earthquakes of 2010/2011 and in response to the WRRZRP.

Zoning of roads, railways and rivers

All formed roads including state highways, railways and rivers are zoned. Roads, railways and rivers are generally zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the road, railway or river then the zoning will generally apply to the centreline of the road, railway or river. The application of zoning to the road and rail corridor is explained further in the Transport Chapter.

Resource consents and activity status

A resource consent is processed by a consent authority (the District Council) under the RMA for an activity or subdivision, and may be subject to conditions upon approval. Section 139 of the RMA also provides that a consent authority, on request, must issue a Certificate of Compliance if the activity can be carried out lawfully without resource consent.

The District Plan specifies the status of activities (see below), which determine whether a resource consent is required or not. If resource consent is required, the activity status may set out the matters that can be considered when processing and making a decision on the resource consent application. As a general approach, where a proposed activity requires consent under more than one rule, the highest activity status generated will apply.

A 'traffic light' colour coding approach has been used to give an indication as to the potential status of an activity. Green for permitted activities, yellow (and other colours) indicating where resource consent is required and red where the activity is prohibited in the District.

Description of Activity Status

Activity status abbreviations	Activity status	Is resource consent required?	What can Council consider?
PER	Permitted	No, where all relevant activity standards, built form standards or District wide matters are met.	N/A.
CON	Controlled	Yes, and consent must be granted subject to any conditions.	The matters over which control is reserved.
RDIS	Restricted discretionary	Yes, and consent may be granted or declined and may be subject to conditions.	The matters over which discretion is restricted.
DIS	Discretionary	Yes, and consent may be granted or declined and may be subject to conditions.	Any relevant matter.
NC	Non-complying	Yes, and consent may be granted or declined and may be subject to conditions.	Any relevant matter and consent can only be granted if the consent authority is satisfied that: <ul style="list-style-type: none"> the adverse effects of the activity on the environment will be minor; or the activity will not be contrary to the objectives and policies of the District Plan.
PR	Prohibited	No.	No resource consent can be applied for or granted, and the activity cannot be carried out.

For a resource consent application that requires consent under multiple rules, the overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal. When a proposal involves several components that are subject to multiple rules with different activity statuses, and/or involves an activity/activities across multiple zones, precincts or overlays, and it is appropriate to bundle the activities, the proposal will be assessed on the basis of the most restrictive activity status.

The chapters within Part 2: District wide matters only include rules for certain types of activities. If your proposed activity is within an overlay shown on the planning map, but there are no overlay rules that are applicable to your activity, then the activity can be ~~can be~~¹ assessed under Part 3: Area-Specific chapters and/or Part 2: District wide matters chapters.

An application for resource consent for a proposal must address all rules under which consent is required for that proposal under the District Plan and all relevant matters, or must clearly set out the reason why the application is not in relation to all such matters.

Where a general activity is defined, that definition also applies to any component of that defined activity that is more specifically defined, unless the definition specifically provides otherwise. For example, the definition of 'retail activity' also applies to the definition of 'food and beverage outlet', and 'large format retail'. To determine the status of an activity, where a standard or rule for a specific activity (for example food and beverage outlet) is specified, this will apply, but where there is no standard or rule for a specific activity (such as food and beverage outlet) the standard or rule for a general activity (such as retail activity) will apply.

Application forms and detailed guidance on how to read the District Plan, make an application and the information that is to be submitted with an application are available on the District Council website.

Advice notes

The following advice notes are common to one or more chapters within the District Plan. Other advice notes exist within the various chapters that are specific to the chapter. These may appear either near the end of the chapter above the matters of discretion section, or in some cases within the rule for which it applies, as an advisory note.

GA-AN1	The Regional Council also has jurisdiction to manage including land uses on or in the bed of water bodies, including the Waimakariri River and Ashley River/Rakahuri and within the CMA.
GA-AN2	The District Council has jurisdiction over the northern half of the Waimakariri River. The Christchurch City Council and Selwyn District Council have jurisdiction over the southern half of the Waimakariri River.
GA-AN3	If any activity associated with a project, including earthworks, may modify, damage or destroy an archaeological site(s), an authority from HNZPT must be obtained for the work to proceed lawfully. The HNZPTA contains penalties for unauthorised site damage.
GA-AN4	The NES PC ² F are regulations made under the RMA that provide a nationally consistent set of standards to manage the environmental effects of plantation <u>commercial</u> ³ forestry activities. <u>The regulations apply to both plantation forestry and exotic continuous-cover forests (carbon forests) that are deliberately established for commercial purposes.</u> The eight plantation <u>core</u> ⁴ forestry activities regulated by the NES PC ⁵ F are: <ol style="list-style-type: none"> 1. Afforestation; 2. Pruning and thinning to waste; 3. Earthworks;

¹ Cl 16(1) sch 1 RMA.

² s44A(6) of RMA.

³ s44A(6) of RMA.

⁴ s44A(6) of RMA.

⁵ s44A(6) of RMA.

	<p>4. River crossings; 5. Forestry quarrying; 6. Harvesting; 7. Mechanical land preparation; and 8. Replanting.</p> <p>The NESPC⁶F also regulates ancillary activities such as indigenous vegetation clearance and slash traps that may occur at any stage in the life cycle of a forest. Foresters who wish to undertake any of these plantation forestry activities will need to comply with the NESPC⁷F. The provisions of the Rural Zones do not apply to plantation⁸ forestry greater than 1ha in area, refer to the NESPC⁹F.</p>
<u>GA-AN5</u>	<p><u>Any onsite wastewater treatment systems must be permitted under the regional plan, or a resource consent is required by the Canterbury Regional Council for the discharge. A building consent from the District Council is also required for any onsite wastewater treatment system.</u>¹⁰</p>

⁶ s44A(6) of RMA.

⁷ s44A(6) of RMA.

⁸ s44A(6) of RMA.

⁹ s44A(6) of RMA.

¹⁰ ECan [316.134].

Cross Boundary Matters

The District is located adjacent to Christchurch, Selwyn, and Hurunui Districts. Cross boundary matters apply when an activity takes place on, or near, a territorial boundary or where the effects of a particular activity impact on the territory of an adjacent authority, or that of the Regional Council.

Cross boundary issues may arise where:

1. Land use and subdivision activities and development give rise to effects in an adjacent authority, this may include activities on the surface of water, recreational activities, natural hazards management, landscape values, coastal environment management, housing and business supply and demand;
2. Roads and transportation matters, air pollution, drainage systems, water supplies and other infrastructure services, including critical infrastructure, regionally significant infrastructure, strategic infrastructure and lifeline utility, start in one territorial area and cross into another; or
3. Resource consent matters that are primarily the concern of the Regional Council may impinge on the territorial authority.

Through the Greater Christchurch Partnership, councils, government agencies and iwi have been collaborating on planning and managing the impacts of growth and development in the Greater Christchurch area. This includes the northern parts of Christchurch District and the eastern parts of Selwyn District and Waimakariri District.

In conjunction with the community of Greater Christchurch, the UDS was developed. This was refreshed, in response to the former NPS-UDC to include Our Space 2018-2048. Implementing the strategy through the District Plan and other legislative documents continues to be a core component of the planning framework as a cross boundary matter.

In considering cross boundary issues, the District Council is guided by the RPS and relevant regional plans. This is in addition to the objectives and policies of the District Plan and the provisions of the district plans of the adjoining territorial local authorities.

Cross boundary issues have been addressed through this District Plan, and will continue to be addressed when they arise by maintaining an ongoing dialogue with the Regional Council and neighbouring territorial authorities to ensure effective and integrated management of resource management issues at a district and regional level. The UDS and the partners that comprise the Greater Christchurch Partnership, provide the wider context, especially in relation to sub-regional growth management.

The procedure for resource consents that may give rise to cross boundary matters is as follows:

1. Establish whether any resource consents are required from other consent authorities. If so, the RMA sets out the procedures for joint hearings;
2. Encourage applicants for resource consent for activities which might have effects on an adjoining district to consult with the consent authority;
3. Include the consent authority as an affected party, where applicable; and
4. Notify the consent authority of proposals for which an application has been received where it is considered that a cross-boundary effect is likely.

Where a resource consent is identified as being a cross boundary matter, the District Council will seek to adopt the following process (subject to the particular circumstances, the approach adopted by the other consent authorities concerned, and any relevant matters relating to delegations):

1. Where the adjacent authority does not require a resource consent application for the proposed activity, the application will proceed as provided for in this District Plan;

2. Where both the District Council and the consent authority require a resource consent application, and that application is provided for as a non-notified application, the consent and any conditions be decided by the authorities with a single decision being issued;
3. Where at least one authority requires a resource consent to be notified, all authorities will notify the application and the consent and any conditions be decided by the authorities jointly with a single decision being issued. Wherever practicable, any application which requires the consent of two or more local authorities shall be heard jointly by an equal number of elected officials from both organisations and/or agreed commissioners at a mutually agreeable time and location. The District Council will encourage practices which enable resource consent applications to be considered in a similar manner.

Relationships Between Spatial Layers

The District Plan uses a range of spatial layers with different functions. These are shown on the planning map and include:

Spatial layer name	Function	Location of spatial layer provisions
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where common environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.	Zone chapters
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.	District wide matters chapters
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).	If it applies to only one zone, it is included in the relevant zone chapter If it applies to multiple zones, it will be included in the relevant zone chapters
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).	Relevant chapters
Development Areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development	Development area chapters

	areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.	
Designations	Spatially identifies where a designation is included under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.	Designations chapter
Heritage orders	Spatially identifies heritage orders enabled under section 189 or section 189A of the RMA.	Historic heritage chapter. There are no heritage orders in the District Plan

Definitions Nesting Tables

The relationship between listed defined terms is shown below. Within the table, activities are listed with the more general on the left and the more specific on the right. For example, retail activities is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

Where an activity is included in a nesting table, the activity status of that activity in any activity table also applies to the nested activities set out to the right of that activity in the nesting table, unless an activity table expressly provides otherwise for a particular overlay, zone, district wide rule or precinct.

Commercial Activities

- Offices
- Retail
 - Food and Beverage
 - Bars and Taverns
 - Restaurants and Cafes
 - Drive through restaurant
 - Dairies
 - Large Format Retail
 - Department Stores
 - Supermarket
 - Service Station
 - Trade Supplier
 - Automotive and marine supplies
 - Building supplies
 - Garden and landscaping supplies
 - Farming and agricultural supplies
 - Hire services
 - Office Furniture, equipment and systems
- Commercial Services
 - Veterinary clinic
- Entertainment facilities

Industrial activity

- Freight Depot
 - Warehouse and Storage
- [Heavy Industry](#)¹
- [Light Industry](#)²
- Manufacturing
 - Light manufacturing and servicing
- Repair and maintenance services
- Storage and lockup facilities

¹ Daiken [145.10].

² Daiken [145.10].

- Wholesalers

Definitions

ACCESSIBLE	means the ability for all people, including people with disabilities, to reach a location without undue constraint.
ACCESSORY BUILDING	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit. (National Planning Standard definition)
ACCESSWAY	means any area of land the primary purpose of which is to provide access, including vehicle access, between the body of any allotment(s) or site(s) and any vehicle crossing. Accessway includes any rights of way, private way, access lot, access leg or private road.
ACTIVE TRANSPORT	means transport involving modes of travel other than conventional motor vehicles and which rely primarily on human power, such as walking and cycling <u>and includes electric bikes, electric scooters, electric skateboards and other lightweight personally driven electric devices.</u> ¹
ADDITION	means, in the context of a building, any works undertaken to an existing building which has the effect of increasing the gross floor area or height of that building.
AFFORESTATION	has same meaning as in the NESPCF ² .
<u>AGRICULTURAL AVIATION ACTIVITIES</u>	<u>means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</u> ³
AGRICULTURE	means a land based activity having any one or combination of the following as the purpose of the use of land: <ol style="list-style-type: none"> arable land use being the use of land to grow crops for harvest; or horticultural land use being the use of land to grow food or beverage crops for human consumption (other than arable crops), or flowers for commercial supply; or pastoral land use being the use of land for the grazing of livestock; or Plantation Forest or Woodlot being less than 1ha of continuous area of deliberately established tree species that has been planted, or has or will be, harvested or replanted.⁴
AIRCRAFT OPERATIONS	means: <ol style="list-style-type: none"> the landing and take-off of aircraft (including helicopters) at Rangiora Airfield; aircraft flying along any flight path associated with a landing or take-off at Rangiora Airfield.

¹ MoE [277.15].

²² s44A(6) RMA.

³ NZAAA [310.1] consequential amendment.

⁴ s44A of RMA.

<u>AIRFIELD ACTIVITY⁵</u>	<p><u>Means the following use of land and/or buildings related to or ancillary to the function and operation of the Rangiora Airfield:</u></p> <ul style="list-style-type: none"> <u>a. any activity associated with Aircraft Operation (excluding aircraft operation);</u> <u>b. runways, taxiways, aprons, and other aircraft movement areas;</u> <u>c. hangars and control towers;</u> <u>d. rescue, fire, police and medical facilities;</u> <u>e. aircraft fuel installations and aircraft fuel servicing facilities;</u> <u>f. navigation and safety aids, meteorological stations, lighting (other than runway lighting) and telecommunications facilities;</u> <u>g. commercial and industrial activities associated with the needs of pilots, visitors and employees and/or aircraft maintenance and airfield business;</u> <u>h. freight facilities;</u> <u>i. activities and facilities directly associated with servicing the needs of airfield visitors, pilots and employees;</u> <u>j. aviation related educational activities, including aircraft training facilities and accommodation facilities;</u> <u>k. aviation warehouses and aviation storage facilities;</u> <u>l. stormwater facilities, infrastructure, and utility activities;</u> <u>m. monitoring and site investigation activities;</u> <u>n. signs;</u> <u>o. administration and offices associated with any airfield activity;</u> <u>p. any ancillary activities, buildings and structures related to the above.</u>
ALL WEATHER STANDARD	<p>means an unsealed surface comprising screened and graded aggregate mechanically compacted with a gradient that enables stormwater runoff and is usable by motor vehicles under all weather conditions <u>including a 2% AEP (1:50) flood event⁶</u>.</p>
ALLOTMENT	<p>has the same meaning as in section 218 of the RMA.</p> <p>2. In this Act, the term allotment means—</p> <ul style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. <p>3. For the purposes of subsection (2), an allotment that is—</p>

⁵ Daniel Smith [10.1]

⁶ WDC [367.25].

	<p>a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p> <p>(National Planning Standard definition)</p>
ALTERATION	<p>in relation to historic heritage, means any modification which impacts on heritage fabric, involving:</p> <p>a. permanent modification of, adding of or permanent removal of, heritage fabric which is not decayed or damaged and includes partial demolition of historic heritage;</p> <p>b. physical change to the existing surface finish or materials; and</p> <p>c. permanent addition of fabric;</p> <p>but excludes:</p> <p>d. maintenance or repair;</p> <p>e. heritage investigative and temporary works;</p> <p>f. any addition.</p>
AMATEUR RADIO CONFIGURATIONS	<p>means the antennas, aerials, and associated <u>support structures</u>⁷ <u>including</u> poles which are owned and <u>used operated</u>⁸ by licensed amateur radio operators.</p>
AMENITY VALUES	<p>has the same meaning as in section 2 of the RMA.</p> <p>means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p> <p>(National Planning Standard definition)</p>
ANCILLARY ACTIVITY	<p>means an activity that supports and is subsidiary to a primary activity.</p> <p>(National Planning Standard definition)</p>
ANCILLARY INFRASTRUCTURE EQUIPMENT	<p>means equipment that must be installed with the main components of infrastructure to enable its operation, including (but not limited to): <u>telemetry equipment</u>⁹, valves, fittings, meters, pipework, power distribution units, microwave units, DC and surge arrestors, cable trays, cables, mounts, fibre access terminals, ducting, cable loops, combiner/junction boxes, remote radio units, pole- or tower-mounted amplifiers, lightning surge units, filters, or similar types of equipment required to support its operation, but excluding antennas, self-contained power units or generators.</p>

⁷ NZ Association of Amateur Radio Transmitters, Inc. [157.1].

⁸ NZ Association of Amateur Radio Transmitters, Inc. [157.1].

⁹ Mainpower [249.7].

ANCILLARY SPORT AND RECREATION SERVICES	means services that are ancillary to the primary sport and active recreation use of the same site or to recreation facilities or major sports facility on the same site, such as (but not necessarily limited to): <ul style="list-style-type: none"> a. fitness training and coaching advice; b. sports medicine; c. physiotherapy; d. podiatry; e. sports massage; f. nutritional advice; g. mental conditioning.
ANTENNA	has the same meaning as in the NESTF and is a device that receives or transmits radiocommunication or telecommunication signals but is not a small cell unit.
AQUIFER	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water. (National Planning Standard definition)
ARCHAEOLOGICAL SITE	has the same meaning as in section 6 of the HNZPTA . ¹⁰
AREA OF SIGN	means the total area of any freestanding sign or any sign attached to a building that projects from the building façade, or any sign attached to a fence that projects from the fence. Where a sign is painted on, or integrated with, a building façade or fence, the area of a sign shall be measured as the area enclosing the text, symbols, and images. The area of any freestanding sign shall not include the support structure provided the structure does not form part of the sign's message. The area of a double-sided sign, or a V-shaped sign with an apex of less than 30°, shall be measured as the area of one side only, being the largest of any one side.
ARTERIAL ROAD	means any road identified as an arterial road in the District Plan road hierarchy, and are roads of major importance in the District serving significant populations and functioning as a prime access to centres inside and outside the District. They cater for trips of intermediate length and provide connections between strategic roads, other arterial roads, collector roads and major rural, suburban, industrial and commercial areas.
AUDIBLE BIRD SCARING DEVICE	means any device that generates audible sound waves used for the purpose of disturbing or scaring of birds such as a gas gun or avian distress alarm, and excludes firearms and vehicles used for that purpose.
BALCONY	means a structure, which is part of a building, which provides outdoor living space for a residential unit and is located above ground floor level, roofed or unroofed, and completely open to the weather on at least one side, except for a balustrade.
BED	has the same meaning as in section 2 of the RMA. means— a. in relation to any river—

¹⁰ Hyperlink to the Heritage New Zealand Pouhere Taonga Act 2014

	<ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea. <p>(National Planning Standard definition)</p>
BEST PRACTICABLE OPTION	<p>has the same meaning as in section 2 of the RMA.</p> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <ul style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied. <p>(National Planning Standard definition)</p>
<u>BIODIVERSITY COMPENSATION</u>	<p><u>means a conservation outcome that meets the requirements in ECO-APP3 and results from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.</u>¹¹</p>
BIODIVERSITY OFFSET	<p>means a measurable conservation outcome <u>that meets the requirements resulting from actions that comply with the principles</u> in ECO-APP2 and <u>results from actions that are intended designed</u> to:</p> <ul style="list-style-type: none"> a. <u>compensate redress any for</u> more than minor residual adverse biodiversity effects <u>on indigenous biodiversity arising from subdivision, use or development</u> after <u>all</u> appropriate avoidance, <u>minimisation, and</u> remediation <u>and mitigation</u> measures have been sequentially applied; and b. achieve a <u>net gain in type, amount, and condition of no net loss of and preferably a net gain to,</u> indigenous biodiversity <u>compared to that lost values.</u>¹²

¹¹ Forest and Bird [192.2] and DoC [419.14].

¹² Forest and Bird [192.2].

BIRD STRIKE RISK ACTIVITY¹³	<u>means the following activities:</u> (a) <u>waste management facilities;</u> (b) <u>composting facilities;</u> (c) <u>fish and commercial food processing activities with external food storage or waste areas accessible to birds;</u> (d) <u>abattoirs and freezing works; and</u> (e) <u>the treatment plants, canals, wetlands, lagoons, infiltration basins, and irrigated land of wastewater systems.</u>
BOARDING HOUSE	means one or more buildings used for paid lodgings or boarding, providing accommodation on a site where the aggregated total accommodation contains more than two boarding rooms and is occupied by six or more tenants.
BOARDING KENNELS	means land, structures or buildings used for commercial accommodation and care of dogs, but does not include the keeping of dogs ancillary to residential activity, veterinary facility or farming purposes on any site.
BOARDING ROOM	means accommodation in a boarding house that is used as sleeping quarters by one or more people and used only by a person or people whose tenancy agreement relates to that room.
BONUS ALLOTMENT	means a new allotment of between 1 and 2 ha, created as a result of subdivision that provides protection and enhancement of a SNA on the balance site.
BONUS RESIDENTIAL UNIT	means an additional residential unit on a site that already has one residential unit where protection and restoration of a SNA listed in ECO-SCHED1 which is located on the same site has been provided.
BORE	means any hole drilled or constructed in the ground that is used to— a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits. (National Planning Standard definition)
BOUNDARY ADJUSTMENT	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments. (National Planning Standard definition)
BROWNFIELD SITE	means abandoned or underutilised commercial or industrial land, or land no longer required by a requiring authority for a designated purpose.
BUILDING	means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed; and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power. (National Planning Standard definition)
BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint. (National Planning Standard definition)

¹³ CIAL[254.4]

BUILDING DAMAGE FROM VIBRATION	means any permanent effect of vibration that reduces the serviceability of a structure or one of its components.
BUILDING FOOTPRINT	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. (National Planning Standard definition)
BUILDING SUPPLIER	means businesses and associated premises used for the display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings, including plumbing, electrical and landscaping.
BURIAL	has the same meaning as 'interment'.
CARBON FOREST	means forest land, other than Production Forest that is for the purpose of carbon sequestration. ¹⁴
CARE FACILITY	means a facility including land and buildings, providing rest home care within the meaning of the Health and Disability Services (Safety) Act 2001, or a home for the residential care of people with special needs, or any land or buildings used for the care during the day of elderly persons or people with special needs.
CARRIAGEWAY	means that part of a road corridor or road reserve containing the formed road used primarily by motor vehicles. As well as vehicle traffic lanes the carriageway may also include medians, marked on road cycle lanes, separated cycle lanes, and where kerbs are present may also include on road parking spaces, but excludes indented parking bays, footpaths and shared use paths.
CATTERY	means commercial accommodation and care of cats but does not include the keeping of cats ancillary to residential activity on any site or veterinary facility.
CEMETERY	has the same meaning as in section 2 of the Burial and Cremation Act 1964.
CERTIFICATION	means assessed by the relevant Council staff member (or independent consultant if required) acting in a technical certification capacity to determine whether the document or matter is consistent with or sufficient to meet the conditions of this consent. (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CHILDCARE FACILITY	means land and/or buildings used for the paid care of more than four children that are not related to the resident of the site, or where the site is not run as a home business. It excludes rooms or land used for sports training.
CLEANFILL AREA	means an area used exclusively for the disposal of cleanfill material. (National Planning Standard definition)
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;

¹⁴ s44A RMA.

	<p>c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices;</p> <p>d. medical and veterinary wastes, asbestos, and radioactive substances;</p> <p>e. contaminated soil and other contaminated materials; and</p> <p>f. liquid wastes.</p> <p>(National Planning Standard definition)</p>
CLOSED CEMETERY	has the same meaning as in section 2 of the Burial and Cremation Act 1964.
CLUBROOM	means any building or part thereof which is ancillary to recreation activities or recreation facilities on the same site and which is intended to be used by members of a sports club or recreation-related organisation for amenities, meetings and/or social events.
COASTAL ENVIRONMENT	means the area shown on the planning map as being located within the inland extent of the coastal environment, identified in accordance with Policy 1 of the NZCPS.
COASTAL HAZARD MITIGATION WORKS	<u>Any means work and or structure designed to prevent or mitigate coastal hazards, such as coastal erosion and seawater inundation. It includes soft engineering natural hazard mitigation beach re-nourishment, dune replacement, and sand fences, seawalls, groynes, gabions and revetments and hard engineering natural hazard mitigation¹⁵.</u>
COASTAL MARINE AREA	has the same meaning as in section 2 of the RMA.
COASTAL WATER	has the same meaning as in section 2 of the RMA. (National Planning Standard definition)
COLLECTOR ROAD	means any road identified as a collector road in the District Plan road hierarchy, and are roads that collect and distribute traffic between neighbourhoods and arterial roads, are a preferred route for travel within and between areas of population and activities, act as 'spine' roads, and provide a significant property access function.
COMMERCIAL ACTIVITY	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). (National Planning Standard definition)
COMMERCIAL AND MIXED USE ZONES	means any of the following: <ul style="list-style-type: none"> a. Large Format Retail Zone; b. Local Centre Zone; c. Mixed Use Zone; d. Neighbourhood Centre Zone; e. Town Centre Zone (Key Activity Centre as per the RPS).
COMMERCIAL GOLF RESORT ACTIVITY	means activities that support the tourism/resort activities in the zone, involving: <ul style="list-style-type: none"> a. cafes; b. restaurants; c. wine bar; d. superette;

¹⁵ 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd [266.177]. DOC [419.8].

	<ul style="list-style-type: none"> e. gift/souvenir shop <u>and any ancillary artisan workshops</u>¹⁶; f. hair and beauty salon; g. massage therapists;¹⁷ h. golfing supplies; and i. swimwear apparel and accessories.
COMMERCIAL MOTORISED ACTIVITIES	means land-based motorised recreation activities undertaken by a commercial operator and includes activities such as quad bike and 4x4 wheel drive tours for fee paying customers.
COMMERCIAL SERVICES	<p>means a business providing personal, property, financial, household, or other retail services to the general public where a front counter service is provided to cater for anticipated walk-in customers, and is limited to:</p> <ul style="list-style-type: none"> a. authorised betting shops; b. copy and quick print services; c. financial and banking facilities; d. postal services; e. counter insurance services; f. dry-cleaning and laundrette services; g. electrical goods repair services; h. footwear, leather goods and clothing repair and alteration services; i. hairdressing, beauty salons and barbers; j. internet cafes; k. computer, internet and phone services and repairs; l. key cutting services; m. real estate agents and valuers; n. travel agency, airline and entertainment booking services; o. optometrists and/or opticians; p. movie and game hire; q. veterinary facilities and/or animal grooming services; r. massage therapists; s. tattoo and piercing studios; and t. weight management services.
COMMUNICATION KIOSK	means any structure intended for public use to facilitate telecommunication or radiocommunication and includes (but is not necessarily limited to) boxes or booths for telephone, video or internet services but is not an infrastructure cabinet or infrastructure building.
COMMUNITY CORRECTIONS ACTIVITY	<p>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</p> <p>(National Planning Standard definition)</p>
COMMUNITY FACILITY	<p>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p> <p>(National Planning Standard definition)</p>

¹⁶ S&E Corp [416.15].

¹⁷ Minor amendment.

COMMUNITY GARDEN	means the use of land for communal gardening (both at ground level or in raised beds) and includes marae gardens, shared gardening on private land, and other community-based initiatives to encourage home gardening.
COMMUNITY MARKET	means a regular and ongoing market with multiple vendors using moveable buildings or structures. It excludes retail activity ancillary to a permanent activity on the same site.
COMMUNITY SCALE NATURAL HAZARD MITIGATION WORKS	means <u>a</u> natural hazard mitigation <u>scheme works</u> that serves multiple properties and <u>is are</u> constructed and administered by the District Council, the Crown, the Regional Council or their nominated contractor or agent. ¹⁸
COMMUNITY SIGN	means any sign associated with one or more of the following purposes: <ul style="list-style-type: none"> a. naming or interpretation of any listed historic heritage item either within its applicable historic heritage setting or affixed to the historic heritage item; b. providing information about the historic occupation or use of a site and area of significance to Māori and their associated values as wāhi tapu/wāhi taonga, ngā tūrangā tupuna or ngā wai; c. township identification; d. community group information noticeboard managed by Waimakariri District Council; e. international Symbol of Access; f. Council owned public parking locations or public amenities; g. hunter, angler access or recreational user access, <u>public park use or interpretation</u>¹⁹ managed by <u>Te Kōhaka o Tūhaitara Trust</u>,²⁰ Fish & Game New Zealand, Department of Conservation, Canterbury Regional Council or Waimakariri District Council; or h. customary access or relating to a rāhui.
COMPOSTING FACILITY	means buildings, grounds and equipment used for the receiving organic material, manufacture of compost, storage and disposal of composted material, but does not include domestic or farm-scale composting activities.
CONDUCTOR	means a wire or cable, or bundles of wires or cables, used for carrying electric current, including any associated hardware and insulation.
CONFERENCE FACILITY	means a formal meeting location where singular events such as business conferences and meetings are held, rather than events that occur regularly.
CONSERVATION ACTIVITIES	means the management, maintenance and enhancement of <u>the intrinsic values of natural resources, including</u> ^{21 22} ecological values of ^{23 24} parks and reserves, beach areas and open space and recreation zones. This includes: <ul style="list-style-type: none"> a. pest control; b. fencing; c. plant nurseries; d. conservation and restoration planting;

¹⁸ ECan [316.56].

¹⁹ Tūhaitara Trust [113.4 & 113.5].

²⁰ Tūhaitara Trust [113.4 & 113.5].

²¹ Hort NZ [295.19].

²² DoC [419.9].

²³ Hort NZ [295.19].

²⁴ DoC [419.9].

	<ul style="list-style-type: none"> e. planting for stormwater treatment, erosion and coastal protection, and carbon sequestration; f. ancillary environmental research and education activities; g. ancillary access tracks and ancillary structures; h. the ancillary use of vehicles, machinery or equipment.
CONSERVATION VALUES ²⁵	<u>has the same meaning as in section 229(2) of the RMA.</u>
CONSTRUCTION WORK	<p>has the same meaning as in NZS6803-1999: means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:</p> <ul style="list-style-type: none"> a. any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level; b. any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome; c. any drainage, irrigation, or river control work; d. any electricity, water, gas, or telecommunications reticulation; e. any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation; or f. any scaffolding. g. any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work; h. the use of any plant, tools, gear, or materials for the purpose of any construction work; i. any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation; and j. any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out. <p><u>for the avoidance of doubt, installation of a building includes the relocation and resitting of a building.</u>²⁶</p>
CONSTRUCTION WORK	<p>has the same meaning as in NZS6803-1999: means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration/conversion, dismantling, or demolition of:</p> <ul style="list-style-type: none"> a. any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level; b. any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome; c. any drainage, irrigation, or river control work; d. any electricity, water, gas, or telecommunications reticulation; e. any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation; or f. any scaffolding. g. any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work;

²⁵ Forest and Bird [192.79].

²⁶ House Movers Section of the New Zealand Heavy Haulage Association [221.5].

	<ul style="list-style-type: none"> h. the use of any plant, tools, gear, or materials for the purpose of any construction work; i. any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation; and j. any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.
CONTAMINANT	<p>has the same meaning as in section 2 of the RMA.</p> <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ul style="list-style-type: none"> a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged. <p>(National Planning Standard definition)</p>
CONTAMINATED LAND	<p>has the same meaning as in section 2 of the RMA.</p> <p>means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment. <p>(National Planning Standard definition)</p>
<u>CONVENIENCE ACTIVITY</u>	<p><u>Convenience activities means the use of land and/or buildings to provide readily accessible retail activities and commercial services required on a day to day basis. It excludes:</u></p> <ul style="list-style-type: none"> 1. <u>booking services for airlines, recreation activities and entertainment activities;</u> 2. <u>travel agency services;</u> 3. <u>real estate agents;</u> 4. <u>betting shops;</u> 5. <u>gymnasiums;</u> 6. <u>dry-cleaning and laundrette services (but not agencies for these services);</u> 7. <u>electrical goods repair services;</u> 8. <u>premises licensed to serve alcohol;</u> 9. <u>counter insurance services;</u> 10. <u>financial and banking facilities; and</u> 11. <u>copy and quick printing services.</u>²⁷
COVERAGE	<p>means the percentage of the net site area covered by the footprint of structures as identified in the relevant rule.</p>
CREMATORIUM	<p>has the same meaning as in section 2 of the Burial and Cremation Act 1964.</p>
CRITICAL INFRASTRUCTURE	<p>means infrastructure necessary to provide services which, if interrupted, would have a serious effect on people and communities and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure. Critical infrastructure includes:</p>

²⁷ Bellgrove Rangiora Ltd [408.55].

	<ul style="list-style-type: none"> a. regionally significant airports; b. regionally significant ports; c. gas storage and distribution facilities; d. electricity substations, networks, and transmission and distribution installations, including the National Grid and the electricity distribution network; e. supply and treatment of water for public supply; f. stormwater and sewage treatment and disposal systems; g. radiocommunication and telecommunication installations and networks; h. strategic road and rail networks; i. petroleum storage and supply facilities; j. public healthcare institutions including hospitals and medical centres; k. fire stations, police stations, ambulance stations, emergency coordination facilities; <p>except that critical infrastructure excludes a service, facility or connection that does not have a public or community function.</p>
CULTIVATION	<p>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.</p> <p>(National Planning Standard definition)</p>
CULTURAL FACILITY	<p>means land or an existing building used for cultural activity. It includes, but is not necessarily limited to, museums, cultural centres, galleries, and ancillary workshops, offices, storage, and retail activity.</p>
CUSTOMARY HARVESTING	<p>means the harvesting of indigenous vegetation or indigenous fauna by mana whenua, in accordance with tikanga, for traditional uses, including food gathering, carving, weaving, and traditional medicine.</p>
CUSTOMER CONNECTION	<p>means part or all of any structure, pipe, equipment or cable that relates to radiocommunication or telecommunication; wastewater or stormwater treatment or disposal; or water, gas or electricity; and that serves a residential unit or other building and its occupants.</p>
DELINEATED AREA	<p>means an area of land within a site and shown by defined boundaries, legal or otherwise, which encompasses a proposed building platform for a Residential Unit or an existing Residential Unit.</p>
DEMOLITION	<p>in relation to historic heritage means, the destruction in whole or of a substantial part of listed historic heritage which results in the complete or significant loss of the heritage fabric and heritage values of the item, but excludes partial demolition necessary for undertaking alterations to historic heritage.</p>
DESIGN STATEMENT	<p>means, for the purpose of assessing multi-unit residential development and retirement villages, a report prepared by an expert suitably qualified and experienced person in resource management planning, which may include assessments from other professional experts such as architects, urban designers, landscape architects and transport planners. A design statement:</p> <ul style="list-style-type: none"> a. outlines the design justification for the proposal; b. examines local character, site opportunities and constraints; and c. provides plans of the proposal within the context of surrounding sites, streets and public places (if any).

DIGITAL SIGN	means any sign that displays changeable electronic messages or images via LED, neon, or electronic projection.
DISASTER MANAGEMENT ACCOMMODATION	means the erection and use of tents or buildings in response to a disaster event, such as an earthquake, for the purpose of providing shelter or accommodation for people displaced or impacted by the event. The requirement for such facility will be determined by the Waimakariri District Council, Civil Defence or emergency organisations, or lawfully established organisation for the purpose of post disaster management. This definition includes: <ul style="list-style-type: none"> a. temporary accommodation for people required to work as part of the immediate disaster relief efforts or post disaster development team; b. temporary accommodation for people displaced by the disaster event; and c. temporary facilities for disaster event management d. temporary educational facility.
DISCHARGE	has the same meaning as in section 2 of the RMA. includes emit, deposit, and allow to escape. (National Planning Standard definition)
DOMESTIC ANIMAL KEEPING AND BREEDING	means the keeping or breeding of domestic animals for pets or domestic livestock as part of residential activity on any site.
DRAIN	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes. (National Planning Standard definition)
DRINKING WATER	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene. (National Planning Standard definition)
DRIVE THROUGH	means an activity where goods or services are provided to customers who remain in their vehicle (excluding service stations).
DUST	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood. (National Planning Standard definition)
EARTHWORKS	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. (National Planning Standard definition)
ECOLOGICAL DISTRICT	means a local part of the region where topographical, geological, climatic, soil and biological features, including the broad cultural pattern, produce a characteristic landscape and range of biological communities. Ecological

	districts in the District are shown on the planning map, and are derived from the current ecological districts defined in 'McEwen, W. M. (ed.), 1987. Ecological regions and districts of New Zealand. Wellington: Department of Conservation'.
ECOLOGICAL ECOSYSTEM SERVICES ²⁸	the benefits people obtain from ecosystems that support us by providing services on which our health, livelihoods, and well-being depend, i.e. e.g. ²⁹ , water purification and regulation; provision of food, medicine, fiber fibre ³⁰ , and energy; and places for physical, cultural, spiritual and recreation.
EDGE EFFECTS ³¹	<u>means effects on ecosystems caused by adjacent or surrounding land uses.</u> ³²
EDUCATION PURPOSES	<p>in the designated purpose of the Minister of Education designations, means to:</p> <ul style="list-style-type: none"> a. enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled in the institution located on the site. b. enable the provision of supervised care and study opportunities for students outside school hours in school facilities. c. enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities. d. include but not be limited to the provision of academic, sporting, social and cultural education including through: <ul style="list-style-type: none"> i. formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours; ii. formal and informal cultural activities and competitions whether carried out during or outside school hours; iii. the provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs. e. enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours. f. enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays). g. enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families. <p>(Minister of Education Designations Definition)</p> <p><u>"Education Purposes" for the purposes of these designations shall, in the absence of specific conditions to the contrary:</u></p> <ul style="list-style-type: none"> <u>i. Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (i.e.: years 0 to 13) and early childhood children regardless of whether they are enrolled at any institution located on that designated site.</u>

²⁸ DoC [419.10].

²⁹ Judith Roper-Lindsay [120.1].

³⁰ Correct spelling error via Clause 16 of Schedule 1 of the RMA.

³¹ Forest and Bird [192.7].

³² Forest and Bird [192.7].

	<ul style="list-style-type: none"> ii. <u>Enable the provision of supervised care and study opportunities for students outside school hours in school facilities</u> iii. <u>Enable the provision of community education (e.g.: night classes for adults) outside school hours in school facilities</u> iv. <u>Include but not be limited to the provision of academic, sporting, social and cultural education including through:</u> <ul style="list-style-type: none"> • <u>Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;</u> • <u>Formal and informal cultural activities and competitions whether carried out during or outside school hours;</u> • <u>The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs;</u> v. <u>Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</u> vi. <u>Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).</u> vii. <u>Enable the housing on site for staff members whose responsibilities require them to live on site (e.g.: school caretaker) and their families.</u> ³³
EDUCATIONAL FACILITY	means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition)
EFFECT	has the same meaning as in section 3 of the RMA. includes— <ul style="list-style-type: none"> a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— <ul style="list-style-type: none"> e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact. (National Planning Standard definition)
<u>ELECTRICITY CABINETS AND KIOSKS</u> ³⁴	<u>in relation to electricity distribution, means equipment affixed to, or within, the ground that is necessary to operate part of a utility or infrastructure network, including any casing.</u>
ELECTRICITY DISTRIBUTION	means the conveyance of electricity via electricity distribution lines, cables, poles, pi-poles, towers, substations, transformers, switching stations, kiosks,

³³ Minister of Education [277.1].

³⁴ Mainpower [249.9].

	cabinets, and ancillary buildings and structures, including communication equipment, by a network utility operator.
ELECTRICITY DISTRIBUTION LINE	means the lines and associated poles, pi-poles and towers <u>that are not part of the National Grid and are</u> ³⁵ utilised by a network utility operator to distribute electricity.
ELECTRICITY TRANSMISSION	has the same meaning as defined in the NPSET.
<u>ELEMENTS</u>	<u>in relation to sign content shall be calculated as follows:</u> <u>i. Each word, an email address, a website URL or phone number = 1 element each;</u> <u>ii. An image = 4 elements; and</u> <u>iii. A logo = 1 element.</u> ³⁶
EMERGENCY	means a situation that: a. is the result of any happening, whether natural or otherwise, including any accident, explosion, earthquake, eruption, tsunami, land movement, flood, storm, tornado, cyclone, fire, leakage or spillage of any dangerous gas or substance, technological failure, infestation, plague, epidemic, failure of or disruption to an emergency service or a lifeline utility, or actual or imminent attack or warlike act; and b. causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public or property in New Zealand or any part of New Zealand.
EMERGENCY SERVICE	means an authority or service that is responsible for the safety and welfare of people and property in the community during times of emergency that include, but are not necessarily limited to, fire service ³⁷ <u>Fire and Emergency New Zealand</u> ³⁸ , ambulance, police, <u>New Zealand Defence Force</u> ³⁹ and emergency co-ordination authorities or services.
EMERGENCY SERVICE FACILITY	means the land, structures and activities of authorities that are responsible for the safety and welfare of people and property in the community during times of emergency (and the use of those facilities for these purposes). It includes (but is not necessarily limited to) fire stations, ambulance stations, police stations and emergency co-ordination facilities, and ancillary parking and loading and signs.
<u>EMERGENCY SERVICE TRAINING ACTIVITY</u> ⁴⁰	<u>Emergency service training activity' means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and hospital and health services.</u>
ENTERTAINMENT ACTIVITY	means the use of land or buildings principally for leisure and amusement activities other than sports, regardless of whether a charge is made for admission or not. It includes public performances, exhibitions, movie and live theatres, and ancillary workshops, storage, offices and retail activity.

³⁵ Transpower [195.5].

³⁶ Waka Kotahi [275.62].

³⁷ FENZ [303.1].

³⁸ FENZ [303.3].

³⁹ NZ Defence Force [166.1]

⁴⁰ FENZ [303.49]

ENVIRONMENT	<p>has the same meaning as in section 2 of the RMA.</p> <p>includes—</p> <ol style="list-style-type: none"> ecosystems and their constituent parts, including people and communities; and all natural and physical resources; and amenity values; and the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. <p>(National Planning Standard definition)</p>
EQUESTRIAN AND ANCILLARY ACTIVITIES AND FACILITIES	<p>means the use of land and buildings for training, exercising, riding or showing of horses for recreational or competitive purposes <u>and whether a charge is made for admission or participation or not</u>⁴¹, and may include (but is not necessarily limited to):</p> <ol style="list-style-type: none"> pony clubs; clubroom; exercise areas, riding courses, <u>dressage arenas</u>⁴² and jumps; providing horse riding lessons for a tariff; <u>short term grazing of horses prior to an event</u>⁴³; and associated outdoor storage areas; <p>but excludes:</p> <ol style="list-style-type: none"> major sports facility; the grazing of horses on District Council land <u>(other than in e. above)</u>⁴⁴; the use of land and buildings for keeping, grazing, training and exercising of horses where this is ancillary to residential activity on the same site <u>(other than in a. to f. and h. above)</u>⁴⁵.
EQUIVALENT CAR MOVEMENTS	<p><u>means one equivalent car movement (ECM) = 1 car / light vehicle movement, 3 ECM = 1 heavy commercial vehicle movement, 5 ECM = 1 combination heavy commercial vehicle movement.</u>⁴⁶</p>
ESPLANADE RESERVE	<p>has the same meaning as in section 2 of the RMA.</p> <p>means a reserve within the meaning of the Reserves Act 1977-</p> <ol style="list-style-type: none"> which is either— <ol style="list-style-type: none"> a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or a reserve vested in the Crown or a regional council under section 237D; and which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229. <p>(National Planning Standard definition)</p>
ESPLANADE STRIP	<p>has the same meaning as in section 2 of the RMA.</p> <p>means a strip of land created by the registration of an instrument in</p>

⁴¹ Oxford A&P Association [146.2].

⁴² Oxford A&P Association [146.2].

⁴³ Oxford A&P Association [146.2].

⁴⁴ Oxford A&P Association [146.2].

⁴⁵ Oxford A&P Association [146.2].

⁴⁶ Kainga Ora [325.83].

	<p>accordance with section 232 for a purpose or purposes set out in section 229.</p> <p>(National Planning Standard definition)</p>
EXTENSIVE PIG FARMING	<p><u>means the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.</u>⁴⁷</p>
FARM BUILDING	<p>means a building integral to the use of a site for primary production, and excludes residential buildings.</p>
FARM QUARRY	<p>means the extraction of minerals taken for use ancillary to farming and horticulture, and only used within the property of extraction. It includes the extraction of material for farm and forestry tracks, accessways and hardstand areas on the property of origin. It does not include the exportation or removal of extracted material (including any aggregate) from the property of origin or retail or other sales of such material.</p>
FARMERS' MARKET	<p>means a market whereby vendors, or their representatives, involved in growing or producing food, plants or flowers sell these products directly to the public.</p>
FARMING AND AGRICULTURAL SUPPLIERS	<p>means businesses primarily selling goods for permanent exterior installation or planting and includes: landscaping suppliers; and suppliers of bark, compost, firewood, and paving and domestic paving aggregates.⁴⁸</p>
FERTILISER	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p> <p>(National Planning Standard definition)</p>
FILLING	<p>means the placing or disturbance of material upon the surface of the land above natural ground level, or upon land which has been excavated below natural ground level, or the placing or disturbance of material upon land below natural ground level where excavation has not taken place. This includes filling material from both on and off-site.</p>
FLOOR LEVEL	<p>for a concrete floor, means the top of the concrete slab, and for a wooden floor, the bottom of the joists supporting the floor.</p>
FOOD AND BEVERAGE OUTLET	<p>means the use of land, buildings, vessels or other structures primarily for the sale of food or beverages prepared for immediate consumption on or off</p>

⁴⁷ NZ Pork [169.6].

⁴⁸ Hort NZ [295.33].

	the premises to the general public. It includes restaurants, bars, taverns, cafes and takeaway bars and drive through restaurants, but excludes supermarkets.
FOOTPRINT	means the total area of structures at ground floor level and the area of any section of any of those structures that protrudes directly above the ground.
FRANGIBLE VEGETATION	means any plant with a main stalk less than 100mm in diameter at maturity measured at a point 400mm above ground level.
<u>FREE RANGE POULTRY FARMING</u>	<u>The primary production of poultry for commercial purposes, where:</u> <u>a. All of the birds farmed have access to open air runs; and</u> <u>b. Permanent vegetation ground cover exists on the land where birds are permitted to range; and</u> <u>c. The stocking rate of the runs and weatherproof shelter to which the birds have access are appropriate for the relevant bird type.</u> ⁴⁹
FREESTANDING SIGN	means any sign which stands wholly on its own with its own support structure(s). It includes any sign affixed to a trailer or vehicle that has the primary purpose of advertising.
FREIGHT HANDLING FACILITIES	means the use of land, plant, equipment, buildings, infrastructure and structures for freight handling and distribution. It includes ancillary: a. storage areas and facilities, including warehouses; b. maintenance and repair facilities; c. parking areas; d. administration facilities.
FRESHWATER	has the same meaning as fresh water in section 2 of the RMA. means all water except coastal water and geothermal water. (National Planning Standard definition)
FRESHWATER BODY SETBACK	means an area of defined width running parallel to the bank of a water body as shown in Natural Character of Freshwater Bodies chapter, Figure 1.
FUNCTIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. (National Planning Standard definition)
FUNERAL RELATED SERVICES AND FACILITY	means commercial services associated with the memorial, embalming or cremation of deceased person.
FUTURE DEVELOPMENT STRATEGY	means a strategy that sets the high-level vision for accommodating urban growth over the long term, and identifies strategic priorities to inform other development-related decisions, such as: a. district plan zoning and related plan changes; b. priority outcomes in long-term plans and infrastructure strategies, including decisions on funding and financing; c. priorities and decisions in regional land transport plans. Future Development Strategy is required under the NPSUD.

⁴⁹ EPFNZ and PIANZ [351.1].

GARDENING	means the small scale ⁵⁰ maintenance, preparation, digging, and replacing of soil for the planting of shrubs, flowers, ground cover, trees, and other plants; harvesting of produce; and the covering of the ground in lawn or bark where it does not permanently alter the profile, contour or height of the land, or leave soil exposed to erosion. It does not include the removal of soil off site, planting of trees within the root protection area of any notable tree or group of trees, or any other gardening activity that would cause damage or affect the growth of any notable tree or group of trees.
GAS DISTRIBUTION PIPELINE	means any pipeline with a pressure of 2,000 kilopascals gauge or less under the control of a gas distributor and used to distribute gas from the boundary of a gasworks or gate station or outlet flange supplying gas for distribution.
GOLF COUNTRY CLUB	means private membership clubrooms associated with the golf course designed to host social events for members and guests, including the provision of food and beverages and ancillary office.
GOLF EDUCATION FACILITY	means land and buildings used by a golf academy for teaching or training athletes or hosting educational seminars and includes ancillary office, temporary accommodation and golf related retail activity.
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.
<u>GREATER CHRISTCHURCH AREA</u>	<u>means that part of the Waimakariri District that is located within the boundary of 'Greater Christchurch' as shown on Map A of the Canterbury Regional Policy Statement 2013, July 2021 edition⁵¹</u>
GREEN INFRASTRUCTURE	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: <ul style="list-style-type: none"> a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation. (National Planning Standard definition)
GREYWATER	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste. (National Planning Standard definition)
GROSS FLOOR AREA	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured: <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls

⁵⁰ Federated Farmers [414.5].

⁵¹ Consequential amendment: ECan [316.8] and CCC [360.9]

	<ul style="list-style-type: none"> b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. <p>(National Planning Standard definition)</p>
GROUND LEVEL	<p>means:</p> <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary. <p>(National Planning Standard definition)</p>
GROUNDWATER	<p>means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.</p> <p>(National Planning Standard definition)</p>
GYMNASIUM	<p>means a building or room/s used for organised or instructed indoor exercise, including aerobics or weight/circuit training, and ancillary facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities, such as squash courts, are considered ancillary to a gymnasium.</p>
HABITABLE ROOM	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> <p>(National Planning Standard definition)</p>
HARD ENGINEERING NATURAL HAZARD MITIGATION	<p>means the construction of, usually artificial, physical structures or resistant barriers, to avoid flood damage or slow down or prevent erosion or inundation of the coastline. Such structures include stop banks, seawalls, gabions, breakwaters and groynes.</p>
HAZARDOUS FACILITY	<p>means a facility or activity that involves the use, storage or disposal of any hazardous substance, but excludes:</p> <ul style="list-style-type: none"> a. the incidental use and storage of hazardous substances in minimal domestic scale quantities; b. retail outlets for hazardous substances intended for domestic usage (e.g. supermarkets, hardware stores and pharmacies); c. the incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities; d. pipelines used for the transfer of hazardous substances such as gas, oil, trade waste and sewage; e. fuel in motor vehicles, boats, airplanes and small engines; f. the use, transportation, or storage of any hazardous substance for any temporary military training activity; g. the transportation of hazardous substances (e.g. in trucks or trains); or h. mixing and application of hazardous substances solely for the purpose of controlling plant and animal pests.

HAZARDOUS SUBSTANCE	<p>has the same meaning as in section 2 of the RMA.</p> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> a. with 1 or more of the following intrinsic properties: <ul style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a). <p>(National Planning Standard definition)</p>
HEADFRAME	<p>has the same meaning as in the NESTF and means a structure attached to a pole that enables more than 1 antenna to be attached to the pole and results in the notional envelope of the pole being larger than 0.7m in diameter.</p>
HEALTH CARE FACILITY	<p>means land or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003) including, but not necessarily limited to:</p> <ul style="list-style-type: none"> a. medical practitioners; b. dentists and dental services; c. opticians; d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; <p>and includes the following facilities:</p> <ul style="list-style-type: none"> h. diagnostic laboratories; i. day care facility for the elderly and disabled; j. integrated family health centre; k. ancillary offices and retail activity; l. ancillary parking and loading and signs; m. the provision of physical fitness facilities, such as gymnasiums and pools where ancillary to a hospital or health care facility; <p>but excludes facilities for:</p> <ul style="list-style-type: none"> n. beauty clinics; and o. health care within retirement villages premises.
HEAVY INDUSTRY	<p>means:</p> <ul style="list-style-type: none"> a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;

	<ul style="list-style-type: none"> c. storage and disposal of sewage, septic tank sludge or refuse; d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring; e. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr; f. burning out of the residual content of metal containers used for the transport or storage of chemicals; g. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; h. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; i. crematoriums; and j. any industrial activity which <u>may require regional discharge consents; and</u> k. <u>ancillary activities to the industrial activity involves the discharge of odour or dust beyond the site boundary</u>⁵².
HEAVY VEHICLE	<p>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:</p> <ul style="list-style-type: none"> 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.
HEIGHT	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. (National Planning Standard definition)</p>
HEIGHT CALCULATIONS	<p>means for the purpose of calculating building height, the following shall be excluded:</p> <ul style="list-style-type: none"> a. lines and wires; b. radio and television aerials, provided that the maximum height is not exceeded by more than 2.5m; c. finials, parapets and similar architectural features on buildings, provided that the maximum height is not exceeded by more than 1.5m; d. lift and stair shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, flagpoles; e. chimneys (not exceeding 1.1m in any direction); and f. the spires, steeples or towers of spiritual activities that exceed the maximum height by no more than 3m or 20% of the building height (whichever is greater). <p>See also the definition for "height in relation to infrastructure".</p>
HEIGHT IN RELATION TO BOUNDARY	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. a site; or b. another specified reference point. <p>(National Planning Standard definition)</p>

⁵² Daiken [145.2].

HEIGHT IN RELATION TO INFRASTRUCTURE	means height measured vertically from either ground level or the top of a plinth or foundation at the centre of a structure to the highest point of the structure, including conductors, but excluding ancillary infrastructure equipment, antennas, lightning rods, earth peaks and GPS units.
HELICOPTER MOVEMENTS	means the take-off or landing of a helicopter. For example, when a helicopter lands and takes off, this constitutes two movements.
HERITAGE FABRIC	in relation to historic heritage, means any physical element, feature, material or finish which contributes to the heritage values in whole or in part of a structure, place, object, feature or site. Heritage fabric only includes any interior physical element, feature, material or finish where specifically identified in HH-SCHED2 - Historic Heritage Items. Original heritage fabric is any such physical element which was an integral part of the historic heritage. Subsequent changes to such physical heritage elements which contribute to the record of the historic development of the heritage resource are also part of the heritage fabric.
HERITAGE INVESTIGATIVE AND TEMPORARY WORKS	in relation to historic heritage, means temporary removal, recording, storage and reinstatement of undamaged heritage fabric where necessary for associated works to the historic heritage. It may include: <ul style="list-style-type: none"> a. temporary removal for investigation of building condition and determining the scope of works; and b. temporary removal of heritage fabric where it cannot be satisfactorily protected in situ; and c. core drilling; it includes the following activities: <ul style="list-style-type: none"> d. temporary lifting and/ or temporary moving off foundations; and e. temporary lifting and/or temporary moving of the historic heritage to allow for ground, foundation and retaining wall remediation.
HERITAGE SETTING	means an entry in HH-SCHED2 - Historic Heritage Items which, with the associated historic heritage, has met the significance threshold for listing. A heritage setting is the area surrounding and adjacent to historic heritage that is integral to its function, meaning and relationships and may include individually listed historic heritage. A heritage setting includes: <ul style="list-style-type: none"> a. buildings; b. structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks; c. gardens, lawns, mature trees and landscaping water features, historic landforms; d. access, walkways and cycleways, circulation, paths and paving; e. open space; and f. spatial relationships.
HERITAGE VALUES	means those tangible and intangible values which contribute to the significance of historic heritage: <ul style="list-style-type: none"> a. historical and social value; b. cultural and spiritual value; c. architectural and aesthetic value; d. technological and craftsmanship value; e. contextual value; f. archaeological and scientific significance value.

HIGH COASTAL FLOOD HAZARD AREA	<p>means:</p> <ul style="list-style-type: none"> a. land likely to be subject to coastal erosion, including the cumulative effects of sea level rise, over the next 100 years; and b. land subject to water depth of 1 metre or greater in a 1% AEP (1 in 100-year) storm surge event (excluding tsunami), concurrent with 5% AEP (1 in 20-year) river flow event with a median sea level rise projection over the next 100 years based on an RCP8.5 high emissions scenario.⁵³
HIGH FLOOD HAZARD AREA	<p>means:</p> <ul style="list-style-type: none"> a. land where there is inundation by floodwater, and where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% Annual Exceedance Probability flood event.⁵⁴
HIGH HAZARD AREA	<p>means:</p> <ul style="list-style-type: none"> a. <u>land likely to be subject to coastal erosion; or</u>⁵⁵ b. <u>land where there is inundation by floodwater and where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% Annual Exceedance Probability flood event.</u> <p><u>When determining a. and b. above, the cumulative effects of climate change over the next 100 years (based on latest national guidance) and all sources of flooding (including fluvial, pluvial, and coastal) must be accounted for.</u>⁵⁶</p>
HIGH TRAFFIC GENERATING ACTIVITIES	<p><u>means any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1.</u>⁵⁷</p>
HISTORIC HERITAGE	<p>has the same meaning as in section 2 of the RMA.</p> <ul style="list-style-type: none"> a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and b. includes— <ul style="list-style-type: none"> i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources. <p>(National Planning Standard definition)</p>

⁵³ ECan [316.54].

⁵⁴ ECan [316.54].

⁵⁵ ECan [316.54].

⁵⁶ ECan [316.54].

⁵⁷ Schedule 1 Clause 16(2).

HOME BUSINESS	means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity. (National Planning Standard definition)
HOSPITAL	means land or buildings used for the provision of medical or surgical treatment of, and health services for, people, including: <ul style="list-style-type: none"> a. helicopter landing and ambulance facilities; b. medical research and testing facilities; c. first aid and other health-related training facilities; d. rehabilitation facilities, including gymnasiums and pools; e. palliative facilities; f. supported residential care; g. hospital maintenance and service facilities; h. mortuaries; i. overnight accommodation for staff, patients and visitors; j. ancillary offices and retail activities, including pharmacies, food and beverage outlets and florists; k. ancillary commercial services, including banks and dry-cleaners; and l. ancillary parking and loading and signs; but excludes: <ul style="list-style-type: none"> m. hospitals within retirement villages.
HOTEL	means any building and associated land where guest visitor ⁵⁸ accommodation is provided, is not self catering, and which is the subject of an alcohol licence. It may include restaurants, bars, bottle stores, conference and other ancillary facilities as part of an integrated complex.
HOUSEBOAT	means any vessel that: <ul style="list-style-type: none"> a. is designed, fitted and used primarily for a residential purpose; and b. is navigable on a water body, either self-propelled or by towing.
IDENTIFIED BUILDING PLATFORM	means a delineated area on a subdivision plan: <ul style="list-style-type: none"> a. outside of which the location of structures on an allotment is not allowed; b. which is the subject of a condition of subdivision consent, to be complied with on a continuing basis; and c. is recorded and issued in a consent notice in accordance with s221 of the Resource Management Act 1991.
IMPERMEABLE SURFACE	means any surface through which water cannot drain, except for buildings.
IMPERVIOUS SURFACE	means a continuous surface of concrete, bitumen, paving or hardfill (excluding gravel or other loose stone surfaces that have not been mechanically compacted) that effectively puts a physical barrier on the surface of any part of a site, excluding shade tunnel or greenhouses that do not have solid floors.
IMPROVED PASTURE	means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production since 31 December 1999* and species composition and growth has been modified and is being managed for livestock grazing.

⁵⁸ Templeton Group [412.1] and [412.2].

	*The aerial map series on Canterbury Maps - Basemap Gallery - Imagery Basemap type 'Imagery 1995-1999' can be used to help determine this at https://canterburymaps.govt.nz/
INDIGENOUS BIODIVERSITY	means all plants, <u>fungi</u> ⁵⁹ and animals that occur naturally in New Zealand and have evolved without any assistance from humans and includes the variability among these organisms and the ecological complexes of which they are part. It includes diversity within species, between species, and of ecosystems, and includes their related indigenous biodiversity values.
INDIGENOUS BIODIVERSITY OFFSET	means a measurable conservation outcome resulting from actions designed to compensate for residual adverse biodiversity effects arising from development after all appropriate avoidance, remediation and mitigation measures have been taken. The goal of a biodiversity offset is to achieve no net loss. ⁶⁰
INDIGENOUS FAUNA	means all animals that occur naturally in New Zealand and have evolved or arrived without any assistance from humans. It includes migratory species visiting New Zealand on a regular or irregular basis.
INDIGENOUS VEGETATION	means a community of vascular plants and non-vascular plants, that includes species native to the ecological district in which that area is located.
INDIGENOUS VEGETATION CLEARANCE	means the felling, clearing, <u>removal</u> , ⁶¹ damage or disturbance of indigenous vegetation by <u>activities including</u> ⁶² cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, <u>over sowing, trampling</u> ⁶³ 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.
INDUSTRIAL ACTIVITY	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. (National Planning Standard definition)
INDUSTRIAL ANCILLARY TOURISM	means the use of land or buildings for the ancillary purpose of interpretation and demonstration of an industry activity on the site.
INDUSTRIAL WASTE AND TRADE WASTE	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater. (National Planning Standard definition)
INDUSTRIAL ZONES	means any of the following: <ul style="list-style-type: none"> a. Heavy Industrial Zone; b. General Industrial Zone; c. Light Industrial Zone.

⁵⁹ DoC [419.16].

⁶⁰ DoC [419.15], Fulton Hogan [41.6], and Forest and Bird [192.15].

⁶¹ Forest and Bird [192.18] and Fulton Hogan [41.7].

⁶² Fulton Hogan [41.7].

⁶³ DoC [419.17].

INFRASTRUCTURE	has the same meaning as in section 2 of the RMA <u>and also means includes defence facilities</u> ⁶⁴
INFRASTRUCTURE BUILDING	means a building that serves the same purpose as an infrastructure cabinet but is of a larger scale and is not a habitable building, <u>or an electricity cabinet and kiosk</u> ⁶⁵ .
INFRASTRUCTURE CABINET	means a casing around equipment that is necessary to operate part of infrastructure but is not an infrastructure building, <u>or an electricity cabinet or kiosk</u> ⁶⁶ .
INTEGRATED FAMILY HEALTH CENTRE	means a health care facility primarily serving the local community where multiple health care services are located within one building (or networked) and function together in an integrated manner to meet the needs of the consumer. It will contain general practice clinical staff and services and may include community nursing and medical specialists, a day surgery, a pharmacy, a blood collection centre and physiotherapy, midwifery and counselling services.
INTENSIVE INDOOR PRIMARY PRODUCTION	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. (National Planning Standard definition)
INTENSIVE OUTDOOR PRIMARY PRODUCTION	means primary production activities involving the keeping or rearing of livestock, or commercial aquaculture, where the regular feed source for the production of goods is substantially provided other than from the site concerned. The activity may be undertaken entirely outdoors or in a combination if indoors and outdoors, including within an outdoor enclosure. It includes: a. <u>free-range pig farming</u> ⁶⁷ ; b. free-range poultry or game bird farming; ⁶⁸ <u>be</u> intensive goat farming and; ce aquaculture; it excludes the following: de woolsheds; ef dairy sheds; fg calf pens or wintering accommodation for stock; gh pig production for domestic use which involves no more than 25 weaned pigs or six sows; <u>h. free-range poultry farming</u> ⁶⁹ ; and <u>i. game bird farming</u> ⁷⁰ . <u>j. extensive pig farming</u> ⁷¹
INTERMENT	means depositing a human body, or a container of ashes resulting from the cremation of a human body, within a grave or vault.

⁶⁴ Mainpower [249.14].

⁶⁵ Mainpower [249.14].

⁶⁶ Mainpower [249.15].

⁶⁷ NZ Pork [169.6].

⁶⁸ Egg Producers Federation of New Zealand and the Poultry Industry Association of New Zealand [351.3].

⁶⁹ Egg Producers Federation of New Zealand and the Poultry Industry Association of New Zealand [351.3].

⁷⁰ Egg Producers Federation of New Zealand and the Poultry Industry Association of New Zealand [351.3]

⁷¹ NZ Pork [169.6].

INTERNAL BOUNDARY	means any boundary of a site other than a road boundary.
INTERNALISED SIGN	means any sign affixed inside a building that is not affixed to the interior surface of any window or door in order to provide for external display visible from a public place for any of the purposes described in the definition of sign; or any sign that is not visible from any point outside of the site that it is located.
IWI AUTHORITY	has the same meaning as in section 2 of the RMA.
KAITIAKITANGA	has the same meaning as in section 2 of the RMA.
KEY ACTIVITY CENTRE	means the centres of Rangiora, Kaiapoi, North Woodend⁷² and Oxford which are focal points for employment, community activities and the transport network; and which are suitable for more intensive mixed-use development.
LA90	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. (National Planning Standard definition)
LAEQ	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound. (National Planning Standard definition)
LAF(MAX)	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound. (National Planning Standard definition)
LAKE	has the same meaning as in section 2 of the RMA. means a body of fresh water which is entirely or nearly surrounded by land. (National Planning Standard definition)
LAND	has the same meaning as in section 2 of the RMA. a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river. (National Planning Standard definition)
LAND DISTURBANCE	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land. (National Planning Standard definition)
LAND TRANSPORT INFRASTRUCTURE	means any infrastructure, building, other structure, equipment or devices that support the movement of people and goods by land, including: a. cycle facilities including cycleways and cycle parking;

⁷² Ravenswood [347.2].

	<ul style="list-style-type: none"> b. pedestrian facilities including footpaths and footbridges; c. railway tracks, bridges, tunnels, underpasses, signalling, access tracks and facilities; d. roads including carriageways, pavements, parking, bridges, tunnels, retaining walls, underpasses, overpasses, verge and berms; e. park and ride facilities; f. lighting, signals, signs, and control structures and devices associated with intelligent transport systems including vehicle detection systems (electronic vehicle identification, and infra-red vehicle occupancy counters), incident detection, emergency telephones, cables and ducting; g. safety devices including hand rails, bollards, cameras, road markings, rumble strips, barriers, fences, speed tables and speed cushions and traffic separators; h. other traffic control devices including traffic islands, rail crossings, pedestrian crossings, roundabouts and intersection controls, traffic and cycle monitoring devices; i. parking control devices; j. Site access including vehicle crossings, and off-street parking, manoeuvring and loading; k. street furniture and rail furniture, artworks, passenger shelters and ticketing and tolling facilities; l. ancillary equipment and structures associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets, and ancillary retail; m. noise attenuation bunds, walls or fences; and n. stormwater management systems and devices (including for stormwater collection and attenuation), ventilation structures, drainage devices and erosion control devices; o. ancillary structures such as poles; p. charging facilities for electric vehicles; <p>but excludes:</p> <ul style="list-style-type: none"> q. bus depots where buses are parked overnight, where these are not located on road reserve; r. new freight handling facilities within the road corridor.
LANDFILL	<p>means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.</p> <p>(National Planning Standard definition)</p>
LANDSCAPED PERMEABLE SURFACE	<p>means any any surface that allows for stormwater to infiltrate into the underlying ground.</p> <p>For the purpose of calculating the landscaped permeable surface does not include:</p> <ul style="list-style-type: none"> a. any area calulated as part of building coverage; b. any impermeable surface; c. any artifical grass area; d. compacted or loose metal driveways; or e. pools under 1m in height above ground level.
LANDSCAPING	<p>means the provision of predominantly trees or shrubs. It may include some ancillary areas of lawn or other amenity features.</p>

LARGE FORMAT RETAIL	means any individual retail tenancy with a minimum floor area of 450m ² , where the tenancy is created by freehold, leasehold, licence or any other arrangement to occupy and includes department stores and supermarkets.
LDN	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. (National Planning Standard definition)
LEVEL CROSSING	has the same meaning as defined in Section 4 of the Railways Act 2005.
LIFELINE UTILITY	means those entities listed in Part A or described in Part B of Schedule 1 of the Civil Defence Emergency Management Act 2002.
LIVING ROOF	is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.
LOADING	means the loading or unloading or fuelling of a vehicle, or the adjustment or covering or tying of its load or any part or parts of its load. Load, in relation to a vehicle, has a corresponding meaning.
LOADING AREA	means that part of a site on which all vehicle loading facilities are accommodated, and includes all loading spaces and manoeuvring areas.
LOADING SPACE	means that portion of a site clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded, and shall have vehicle access to a road or service lane.
LOCAL ELECTION SIGN	means: a. any sign that has the purpose of encouraging or persuading voters to vote for a particular party or candidate for a local election; or b. any sign that has the purpose of increasing awareness of how, when or where people can participate in local elections.⁷³
LOCAL ROAD	means any road not identified as a strategic road, arterial road or collector road in the District Plan road hierarchy, and are roads that function almost entirely for property access and are not intended to act as through routes.
LPEAK	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. (National Planning Standard definition)
MAHINGA KAI	refers to Ngāi Tahu interests in traditional food and other natural resources and the places where those resources are obtained.
MAINTENANCE OR REPAIR	means in relation to identified historic heritage, works that will restore or keep heritage fabric in a sound condition by using the same or similar materials and retaining the existing form, proportions, finishes <u>including painting</u> ⁷⁴ and characteristics. It includes Building Act 2004 and Building Code upgrades necessary as part of the works or where to satisfy or increase compliance with Building Act 2004 and Building Code requirements including structural seismic upgrades, fire protection and provision of access.

⁷³ Waka Kotahi [275.64].

⁷⁴ WDC [367.22].

MAJOR ELECTRICITY DISTRIBUTION LINES ⁷⁵	<u>means: an overhead electricity distribution line as shown on the planning maps that is built to operate at a voltage of 33kV or greater.</u>
MAJOR HAZARD FACILITY	means a facility or activity that has been designated by Worksafe as a lower tier major hazard facility or an upper tier major hazard facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.
MAJOR SPORTS FACILITY	means land and buildings, other than recreation facilities or a motorised sports facility, used for a large single or multi-purpose facility for the purposes of participating in or viewing sports and active recreation, whether indoor or outdoor, public or private, and whether a charge is made for admission or not, and serves as a 'destination site' or 'hub'. It includes, but is not necessarily limited to: <ul style="list-style-type: none"> a. stadiums (covered and uncovered); b. indoor sports and recreation facilities where the gross floor area of a single building is more than 800m²; c. aquatic centres/swimming pool complexes (covered and uncovered); d. golf courses and golf driving ranges; e. equestrian racetracks and show grounds⁷⁶, including stables and ancillary facilities; f. athletics complexes; g. natural, artificial or hard playing and safety surfaces; and h. ancillary facilities such as clubroom and function rooms, spectator stands or seating, lighting and light poles (including security, amenity, flood or training lights), fencing (including security fencing), signage (including for advertising or sponsorship) and parking, loading and manoeuvring areas.
MANA WHENUA	has the same meaning as in section 2 of the RMA.
MANOEUVRING AREA	means that part of a site used by vehicles to move from the vehicle crossing to any parking space, garage or loading space. It includes all driveways and aisles, and may be part of an access. Parking areas and loading areas may be served in whole or in part by a common manoeuvring area.
MĀORI LAND	in relation to the Special Purpose Zone - Kāinga Nohoanga, means land: <ul style="list-style-type: none"> a. that has been gazetted or determined by an order of the Māori Land Court as having a particular land status as defined or provided for within Te Ture Whenua Maori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Maori Act 1993; or b. where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit that they are a direct descendant of the original grantees of the land.
MAPPED SNA	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna shown on the planning map and listed in ECO-SCHED1 that meets one or more of the ecological significance criteria listed in ECO-APP1. ⁷⁷

⁷⁵ Mainpower [249.92]⁷⁶ Oxford A&P Association [146.2].⁷⁷ Federated Farmers [414.19] and DoC [419.92].

MARAE COMPLEX	means a specific area containing a complex of building and facilities used for the provision of a focal point for social, cultural and economic activity for Ngāi Tūāhuriri.
MEDIUM DENSITY RESIDENTIAL STANDARDS	<u>means</u> <u>the requirements, conditions, and permissions set out in Schedule 3A of the RMA.</u>
MINING	has the same meaning as in section 2 of the RMA and Crown Minerals Act 1991.
MINOR RESIDENTIAL UNIT	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site. (National Planning Standard definition)
MOB STOCKING	means confining livestock in an area in which there is insufficient feed and in a way that results in the removal of all or most available vegetation.
MOBILE TRADING	means a moveable temporary trading activity from which goods or services, including food and beverage, are offered or displayed for sale, including, but not limited to food and beverage preparation and sale, but does not include produce stalls or portacoms.
MONUMENT	in the context of cemeteries, means any headstone, plaque, panel, memorial or associated concrete kerbing.
MOTORISED RECREATION ACTIVITY	means the use of motor vehicles (excluding electric scooters and electric bicycles) for recreation activities.
MOTORISED SPORTS FACILITY	means land or buildings, other than a major sports facility or recreation facilities, used for participating in or viewing motorised sports. It includes, but is not necessarily limited to, facilities such as car, truck, go-kart and motorbike racing tracks and ancillary facilities such as club rooms, viewing stands, lighting, workshops, and fuel storage and pumps.
MOTORISED VEHICLE EVENTS	means events for competition, recreation or entertainment involving motor vehicle movement, such as car shows, and motor vehicle racing, but does not include modelled or scaled-down versions of vehicles operated through remote control.
MULTI-UNIT RESIDENTIAL DEVELOPMENT	means development involving more than one residential unit (but excluding any minor residential unit or residential unit in a retirement village) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.
MULTI-UNIT RESIDENTIAL DEVELOPMENT	means development involving more than one three residential unit (but excluding any minor residential unit or residential unit in a retirement village) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.
NATIONAL GRID	has the same meaning as in the NPSET.

<u>NATIONAL GRID SUBDIVISION CORRIDOR</u> ⁷⁸	<p><u>means</u></p> <ul style="list-style-type: none"> a. <u>the area 32m either side of the centreline of an above ground 66kV transmission line on towers (including tubular steel towers where these replace steel lattice towers);</u> b. <u>the area 37m either side of the centreline of an above ground 220kV transmission line;</u> c. <u>the area 39m either side of the centreline of an above ground 350kV transmission line.</u>
NATIONAL GRID SUPPORT STRUCTURE	means any pole, pi-pole, tower or other support structure ancillary to National Grid transmission lines.
NATIONAL GRID YARD	<p>means:</p> <ul style="list-style-type: none"> a. the area located 12m in any direction from the outer <u>visible</u> ⁷⁹ edge of a <u>foundation of a</u> ⁸⁰ <u>220kV or a 350kV</u> ⁸¹ National Grid <u>transmission line</u> ⁸² support structure; <u>or</u> b. <u>the area located 10m in any direction from the outer edge of a 66kV National Grid transmission line support structure; and</u> ⁸³ c. the area located 10m either side of the centreline of an overhead 66kV National Grid transmission line; <u>on towers (including tubular steel towers where these replace lattice steel towers); or</u> ⁸⁴ d. the area located 12m either side of the centreline of any overhead 220kV or 350kV National Grid transmission line <u>on towers (including tubular steel towers where these replace lattice steel towers).</u> ⁸⁵
NATURAL AND PHYSICAL RESOURCES	<p>has the same meaning as in section 2 of the RMA.</p> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures. (National Planning Standard definition)</p>
<u>NATURAL FEATURE</u>	<p><u>In relation to the Natural Hazards Chapter, means:</u></p> <p><u>natural ponding areas, wetlands, water body margins and riparian margins, terraces, dunes, and beaches. It excludes artificial water races and drainage infrastructure such as swales and Stormwater Management Areas.</u> ⁸⁶</p>
NATURAL HAZARD	<p>has the same meaning as in section 2 of the RMA.</p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of</p>

⁷⁸ Transpower [195.18].

⁷⁹ Transpower [195.9].

⁸⁰ Transpower [195.9].

⁸¹ Transpower [195.9].

⁸² Transpower [195.9].

⁸³ Transpower [195.9].

⁸⁴ Transpower [195.9].

⁸⁵ Transpower [195.9].

⁸⁶ John Stevenson [162.168], Chloe Chai and Mark McKitterick [256.168], CA and GJ McKeever [111.168] and Keith Goodwin [418.169].

	which adversely affects or may adversely affect human life, property, or other aspects of the environment. (National Planning Standard definition)
NATURAL HAZARD MITIGATION WORKS	means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural hazard mitigation and hard engineering natural hazard mitigation. Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a hazards assessment certificate are excluded from this definition.
NATURAL HAZARD SENSITIVE ACTIVITY	means buildings <u>and conversions of existing buildings</u> ⁸⁷ which: <ol style="list-style-type: none"> contain one or more habitable rooms; and/or contain one or more employees (of at least one full time equivalent) <u>are serviced with a sewage system and connected to a potable water supply; and/or</u>⁸⁸ are <u>is</u> a place of assembly; except that this shall not apply to: <ol style="list-style-type: none"> regionally significant infrastructure or critical⁸⁹ infrastructure; any attached garage or⁹⁰ detached garage to a residential unit or minor residential unit that is not a habitable room; any building with a footprint of less than 25m²; or any building addition in any continuous 10-year period that has a footprint of less than 25m²; <u>or</u> <u>any building with a dirt/gravel or similarly unconstructed floor.</u>⁹¹
NATURAL SYSTEMS	means the interaction of the ecosystem, natural resources and physical processes within the natural environment, where there is an exchange of matter, energy or information. ⁹²
NAVIGATIONAL AID	means a device or system (such as a radar beacon) that provides an aviation operator with data to support navigation of aircraft, including approach control services within the meaning of the Civil Aviation Act 1990; or 'navigational aid' as defined in the Maritime Transport Act 1994.
NET DENSITY	means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: <ol style="list-style-type: none"> residential purposes, including all open space and on-site parking associated with residential development; local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major⁹³ arterial roads; local (neighbourhood) reserves. The area (ha) excludes land that is: <ol style="list-style-type: none"> stormwater retention and treatment areas; geotechnically constrained (such as land subject to subsidence or inundation);

⁸⁷ ECan [316.77].⁸⁸ ECan [316.55].⁸⁹ RMA Schedule 1 Clause 16 – the Natural Hazards Chapter does not refer to Regionally significant Infrastructure.⁹⁰ ECan [316.55].⁹¹ ECan [316.55].⁹² Forest and Bird [192.22].⁹³ Clause 16 RMA.

	<ul style="list-style-type: none"> f. set aside to protect significant ecological, cultural, historic heritage or landscape values; g. set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; d. for local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.
NET FLOOR AREA	<p>means the sum of any gross floor area; and</p> <ul style="list-style-type: none"> a. includes: <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but b. excludes: <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. <p>(National Planning Standard definition)</p>
NET SITE AREA	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
NETWORK UTILITY OPERATOR	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <p>means a person who—</p> <ul style="list-style-type: none"> a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or

	<p>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</p> <p>and the words network utility operation have a corresponding meaning. (National Planning Standard definition)</p>
NO NET LOSS	<p>in relation to indigenous biodiversity, means no reasonably measurable overall reduction in:</p> <p>a. the diversity of indigenous species or recognised taxonomic units; and</p> <p>b. indigenous species' population sizes (taking into account natural fluctuations) and long term viability; and</p> <p>c. the natural range inhabited by indigenous species; and</p> <p>d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.⁹⁴</p>
NOISE	<p>has the same meaning as in section 2 of the RMA.</p> <p>includes vibration. (National Planning Standard definition)</p>
NOISE RATING LEVEL	<p>means a derived noise level used for comparison with a noise limit. (National Planning Standard definition)</p>
NOISE SENSITIVE ACTIVITIES	<p>means:</p> <p>a. residential activities other than those in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008;</p> <p>b. Education al Facilities activities including pre-school places or premises excluding training, trade training or other industry related training facilities;⁹⁵</p> <p>c. visitor accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;</p> <p>d. hospitals, healthcare facilities and any elderly persons housing or complex;⁹⁶</p> <p>e. <u>marae and places of worship.</u>⁹⁷</p>
NON CRITICAL INFRASTRUCTURE	<p>includes:</p> <p>a. private infrastructure such as domestic water supply networks, sewage disposal and drainage systems;</p> <p>b. local roads;</p> <p>c. local facilities for loading or unloading cargo transported on road;</p> <p>but excludes critical infrastructure, strategic infrastructure, regionally significant infrastructure, strategic transport networks and any lifeline utility.</p>
NON MOTORISED RECREATION ACTIVITIES	<p>means recreation activities that do not involve the use of motor vehicles.</p>

⁹⁴ Forest and Bird [192.23].

⁹⁵ MoE [277.6].

⁹⁶ Punctuation

⁹⁷ KiwiRail [373.6].

NOTABLE TREE	means any tree or group of trees that is listed in TREE-SCHED1 - Notable Trees.
NOTIONAL BOUNDARY	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building. (National Planning Standard definition)
NOTIONAL ENVELOPE	has the same meaning as in the NESTF, and in relation to a pole means the smallest notional cylindrical shape into which all non-dish antennas attached to the pole (including any shroud but not including any mount or ancillary equipment) would fit. See also the definition for 'headframe'.
OFFICE	means a place where the principal activity is administrative, business, clerical, professional, government or management.
OFFICE FURNITURE	means equipment and systems supplies, businesses primarily selling goods for office-type use or consumption, and includes suppliers of computers, copiers, printers, office furniture and other related equipment.
OFFICIAL SIGN	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety. (National Planning Standard definition)
OFF-SITE DIRECTIONAL SIGN	means any sign limited to directional related words or symbols along with the name of the activity only that is located on a site that is not where the activity is occurring.⁹⁸
OFF-SITE SIGN	means any sign that does not relate to an activity occurring on the site on which the sign is located. It excludes any official sign, community sign, off-site directional sign , ⁹⁹ or temporary sign. It includes signs connected to a parked trailer or vehicle where the primary function of the trailer or vehicle is to display advertising material.
ON-SITE SIGN	means any sign that relates to any activity occurring at the site on which the sign is located. For any Open Space Zone, Natural Open Space Zone, or Sport and Active Recreation Zone, it may include any acknowledgement of relevant support provided to the maintenance or enhancement of that site.
OPEN SPACE AND RECREATION ZONES	means any of the following: a. Natural Open Space Zone; b. Open Space Zone; c. Sport and Active Recreation Zone.
OPERATIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. (National Planning Standard definition)
OUTDOOR LIVING SPACE	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. (National Planning Standard definition)

⁹⁸ Waka Kotahi [275.65].

⁹⁹ Waka Kotahi [275.65].

OUTDOOR STORAGE AREA	means any land used for the purpose of storing vehicles, equipment, machinery or natural or processed products outside of fully enclosed buildings for periods in excess of 12 weeks in any year. It excludes yard-based suppliers and vehicle parking associated with an activity.
OVERLAND FLOW PATH	low point in terrain, excluding a permanent watercourse or intermittent river or stream, where surface water is likely to flow, with an upstream contributing catchment exceeding 2ha in area.
PAPAKĀINGA	means a development for mana whenua to provide residential accommodation for members of iwi or hapū groups on Māori land and/or within the Māori purpose zone (Kāinga Nohoanga), and includes all forms of accommodation for visitors and short-term residents, communal buildings and facilities.
PARK AND RIDE FACILITIES	means parking and associated facilities, including any cycle parking and pedestrian facilities, provided primarily for the patrons of a nearby public transport service to assist their modal transfer to the public transport service.
PARK MANAGEMENT ACTIVITIES	means the day to day management, operations and maintenance of parks and reserves, beach areas and open space and recreation zones. This includes: <ul style="list-style-type: none"> a. indigenous and non-indigenous vegetation planting, maintenance and removal; b. removal/control of non-indigenous, noxious or nuisance species; c. wild animal and pest control operations; d. maintenance of huts, tracks, walkways, cycle ways, vehicle tracks and beach areas; e. maintenance of public amenities; f. the ancillary use of vehicles, machinery or equipment.
PARK MANAGEMENT FACILITIES	means land or buildings (excluding offices and residential units) used for, and ancillary to, park management activities. This includes: <ul style="list-style-type: none"> a. vehicle, machinery and equipment depots; b. storage sheds; and c. plant nurseries, greenhouses and propagation sheds.
PARKING AREA	means that part of a site or building within which vehicle parking spaces and manoeuvring areas are accommodated and which is provided to meet demand associated with an activity or development on the same site. It includes parking spaces, access, electric charging stations, landscaping and stormwater management associated with the parking.
PARKING BUILDING	means a building that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same site. It includes parking spaces, access, electric charging stations, landscaping and stormwater management associated with the parking.
PARKING LOT	means stand-alone single level parking facilities at ground level used primarily for parking of motor vehicles and which are not provided to meet demand associated with an activity or development on the same site. It includes parking spaces, access, electric charging stations, landscaping and stormwater management associated with the parking.

PARKING SPACE	means a space on a site capable of, and available at any time for, accommodating a stationary 85 or 99 percentile design motor vehicle and which is formed to an all-weather standard and may be in a garage, carport or parking building and may include an electric charging station.
PEDESTRIAN CROSSING FACILITY	means a dedicated pedestrian crossing facility, such as marked pedestrian crossings, mid-block pedestrian signals, refuge islands, courtesy crossings, or kea crossings.
PI-POLE	means two single poles side-by-side.
PLACE OF ASSEMBLY	means land or buildings used for principally for public or private assembly of people for recreation, cultural, spiritual or entertainment activities and includes halls and community centres.
PLACES ADJOINING THE COASTAL MARINE AREA	in relation to infrastructure and Section 51 of the NESTF, means places in the area between MHWS and the inland base of the dunes.
<u>PLANTATION COMMERCIAL FORESTRY</u>	<p>has the same meaning as in the NESCFPF and includes forestry¹⁰⁰ <u>(as set out below):</u></p> <p><u>means exotic continuous-cover forestry or plantation forestry</u></p> <p><u>The NESCF defines ‘exotic continuous-cover forest’ or ‘exotic continuous-cover forestry’ as:</u></p> <p><u>(a) means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—</u></p> <p><u>(i) will not be harvested or replanted; or</u></p> <p><u>(ii) is intended to be used for low-intensity harvesting or replanted; and</u></p> <p><u>(b) includes all associated forestry infrastructure; but</u></p> <p><u>(c) does not include—</u></p> <p><u>(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</u></p> <p><u>(ii) forest species in urban areas; or</u></p> <p><u>(iii) nurseries and seed orchards; or</u></p>

¹⁰⁰ Federated Farmers [414.14]

	<p><u>(iv) trees grown for fruit or nuts; or</u></p> <p><u>(v) long-term ecological restoration planting of indigenous forest species; or</u></p> <p><u>(vi) willows and poplars space planted for soil conservation purposes</u></p> <p><u>The NESCF defines 'plantation forestry' as:</u></p> <p><u>means a forest deliberately established for commercial purposes, being—</u></p> <p><u>(a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</u></p> <p><u>(b) includes all associated forestry infrastructure; but</u></p> <p><u>(c) does not include—</u></p> <p><u>(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</u></p> <p><u>(ii) forest species in urban areas; or</u></p> <p><u>(iii) nurseries and seed orchards; or</u></p> <p><u>(iv) trees grown for fruit or nuts; or</u></p> <p><u>(v) long-term ecological restoration planting of forest species; or</u></p> <p><u>(vi) willows and poplars space planted for soil conservation purposes.</u>¹⁰¹</p>
POLE	means a non-lattice structure that supports conductors, lines, cables, antennas, lights or cameras, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
PRESCHOOL	means the use of land or buildings for early childhood education or care of three or more children (in addition to any children resident on the site or the

¹⁰¹ Federated Farmers [414.14] and s44 RMA

	children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.
PRIMARY BUILDING FRONTAGE	means, in relation to signs only, any building frontage facing a road boundary or parking area.
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. (National Planning Standard definition)
PRINCIPAL SHOPPING STREET	means an area identified in the District Plan as a principal shopping street in Rangiora, Oxford, or Kaiapoi <u>or North Woodend¹⁰²</u> .
PRIVATE WAY	means any land used for access purposes and includes land subject to rights of way easements and common access lots.
PRIVATELY-OWNED SITE	means all land owned, managed and controlled by a private landowner.
PUBLIC AMENITIES	Means land, buildings or other structures used to provide amenity and assist the public. This is limited to: <ul style="list-style-type: none"> a. public toilets; b. changing rooms; c. visitor information centres; d. shelters and shade structures; e. security and amenity lighting (excluding flood or training lights); f. fences; g. outdoor furniture (such as seats, picnic tables, barbeques and rubbish bins); h. walking and cycling paths, viewing platforms and accessways; bridges; i. play and fitness equipment; j. memorials; k. memorial plantings; and l. public artworks.
<u>PUBLIC DRAIN¹⁰³</u>	<u>means the Council Land Drainage System. It does not include any private drains or roadside drains not administered by the District Council.</u>
PUBLIC DRINKING WATER SUPPLY	means a drinking water supply as defined by the Water Services Act 2021, with the primary purpose of providing the public with drinking water via a reticulated system. This does not include a private drinking water supply, or a domestic self-supply. For clarity, it may include a District Council, community or public operated facility.

¹⁰² Ravenswood [347.3]¹⁰³ Waka Kotahi [275.35]

PUBLIC PARKING	means parking provided, or administered, by the District Council to meet parking demand within town centres, including where there is frontage to a principal shopping street, which may be funded or partly funded through financial contribution.
PUBLIC TRANSPORT FACILITY	means land or buildings used for, or ancillary to, scheduled passenger transport services. It may include a public transport interchange, park and ride facilities, bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers and changing rooms.
PUBLIC WASTEWATER SYSTEM	means a wastewater system with the primary purpose of providing wastewater services to the public via a reticulated system.
PUBLICLY ACCESSIBLE SPACE	means areas that are in private or public ownership, through which the public can commonly pass, and which are free of physical barriers such as gates.
QUALIFYING MATTERS	<u>means</u> <u>a matter referred to in section 77I or 77O of the RMA.</u>
QUARRY	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities. (National Planning Standard definition)
QUARRYING ACTIVITIES	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. (National Planning Standard definition)
QUEUING SPACE	means that part of a vehicle accessway between the edge of a road carriageway and a vehicle control point that is available for the queuing of vehicles.
RADIOCOMMUNICATION	means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by radio waves.
RAFT	has the same meaning as in section 2 of the RMA. means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities. (National Planning Standard definition)
RAIL CORRIDOR	means: a. land upon which a railway line (as defined in Section 4 of the Railways Act 2005) is constructed, along with any adjacent land that is held or used in connection with operating a railway on that railway line;

	b. any land held by KiwiRail or any other party for rail transport.
RATING LEVEL	means a derived noise level used for comparison with a noise limit.
RECLAMATION	<p>means the manmade formation of permanent dry land by the positioning of material into or onto any part of a water body, bed of a lake or river or the coastal marine area, and:</p> <ul style="list-style-type: none"> a. includes the construction of any causeway; but b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land. <p>(National Planning Standard definition)</p>
RECREATION ACTIVITIES	means the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or participation or not.
RECREATION FACILITIES	means land, buildings or other structures, other than a major sports facility or motorised sports facility, used for recreation activities other than those undertaken at a domestic scale, and may include natural, artificial or hard playing and safety surfaces and ancillary facilities such as clubroom and function rooms, lighting and light poles and parking areas. Recreation facilities are typically of a much smaller scale and with more limited built facilities than a major sports facility.
REGIONALLY SIGNIFICANT INFRASTRUCTURE	<p>means:</p> <ul style="list-style-type: none"> a. strategic land transport network and arterial roads; b. Timaru Airport¹⁰⁴ c. Port of Timaru¹⁰⁵ d. commercial maritime facilities at Kaikoura;¹⁰⁶ e. telecommunication and radiocommunication facilities; f. national, regional and local renewable electricity generation activities of any scale; g. the electricity transmission and distribution network; h. sewage collection, treatment and disposal networks; i. community land drainage infrastructure; j. community potable water systems; k. established community-scale irrigation and stockwater infrastructure; l. transport hubs; m. bulk fuel supply infrastructure including terminals, wharf lines and pipelines; and n. strategic infrastructure.
REHABILITATION	<u>In relation to the Earthworks chapter¹⁰⁷</u> , means restoring land that has been damaged by earthworks activity, to as near to pre-disturbance conditions as possible.
RELOCATABLE BUILDING	<p>means a building being temporarily stored that is easily capable of, and designed for, relocation, either in part or whole, to another site.</p> <p>In relation to any relocatable building located within the Pines Beach and Kairaki Regeneration Zone, means a building that is intended for relocation,</p>

¹⁰⁴ DoC [419.22].

¹⁰⁵ DoC [419.22].

¹⁰⁶ DoC [419.22].

¹⁰⁷ DoC [419.23].

	<p>either in part or whole, to another site and demonstrates compliance with the following:</p> <ol style="list-style-type: none"> the building shall be generally of timber or metal framing and exclude any structures that have cast in situ concrete walls, concrete block walls, brick and stone walls (including brick veneer), unless such structures are certified by a qualified structural engineer to be of a specific design which would enable at least the greater part of the building to be relocated if required; the building can be removed from the site in less than seven consecutive days; the building is fully self-contained or able to disconnect from Council reticulated services in less than two days; and a statement of professional opinion is provided which confirms that the proposed building is relocatable and is suitable to be established on the site. This shall be provided by a suitably qualified and experienced Structural Engineer, Architect, Architectural Designer or similar.
RENEWABLE ELECTRICITY GENERATION	means the generation of electricity of any scale from renewable sources such as solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current.
RENEWABLE ELECTRICITY GENERATION ACTIVITIES	means activities and the construction, operation, maintenance, repair, upgrade and removal of structures associated with renewable electricity generation of any scale. This includes small-scale or community-scale renewable electricity generation, the system of electricity conveyance required to convey electricity to the distribution network or the National Grid, and electricity storage technologies associated with renewable electricity.
REPAIRS	<p>in relation to historic heritage, means to replace or mend in situ decayed or damaged heritage fabric, using materials (including identical, closely similar or otherwise appropriate material) which resemble the form, appearance and profile of the heritage fabric as closely as possible. It includes:</p> <ol style="list-style-type: none"> temporary securing of heritage fabric for purposes such as making a structure safe or weather tight; and building Code upgrades which may be needed to meet relevant standards, as part of the repairs.
REQUIRING AUTHORITY	has the same meaning as in section 166 of the RMA.
RESIDENTIAL ACTIVITY	means the use of land and building(s) for people's living accommodation. (National Planning Standard definition)
<u>RESIDENTIAL BLOCK FRONTAGE</u>	<u>means the properties adjoining one side of a road, located between the two intersecting roads.</u> ¹⁰⁸
RESIDENTIAL DISABILITY CARE	means residential care provided in any land and building for 5 or more people with an intellectual, physical, psychiatric, or sensory disability (or a combination of 2 or more such disabilities) to help them function independently (Health and Disability Services (Safety) Act 2001).
RESIDENTIAL UNIT	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

¹⁰⁸ Bellgrove Rangiora Ltd [408.39].

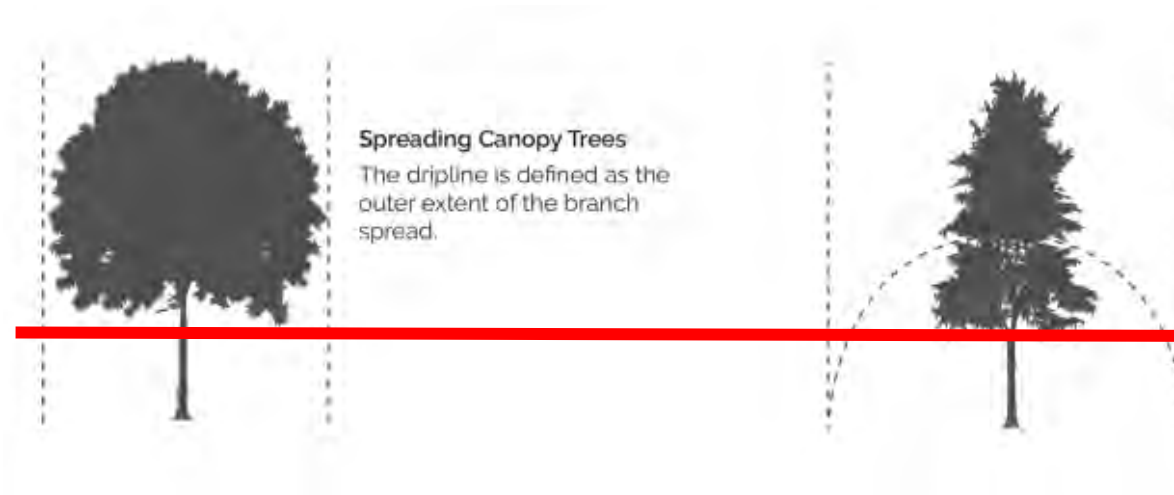
	(National Planning Standard definition)
RESIDENTIAL ZONES	means any of the following: <ol style="list-style-type: none"> Large Lot Residential Zone; Medium Density Residential Zone; General Residential Zone; Settlement Zone.
RETAIL ACTIVITY	means any land, building or part of a building on or in which goods are displayed, sold, or offered for sale or hire direct to the public and includes: <ol style="list-style-type: none"> food and beverage outlet; second hand goods outlets; commercial mail order or internet-based transactions; and large format retail.
RETIREMENT VILLAGE	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition)
REVERSE SENSITIVITY	means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which that may be sensitive to the actual, potential or perceived adverse environmental effects generated by an the existing activity. ¹⁰⁹
RIPARIAN MARGIN	means any vegetated ¹¹⁰ strip of land which extends along streams, rivers and the banks of lakes and wetlands and is therefore the interface between terrestrial and aquatic ecosystems.
RIVER	has the same meaning as in section 2 of the RMA. means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). (National Planning Standard definition)
ROAD	has the same meaning as in section 2 of the RMA. has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roothing Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— <ol style="list-style-type: none"> immediately before the commencement of this Part was a road or street or public highway; or immediately before the inclusion of any area in the district was a public highway within that area; or

¹⁰⁹ Transpower [195.12].

¹¹⁰ Federated Farmers [414.17].

	<p>c. is laid out by the council as a road or street after the commencement of this Part; or</p> <p>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</p> <p>e. is vested in the council as a road or street pursuant to any other enactment;—</p> <p>and includes—</p> <p>f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</p> <p>g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</p> <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Rounding Powers Act 1989 Section 2(1) of the Government Rounding Powers Act 1989 motorway definition motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</p> <p>(National Planning Standard definition)</p>
ROAD BOUNDARY	means any boundary of a site abutting a legal road (other than an accessway or service lane), road reserve or road designation. Frontage or road frontage shall have the same meaning as road boundary.
ROAD CONTROLLING AUTHORITY	means the authority, body, or person having control of the road, whether under the New Zealand Act 1989 or the Local Government Act 1974 or under any other enactment or rule of law; and includes any person acting under and within the terms of any delegation or authorisation given by a controlling authority.
ROAD CORRIDOR	means any land held by the District Council or Waka Kotahi NZ Transport Agency or any other party as road reserve containing a formed road.
ROAD FRONTAGE	has the same meaning as road boundary.
ROAD HIERARCHY	means a road hierarchy for the District in the District Plan which classifies roads in the District as either local roads, collector roads, arterial roads, or strategic roads. The District Plan road hierarchy shown on the planning map shows only collector roads, arterial roads, or strategic roads; any other road not shown is a local road.
ROAD RESERVE	has the same meaning as road corridor. ¹¹¹

¹¹¹ Waka Kotahi [275.3].

ROOT PROTECTION AREA	<p>means the circular area surrounding a notable tree, which is the greater of the radius, measured from the base of the trunk to:</p> <p>a. the outer extent of the branch spread; or</p> <p>b. half the height of the tree.</p> <p>Dripline has the same meaning as Root Protection Area.</p> <p><u>a circle taken from the centre of the trunk with a radius equal to 12 times the diameter of the trunk measured at 1.4m above ground level of a tree¹¹²</u></p>  <p>If in doubt about which to apply, use whichever of the two measurements is greater.</p> <p>With irregular shaped trees (e.g. leaning trees), the dripline is calculated by taking the greatest radial spread of the canopy from the trunk in a full circle around the tree.</p>
RURAL INDUSTRY	<p>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p> <p>(National Planning Standard definition)</p>
RURAL PRODUCE RETAIL	<p>means the use of land or building on, or within which, rural produce grown or produced on the site and products manufactured from it <u>the rural produce</u> are offered for sale.¹¹³</p>
RURAL PRODUCTION	<p>means:</p> <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>
RURAL TOURISM	<p>means the use of land or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants experience primary production or</p>

¹¹² Jez Partridge [126.1].

¹¹³ Hort NZ [295.53].

	conservation activities or the rural or natural environment. It includes, but is not necessarily limited to: <ul style="list-style-type: none"> a. guiding, training, education and instructing; b. ancillary services such as booking offices, shelters, toilets and transportation; c. ancillary retail activity; d. walking and cycling tracks; and e. viewing facilities.
RURAL ZONES	means any of the following: <ul style="list-style-type: none"> a. Rural Lifestyle Zone; b. General Rural Zone.
SELF-CONTAINED POWER UNIT	has the same meaning as in the NESTF and is equipment installed with a facility for the purpose of generating power for that facility (such as a solar panel), including cables connecting the equipment to the facility.
SENSITIVE ACTIVITY	means activities and facilities including, but is not limited to, ¹¹⁴ educational facilities, community facility, healthcare facility, childcare facilities, residential units, minor residential units, retirement village, visitor accommodation, community facility, offices and hospitals.
SEPARATED CYCLE LANE	means a cycle lane that has some form of physical separation from traffic and pedestrians, and is generally situated on or adjacent to the road, usually within the road reserve/road corridor. The separation may involve horizontal and/or vertical components, such as kerbing or planters.
SERVICE INDUSTRY	means the use of land and/or buildings for the transport, storage, maintenance or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.
SERVICE STATION	means any site where the primary activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG and diesel. It may include any one or more of the following ancillary activities: <ul style="list-style-type: none"> a. the sale or hire of kerosene, alcohol-based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles; b. the mechanical repair, servicing and cleaning of motor vehicles (other than heavy vehicles) and domestic garden equipment, but not panel beating, spray painting and heavy engineering, such as engine reboring and crankshaft grinding; c. truck stops; d. inspection and certification of motor vehicles; and e. the sale of other goods for the convenience and comfort of service station customers. Service Station excludes any industrial activity or heavy industrial activity.
SETBACK	means the distance between a structure or activity and the boundary of its site, or other feature specified in the District Plan.
SEWAGE	means human excrement and urine. (National Planning Standard definition)

¹¹⁴ Hort NZ [295.56]

SHARED PARKING	means any parking facility, or part thereof, that is used by two or more activities, whether the activity or facility is located on the same site, or on separate sites.
SHARED USE PATH	means a path that is intended to be used by pedestrians, cyclists, and mobility devices.
SHELTERBELTS	means a row or rows of trees or hedges planted to partially block wind flow.
SHOW HOME	means a residential unit that is open for public display and is promoted to encourage people to buy or construct ¹¹⁵ similar residential units at a different site, although upon sale a show home may remain as a residential unit or be relocated. A show home may include a sale office within the residential unit.
SIGN	means any device, character, graphic or electronic display, whether temporary or permanent, which: <ul style="list-style-type: none"> a. is for the purposes of: <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. (National Planning Standard definition)
SIGN DISPLAY AREA	means the total area of any freestanding sign, or sign that projects from a structure, and excludes any supporting structure provided it does not form part of the sign's message. Where signs are painted on, or integrated with, a structure, the sign display area is the area enclosing the sign's text, symbols, and/or images. For any double-sided sign, or V-shaped sign with less than 30° at the apex, the sign display area shall be measured as the area of one side only, being the largest of any one side.
SIGNIFICANT NATURAL AREA (SNA) ¹¹⁶	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna <u>listed in ECO-SCHED1 and shown on the planning map, or any other area of significant indigenous vegetation and or significant habitat of indigenous fauna</u> ¹¹⁷ that meets one or more of the ecological significance criteria listed in ECO-APP1. A SNA can be either a mapped SNA or unmapped SNA. Refer to the individual definitions for these terms. ¹¹⁸
SITE	means: <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or

¹¹⁵ Spelling error

¹¹⁶ DoC [419.26].

¹¹⁷ Federated Farmers [414.19] and DoC [419.92].

¹¹⁸ Federated Farmers [414.19] and DoC [419.92].

	<p>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</p> <p>d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system is the whole of the land subject to the unit development or cross lease.</p> <p>(National Planning Standard definition)</p>
SKY GLOW	means the cumulative effect of brightening natural darkness of the night sky from the scatter of artificial lighting.
SMALL CELL UNIT	has the same meaning as in the NESTF and means a device that receives or transmits radiocommunication or telecommunication signals and has a volume (including any ancillary infrastructure equipment, but not including any cabling) of not more than 0.11m ³ .
SMALL SCALE OR COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION	means renewable electricity generation for the purpose of using electricity on a particular site, and/or supplying an immediate community, and/or connecting into and supplying any surplus electricity generated to the electricity distribution network.
SOFT ENGINEERING NATURAL HAZARD MITIGATION	means the use of natural materials, features and processes, including vegetation to stabilise waterway banks, and absorb wave energy and reduce coastal erosion and inundation, <u>but does not include earth engineered bunds</u> ¹¹⁹ . Soft engineering techniques include planting, beach re-nourishment, beach and bank re-profiling and the restoration of natural features such as dunes, coastal wetlands/saltmarsh and floodplains.
SOUND AMPLIFIED ACTIVITY	means any activity undertaken outside any buildings which involves the use of sound amplification, including any amplification system checks, which is clearly audible at any other site.
SPA/WELLNESS AND HOT POOL COMPLEX	means an integrated complex that operates both indoor and outdoor pools and spas and includes the provision of ancillary spa/wellness and beauty services, cafe and swim/spa related retail activities and ancillary office.
SPECIAL AUDIBLE CHARACTERISTIC	has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise. (National Planning Standard definition)
SPECIAL PURPOSE ZONES	means any of the following: <ul style="list-style-type: none"> a. Pines Beach and Kairaki Regeneration Zone; b. Kaiapoi Regeneration Zone; c. Museum and Conference Centre Zone; d. Kāinga Nohoanga Zone; e. Hospital Zone; f. Pegasus Resort Zone.
STATE HIGHWAY	means a State Highway declared under the Government Rounding Powers Act 1989.
STOPBANK	means an embankment to prevent flooding.

¹¹⁹ 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd [266.16].

STORMWATER	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within. (National Planning Standard definition)
STORMWATER INFRASTRUCTURE	means all those components of a drainage network between the point of customer collection and the discharge of stormwater into the natural environment. This includes but is not limited to: its collection, conveyance, storage or retention or detention, treatment, and ancillary structures, facilities and equipment.
STRATEGIC INFRASTRUCTURE	means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant, such as: <ul style="list-style-type: none"> a. strategic transport networks; b. Christchurch International Airport; c. Rangiora Airfield; d. Port of Lyttelton;¹²⁰ e. bulk fuel supply infrastructure including terminals, wharf lines and pipelines; f. defence facilities; g. strategic telecommunications and radiocommunications facilities; h. electricity transmission and distribution network including the National Grid; i. other strategic network utilities.
STRATEGIC ROAD	means any road identified as a strategic road in the District Plan road hierarchy and are primarily state highways and cater especially for longer trips between districts and regions.
STRATEGIC TRANSPORT NETWORKS	means transport networks and operations of national or regional significance. These include the strategic road network including State Highway and arterial roads as defined in the District Plan and the rail network, along with the region's core public passenger transport operations and significant regional transport hubs such as Christchurch International Airport and the Port of Lyttelton.
STREET FURNITURE	means seating, rubbish bins, cycle facilities and café related outdoor dining furniture in the street environment.
STRUCTURE	has the same meaning as in section 2 of the RMA. means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. (National Planning Standard definition)
STUDENT HOSTEL	for the purpose of calculating parking requirements, means hostels that are not ancillary to an education activity, including a tertiary education and research facility.
SUBDIVISION	has the same meaning as "subdivision of land" in section 218 of the RMA. means—

¹²⁰ DoC [419.27]

	<p>a. the division of an allotment—</p> <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or <p>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</p> <p>(National Planning Standard definition)</p>
SUPERMARKET	means an individual retail outlet that sells a comprehensive range of food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods.
SURF LIFESAVING ACTIVITIES	means activities that include marked patrol areas, beach patrol and rescue, and the ancillary use of motor vehicles, machinery or equipment, but does not include new buildings.
SUSTAINABLE MANAGEMENT	<p>has the same meaning as in section 5 of the RMA.</p> <p>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <ul style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment. <p>(National Planning Standard definition)</p>
SWALE	means an area of land that has been shaped to allow a watercourse to form during stormwater collection.
TANGATA WHENUA	has the same meaning as in section 2 of the RMA.
TE KOHAKA O TUHAITARA TRUST	means a registered charity responsible for the rehabilitation and management of Tuhaitara Coastal Park including Tutaepatu Lagoon and coastal wetlands.
TELECOMMUNICATION	means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not, but it excludes any conveyance that constitutes broadcasting.

TELECOMMUNICATION LINE	has the same meaning as in the Telecommunications Act 2001 and means a telecommunication wire, or conductor of any other kind (including a fibre optic cable).
TEMPORARY ACTIVITY	<p>means an activity or event and any ancillary structures that:</p> <ol style="list-style-type: none"> 1. is infrequent, temporary, of short duration with a defined end time; and 2. creates no, or only negligible, lasting alteration or disturbance to any site, building or vegetation; <p>it includes:</p> <ol style="list-style-type: none"> a. performances, celebrations, concerts; b. exhibitions; c. circuses; d. parades; e. holiday observances; f. fetes, fairs and carnivals; g. festivals; h. recreation and sporting events; i. filming; j. and other types of activities of similar character <u>a temporary nature and character</u>; ¹²¹ <p>Temporary activity excludes markets and other activities held on a regular basis such as daily, weekly, fortnightly, or monthly, and temporary events ancillary to domestic scale residential activities.</p>
TEMPORARY INFRASTRUCTURE	means portable or transportable infrastructure, such as generators, pumps or fuel tanks, required on a temporary basis, such as during construction or other temporary activity, for a finite period of time and which are removed from the site of the activity or stage of that activity for which they are temporarily required upon completion of that activity or stage of that activity.
TEMPORARY MILITARY TRAINING ACTIVITY	<p>means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <ol style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service. <p>(National Planning Standard definition)</p>
<u>TEMPORARY SIGN</u>	<p><u>means any sign:</u></p> <ol style="list-style-type: none"> a. <u>promoting a temporary activity;</u> b. <u>at a temporary activity; or</u>

¹²¹ Clampett Investment Limited [284.30] and Rolleston Industrial Developments Limited [326.31].

	<p>c. <u>relating to a local election with the purpose of encouraging or persuading voters to vote for a particular party or candidate for a local election, or increasing awareness of how, when or where people can participate in local elections.</u></p> <p><u>It includes signs connected to a parked trailer or vehicle where the primary function of the trailer or vehicle is to display advertising material.</u>¹²²</p>
TERRITORIAL AUTHORITY	<p>has the same meaning as in section 5 of the Local Government Act 2002.</p> <p>means a city council or a district council named in Part 2 of Schedule 2. (National Planning Standard definition)</p>
TERTIARY EDUCATION AND RESEARCH ACTIVITY	<p>means the use of land or buildings for:</p> <ul style="list-style-type: none"> a. the provision of teaching or training or related research; b. commercial research and laboratories; c. ancillary retailing, cultural activities, recreation activities, and entertainment activities, offices, and accommodation facilities.
THREE WATERS	means water supply, wastewater system and stormwater infrastructure.
TIKANGA	means customary values and practices.
TOWER	means a lattice steel structure (or a tubular steel structure where this replaces a lattice steel structure) that supports conductors, lines, cables or antennas, and includes foundations and hardware associated with the structure such as insulators and cross arms.
TRADE AND INDUSTRY TRAINING FACILITY	means land or buildings used for occupational training in the skills of engineering, building, aviation, manufacturing and other industrial activities, and includes ancillary offices, cultural activities and recreation activities.
TRADE SUPPLIER	<p>means a business engaged in sales to businesses, and may also include sales to the general public, and consists only of one or more of the following categories:</p> <ul style="list-style-type: none"> a. automotive and marine supplies; b. building supplies; c. farming and agricultural supplies; d. garden and landscaping supplies; e. office furniture, equipment and systems supplies; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items) ; g. industrial clothing and safety equipment supplies; and h. catering equipment supplies.
TRANSMISSION LINE	has the same meaning as defined in the NESETA.
TRANSPORT SYSTEM	means all transport infrastructure, services and mechanisms that contribute to providing for all forms of transport including multi modal transport and active transport. It includes those parts of the transport system that form part of critical infrastructure, strategic infrastructure, regionally significant infrastructure, land transport infrastructure, and strategic transport networks.
TRAVEL DEMAND MANAGEMENT	means using a range of methods to change travel behaviour i.e. how, when and where people travel.

¹²² Waka Kotahi [275.64].

UNACCEPTABLE RISK	In relation to major hazard facilities, means exposure of sensitive activities (including residential dwelling) to an individual fatality risk level exceeding 1×10^{-6} per year.
UNFORMED LEGAL ROAD	means land that has been legally established as a public road prior to 1996 but which is not formed or maintained by the District Council or the New Zealand Transport Agency as a public road.
UNMAPPED SNA	means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna listed in ECO-SCHED2 that occupies at least the specified minimum contiguous area, and is not a mapped SNA shown on the planning map and listed in ECO-SCHED1. ¹²³
UPGRADING	In relation to the natural hazards chapter, means the replacement, renewal, improvement or realignment of a network utility structure or building, or natural hazards mitigation works that: <ol style="list-style-type: none"> is within 5m of the alignment or location of the original structure or building; and does not increase the footprint of the original structure or building by greater than 10 percent across any continuous 5-year period; but does not include works limited to maintenance for community scale natural hazard mitigation works, it does not increase the footprint of the original scheme by greater than 10 percent across any continuous 5-year period. <p><u>Note: upgrading does not include works limited to maintenance.</u>¹²⁴</p>
<u>URBAN HAZARD AREA</u>	<u>For Waimakariri District, the urban flood assessment comprises the towns of Rangiora, Kaiapoi, Woodend (including Ravenswood), Pegasus, Oxford, Waikuku, Waikuku Beach, The Pines Beach, Kairaki, Woodend Beach, the small towns of Ashley, Sefton, Cust, Ohoka, Mandeville, and all Large Lot Residential Zone areas and Special Purpose Zone (Kāinga Nohoanga).</u> ¹²⁵
URBAN ENVIRONMENT	means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: <ol style="list-style-type: none"> is, or is intended to be, predominantly urban in character; and is, or is intended to be, part of a housing and labour market of at least 10,000 people. <p>For Waimakariri District, the urban environment described in (a) and (b) comprises the towns of Rangiora, Kaiapoi, Woodend (including Ravenswood), Pegasus, Oxford, Waikuku, Waikuku Beach, The Pines Beach, Kairaki, Woodend Beach, the small towns of Ashley, Sefton, Cust, Ohoka, Mandeville, and all Large Lot Residential Zone areas and Special Purpose Zone (Kāinga Nohoanga).¹²⁶</p>
UTILITY	means a type of project, work or network utility operation undertaken by a network utility operator or a requiring authority as described in section 166 of the RMA.
VAULT	in the context of cemeteries, means a structure approved by the District Council for the deposit of specially sealed coffins containing a human body, or containers of ashes resulting from the cremation of a human body.

¹²³ Federated Farmers [414.20] and MainPower [249.41].

¹²⁴ ECan [316.82].

¹²⁵ ECan [316.8 and 316.13] and CCC [360.9, 360.10 and 360.11]

¹²⁶ ECan [316.8, 316.13], and CCC [360.9, 360.10, 360.11]

VEHICLE CONTROL POINT	means a point on a vehicle accessway at which a vehicle is required to stop, such as a barrier, gate, or a point where vehicles may need to wait for a vehicle reversing from the parking space closest to the vehicle crossing.
VEHICLE CROSSING	means a formed vehicle access between a road carriageway and a site boundary.
VEHICLE MOVEMENT	means a single journey in one direction to or from a particular site by a person or persons within a single motor vehicle. For example, a vehicle entering a site equals one vehicle movement, a vehicle exiting a site equals one vehicle movement, one vehicle to and from a site equals two vehicle movements.
<u>VEHICLE OR BOAT REPAIR OR STORAGE SERVICES</u>	<u>means the repair, maintenance, alteration, or storage on a short-term or long-term basis, of motor vehicles, boats, or similar modes of transportation, operated as a commercial activity. This does not include service stations.</u> ¹²⁷
VETERINARY FACILITY	means a facility used for animal health care and includes animal hospital treatment and short term stay. This does not include boarding kennels or catteries.
VISIBILITY SPLAY	means an area to be kept clear from obstruction to allow good visibility of other road users.
VISITOR ACCOMMODATION	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (National Planning Standard definition)
WAREHOUSING AND STORAGE	means facilities used for collecting, receiving, storing, handling and distributing materials, products or goods.
WASTE MANAGEMENT AREA	means the area identified on a site for the storage of rubbish and recycling for collection.
WASTE MANAGEMENT FACILITY	means any landfill, resource recovery park, transfer station, refuse station, recyclables drop-off site or sorting site or other land or facility for the disposal or temporary storage of refuse or recyclable.
WASTEWATER	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. (National Planning Standard definition)
WASTEWATER SYSTEM	means all those components of a network between the point of discharge from a customer and the discharge of treated effluent into the natural environment. This includes but is not limited to: trunk main, rising mains, mains, inspection holes, property laterals (on road reserve irrespective of point of discharge), pump stations, pumps, valves, meters, treatment plants, canals, wetlands, lagoons, infiltration basins, and irrigated land.
WATER	has the same meaning as in section 2 of the RMA. a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water, coastal water, and geothermal water: c. does not include water in any form while in any pipe, tank, or cistern. (National Planning Standard definition)

¹²⁷ Clause 16(2) RMA.

WATER SENSITIVE DESIGN	means an interdisciplinary approach to land use and development planning, design and implementation which integrates land use and water management, to minimise adverse effects on freshwater systems and coastal environments, particularly from stormwater runoff.
WATER SUPPLY	means all those components of a network between the point of abstraction from the natural environment and the point of supply to a customer. This includes but is not limited to: wells, infiltration galleries, intake structures, open raw water storage ponds/lakes, pressure mains, treatment plants, treated water reservoirs, trunk mains, service mains, rider mains, pump stations, pumps, valves, hydrants, scour lines, service pipes, boundary assemblies, meters, backflow prevention devices and tobies.
WATERBODY	has the same meaning as in section 2 of the RMA. means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area. (National Planning Standard definition)
WATERCRAFT	means any vessel, whether it is powered by a motor or not, and excludes houseboats.
WEDDING AND EVENT FACILITY	means a facility that provides rooms or spaces for weddings or private functions including the serving and preparation of food and drinks but excludes rooms or spaces for overnight accommodation.
WETLAND	has the same meaning as in section 2 of the RMA. includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. (National Planning Standard definition)
WOODLOT	means a stand of trees <u>used for commercial purposes that is not controlled by NESCF for the purposes of firewood, Christmas trees, the creation of other wood products,¹²⁸ a carbon sink,¹²⁹ erosion control, pest, or wilding tree management purposes,¹³⁰ but excluding plantation forestry.</u>
WORKERS' ACCOMMODATION ¹³¹	<u>means a building(s) used for accommodating people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area, including farm managers, workers and staff.</u>
YARD-BASED ACTIVITY	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking. Drive-in or drive through covered areas devoted to the storage and display of

¹²⁸ s44A(6) of RMA.

¹²⁹ DoC [419.19].

¹³⁰ Federated Farmers [414.22].

¹³¹ Hort NZ [295.62]

	construction materials (including covered lanes) are deemed yard space for the purpose of this definition.
ZERO LOT DEVELOPMENT	means development of a residential site where at least one wall of the residential unit is built up to the side boundary.

Abbreviations¹

AADT	Annual average daily traffic
ACSMP	Archaeological and Cultural Sites Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
AEP	Annual exceedance probability
ASW-MD1	Houseboats <ol style="list-style-type: none"> 1. The extent to which the houseboat compromises the use of the surface of water for other users. 2. The extent to which the houseboat has been designed to be navigated on a water body. 3. The extent to which the houseboat compromises existing public access to the Kaiapoi River. 4. The extent to which amenity values, ecological, cultural or recreational values, including any natural character values associated with the Kaiapoi River are compromised.
BPO	Best Practicable Option
CAG	Cultural Advisory Group (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CAQMP	Construction Air Quality Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CARP	Canterbury Air Regional Plan
CBR	California Bearing Ratio (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CE-MD1	Buildings and structures <ol style="list-style-type: none"> 1. The extent of indigenous vegetation clearance. 2. Measures to minimise any adverse effects on sensitive habitats such as dunes, rivers, lakes or wetlands. 3. The extent to which the proposal will integrate into, and be sympathetic to the landscape, including the scale, form, design and finish (materials) proposed and mitigation measures such as planting. 4. Mitigation measures to minimise the tsunami risk to people and property. 5. The extent to which the proposal would compromise existing public access to the CMA. 6. The use of natural elements such as landforms and vegetation within the site to mitigate the visibility of the proposal. 7. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation.
CESMP	Construction Environmental and Social Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)

¹ CI 16 - consequential amendments to abbreviations arising from changes in other parts of the plan to be shown in ePlan.

CGRA	Greater Christchurch Regeneration Act 2016
CMA	Coastal marine area
CMUZ-MD1	<p>Trade suppliers and yard based suppliers</p> <ol style="list-style-type: none"> 1. The extent to which the activity adversely affects the function or capacity of the zone to provide primarily for commercial and community activities. 2. Any benefits from a trade or yard-based supplier providing a buffer between commercial activities and any adjacent industrial zones. 3. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre or zone, especially where the site has frontage to a Principal Shopping Street. 4. The extent to which the activity generates traffic and amenity effects that impact on the day to day operation and amenity of the commercial centre or zone.
CMUZ-MD10	<p>Acoustic insulation</p> <ol style="list-style-type: none"> 1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources. 2. The effectiveness of any alternative acoustic insulation technology or materials. 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site. 4. Any reverse sensitivity effects on existing or future permitted business activities to operate or establish without undue constraint from residential accommodation that does not provide the required noise insulation. 5. The location of any nearby business activities and the degree to which the amenities of the sensitive activities may be adversely affected.
CMUZ-MD11	<p>Residential development</p> <ol style="list-style-type: none"> 1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone: <ol style="list-style-type: none"> a. the extent to which any residential or visitor accommodation ground floor habitable room adversely affects the function of the zone to provide for primarily commercial activities; b. the extent to which any residential or visitor accommodation ground floor habitable room does not adversely affect the capacity of the zone to accommodate future demand for commercial and community activities; c. the extent to which the building frontages will deliver a visually interesting and high amenity streetscape for pedestrians; d. the extent of any effects on the continuity of shopping frontages; and e. the extent to which an acceptable level of residential amenity and privacy can be provided to future occupants of residential ground floor habitable room. 2. In relation to minimum unit size, the extent to which: <ol style="list-style-type: none"> a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity

	<p>values of current and future occupants and the surrounding neighbourhood;</p> <p>b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities;</p> <p>c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;</p> <p>d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and</p> <p>e. nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.</p> <p>3. In relation to storage space:</p> <p>a. the extent to which the reduction in storage space will adversely affect the functional use of the residential unit and the amenity of neighbouring sites, including public spaces; and</p> <p>b. the extent to which adequate and accessible space is provided on the site for the storage of waste and recycling bins, bicycles and clothes drying facilities are provided on the site.</p> <p>4. In relation to outdoor living space:</p> <p>a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide an appropriate level of amenity and meet outdoor living needs of likely future residents.</p> <p>5. In relation to any proposed non-residential activities:</p> <p>a. the extent to which the activity will adversely affect residential amenity values, including consideration of:</p> <ul style="list-style-type: none"> i. character, duration, scale and intensity; ii. hours of operation; iii. noise from patrons onsite and those arriving and leaving; iv. traffic generation and vehicle movements, including servicing vehicles; and v. any proposed measures that mitigate adverse effects by means such as the provision of screening, buffer areas, local topography, site layout (including location of point of sale) or operational practices. <p>6. In relation to the Mixed-Use Zone:</p> <p>a. the extent to which the proposal is consistent with the vision, goals or objectives of the Kaiapoi Town Centre Plan 2028 and Beyond;</p> <p>b. the extent to which the proposal supports regeneration and provides a high level of amenity;</p> <p>c. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest;</p> <p>d. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest;</p> <p>e. the extent to which the proposal involves a design that enables conversion of the buildings to commercial activities, especially the ground floor; and</p> <p>f. the extent to which the proposal contributes to achieving a mix of uses within the regeneration area.</p>
CMUZ-MD12	Commercial activity distribution

	<ol style="list-style-type: none"> 1. If a Local Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town Centre to provide for primarily commercial and community activities. 2. If a Neighbourhood Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town and Local Centre to provide for primarily commercial and community activities. 3. Any adverse effects on the amenity values and streetscape of the site, especially where sites have frontage to a principal shopping street. 4. Effects, including traffic generation, that affect daily operation and amenity of the nearest town centre.
CMUZ-MD13	<p>Rail boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.
CMUZ-MD14	<p>Kaiapoi large format retail</p> <ol style="list-style-type: none"> 1. Any effects of the location and species of tree planting in relation to: <ol style="list-style-type: none"> a. public water supply and stormwater infrastructure; and b. the effectiveness of tree planting in enhancing the character and amenity of the streetscape and boundaries. 2. The extent to which any stormwater management area, including margins and plantings is designed and managed to fully drain as quickly as possible after a rainfall event and to avoid attracting bird species that are a hazard to aircraft. 3. The extent to which the departure from the ODP will result in adverse or positive outcomes. 4. For all other matters, the extent of any adverse impacts on amenity values of the site and adjacent sites.
CMUZ-MD15	<p>Kaiapoi regeneration areas</p> <ol style="list-style-type: none"> 1. The extent to which the departure from the layout in the ODP is appropriate, taking into account: <ol style="list-style-type: none"> a. the vision, objectives and principles expressed in the Kaiapoi Town Centre Plan 2028 and Beyond; and b. any actual or potential impact on the delivery of integrated infrastructure including road, pedestrian/cycle ways, water, wastewater, stormwater and open space across the whole ODP area.
CMUZ-MD16	<p>Building coverage</p> <ol style="list-style-type: none"> 1. The extent to which a greater building coverage: <ol style="list-style-type: none"> a. provides an adequate area for site access, manoeuvring, and other activities; b. affects the amenity values of the adjoining sites or public spaces due to the visual dominance and/or scale of development; and c. is mitigated through the provision of landscaping/screening.
CMUZ-MD17	<p>Mandeville North Business Area</p> <ol style="list-style-type: none"> 1. In the Mandeville North Business Area: <ol style="list-style-type: none"> a. the quality of building design, architectural features and details, use of colour and building materials; b. the extent to which tree planting and landscaping achieves a high quality outcome and mitigates adverse visual effects, amenity effects and scale of business activities;

	<ul style="list-style-type: none"> c. the location of buildings, outdoor storage and loading areas and carparking and its design in relation to adjoining reserves and roads; d. the extent to which any signs within the building is integrated with buildings' architectural detail; e. the extent to which the principles of CPTED are incorporated into any development; f. effects on the amenity values of the surrounding residential zones and rural zones; g. effects on the safe and efficient functioning of Tram Road and onsite vehicle circulation to discourage through traffic within the zone, including traffic calming measures; h. methods to prevent adverse traffic impacts on the function, safety and use of Tram Road from right turn manoeuvres into and out of the zone and the eastern service entrance; i. methods to ensure that the eastern service access is only used as an entrance from Tram Road; and j. standard of construction of roads, service lanes and accessways.
CMUZ-MD18	<p>Parking lots and parking buildings</p> <ul style="list-style-type: none"> 1. The extent to which proposed parking dominates the streetscape, disrupts active frontages and pedestrian circulation; 2. The extent to which the parking undermines the centre's ability to accommodate activity at ground floor level, contributing to an active built frontage and viable centre; 3. Any adverse effects of vehicle access points and traffic movements on the safe and efficient operation of the transport system; 4. The extent to which the location and design of the parking access and manoeuvring areas support pedestrian and cyclist safety; and 5. Any adverse effects of the parking/access points on adjoining zones and the extent of mitigation available.
CMUZ-MD2	<p>Drive through restaurants and service stations</p> <ul style="list-style-type: none"> 1. The extent to which the intensity and scale of the development, including consideration of the numbers of people and/or vehicles using the site, adversely effects of the amenity values of the surrounding area, and any practicable mitigation measures to manage those effects. 2. The effects of the design and location of landscaping, parking areas and vehicles access on visual amenity of the streetscape and pedestrian safety. 3. The effects of location, design and management of buildings, including storage and servicing facilities, on the amenity values of nearby residential properties, including potential visual effects and any night time noise effects.
CMUZ-MD3	<p>Urban design</p> <ul style="list-style-type: none"> 1. The extent to which the development: <ul style="list-style-type: none"> a. recognises and reinforces the centre's role, context, and character, including any natural, historic heritage or cultural assets; b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;

	<ul style="list-style-type: none"> c. takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. provides a human scale and minimises building bulk while having regard to the functional requirements of the activity; e. is designed to recognise CPTED principles, including surveillance, effective lighting, management of public areas and boundary; f. incorporates landscaping to increase amenity values, especially within surface car parking areas; g. provides safe, legible, and efficient access for all transport users; and h. where relevant, has regard to the objectives of any Town Centre Master Plan to support their recovery, long term growth and a high level of amenity.
CMUZ-MD4	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential, rural and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect of reduced sunlight admission to the street and the extent of any visual overbearing and obtrusiveness from the recession plane intrusion on the street. 3. The effect on privacy of residents and other users in the adjoining site. 4. The scale of building and its effects on the character of any adjoining residential zones. 5. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 6. The effect on outlook from adjoining sites. 7. The extent to which the recession plane breach and associated effects reflect the functional requirements of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
CMUZ-MD5	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
CMUZ-MD6	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential or open space and recreation zones and the likely

	consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
CMUZ-MD7	<p>Road boundary setback, glazing and verandah</p> <ol style="list-style-type: none"> The extent to which the activity: <ol style="list-style-type: none"> provides for continuity of façades and verandah coverage along the street frontage; provides visual interest appropriate to the context and character of the site and surrounds; incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building; provides for main entrances, verandah coverage, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces; provides for functional and quality space for public amenity and accessibility, such as for outdoor dining or retail laneways, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity; results in the visual dominance of vehicles through the use of space between the building and the street for car parking, vehicle manoeuvring or loading; maintains transport safety through not extending verandahs over the active road carriageway; reduces amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road; adversely affects the amenity and outlook of residential, rural, or open space and recreation zones; presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade; and mitigates the visual effects of a reduced setback through site frontage landscaping and the character of existing building setbacks in the wider streetscape. For neighbourhood centres only, the extent to which the road is a strategic or arterial road with reduced amenity, and a road setback coupled with landscaping mitigates the adverse amenity effects of the traffic.
CMUZ-MD8	<p>Road boundary landscaping</p> <ol style="list-style-type: none"> The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. The extent of any effects on the outlook and amenity of residential zones or open space and recreation zones from any reduction in landscaping. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, or the display of trade supplier or yard-based goods for sale, along the site frontage.
CMUZ-MD9	Outdoor storage and waste management

	<ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. 5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location.
CNVMP	Construction Noise and Vibration Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
Commencement of works	means the time when the first works that are the subject of this designation commence (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CPT	Cone Penetration Test (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
CPTED	Crime Prevention through Environmental Design
DISTRICT	Waimakariri District
DISTRICT COUNCIL	Waimakariri District Council
DISTRICT PLAN	Waimakariri District Plan
DOC	Department of Conservation
ECO-MD1	<p>Indigenous vegetation clearance</p> <ol style="list-style-type: none"> 1. The extent to which the proposal adequately identifies indigenous biodiversity values including whether any naturally occurring species that are threatened, at risk, or reach their national or regional distribution limits in the District, or any naturally uncommon ecosystems listed in ECO-SCHED3 are present and if so, how they will be protected or managed. 2. The extent to which the proposal will achieve no net loss of indigenous biodiversity values identified as significant. 3. The actual or potential effects on indigenous biodiversity or ecological values, including intrinsic values, expected to occur as a result of the proposal, including those on ecosystem connectivity, function, and integrity and species diversity. 4. Any potential for avoiding, remedying, mitigating or otherwise offsetting or compensating for adverse effects on indigenous vegetation and habitats of indigenous fauna. 5. Any conditions to ensure obligations in respect of indigenous biodiversity endure, including beyond any changes of ownership (wholly or partially) of the landholding and review of conditions. 6. Where the clearance is within an ONL, ONF, SAL, ONC, VHNC, HNC, or any natural character of scheduled freshwater body setback, whether the indigenous vegetation proposed to be cleared contributes to the values of these areas and the degree to which the proposed clearance would adversely affect these values.

	<ol style="list-style-type: none"> 7. The relevance and quality of a Biodiversity Management Plan, if provided. 8. The extent of adverse effects on indigenous biodiversity in the coastal environment. 9. The extent to which, if any, the health of any indigenous vegetation and/or habitat of indigenous fauna is improved. 10. The extent to which, if any, the spatial extent of any indigenous vegetation and/or habitat of indigenous fauna is increased. 11. Adverse effects on Ngāi Tahu cultural values including mahinga kai and other customary uses, and access for these purposes.
ECO-MD2	<p>Species selected for planting</p> <ol style="list-style-type: none"> 1. The extent to which the species proposed to be planted will adversely affect the: <ol style="list-style-type: none"> a. ecosystem function and indigenous biodiversity values of the SNA; and b. natural character of the coastal environment.
ECO-MD3	<p>Bonus allotment or bonus residential unit</p> <ol style="list-style-type: none"> 1. The extent to which the SNA will be protected and restored. 2. The adequacy and quality of the information provided with the application as required by Appendix APP2. 3. The extent to which the bonus allotment or bonus residential unit may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites.
ECOP	Waimakariri District Council Engineering Code of Practice
EI-MD1	<p>Historic heritage, culture and the natural environment</p> <ol style="list-style-type: none"> 1. The extent of any adverse landscape and visual effects, including cumulative effects, on ONF, ONL and SAL; or on areas of ONC, VHNC or HNC; or on the natural character of scheduled freshwater bodies setbacks; or on the coastal environment. 2. The extent to which infrastructure has a functional need or operational need for its location, the practicality of avoidance, and the viability of alternative locations, routes, sites, structures and construction methods. 3. The extent of any effects on SNAs or any notable tree and, the nature of any advice provided by an ecologist with respect to SNAs or indigenous vegetation clearance or arborist with respect to notable trees. 4. The extent of any social, economic, environmental and cultural benefits. 5. The extent of any effects on historic heritage, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). 6. Outcomes of any consultation undertaken with Te Ngāi Tūāhuriri Rūnanga and Heritage NZ Pouhere Taonga. 7. Likely effectiveness of the mitigation proposed, including any cultural or archaeological monitoring. 8. Any relevant matter set out in NFL-MD1.
EI-MD10	<p>Relocation of existing infrastructure</p> <ol style="list-style-type: none"> 1. The extent to which the existing alignment or location is within a road corridor and relocation over a greater distance is necessary to ensure

	<p>the infrastructure remains within the road corridor due to road widening or realignment.</p> <ol style="list-style-type: none"> The extent to which relocation over a greater distance is necessary for safety, access, operational need or functional need reasons. The extent to which relocation would result in the infrastructure being located in the following areas, and relocation over a greater distance is necessary to avoid or minimise encroachment into such areas: <ol style="list-style-type: none"> the root protection area of a notable tree; places with heritage values; Wāhi Tapu sites; and SNAs.
EI-MD11	<p>Requirement to provide water supply for firefighting</p> <ol style="list-style-type: none"> The extent to which sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring sites. The suitability of the proposed water supply for fire-fighting purposes (the District Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS 4509:2008 NZ Fire Service Firefighting Water Supplies Code of Practice.
EI-MD12	<p>National Grid</p> <ol style="list-style-type: none"> The extent of any impacts on the operation, maintenance, upgrading and development of the National Grid. The risk to the structural integrity of any affected National Grid support structure(s). The extent of any impact on the ability of the National Grid owner (Transpower NZ Ltd) to access the National Grid. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
EI-MD13	<p>Major electricity distribution lines</p> <ol style="list-style-type: none"> The extent of any impacts on the operation, maintenance, upgrading and development of the electricity distribution network. The risk to the structural integrity of any affected electricity distribution line support structure(s). The extent of any impact on the ability of the relevant electricity distribution network operator to access the electricity distribution network. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
EI-MD14	<p>Extent of effects</p> <ol style="list-style-type: none"> The extent of compliance with the relevant standard(s), and the extent of any effects of non-compliance with the relevant standard(s) including cumulative effects.
EI-MD2	<p>Amenity values, location and design</p> <ol style="list-style-type: none"> The practicality and effectiveness of screening the infrastructure. For infrastructure attached to other structures, the extent to which the infrastructure is within the visual envelope of an existing structure, and the extent to which the colour and design of the infrastructure corresponds to the existing structure. The extent of consideration of the number, size, location and design of any other existing infrastructure in the vicinity.

	<ol style="list-style-type: none"> 4. The extent to which any adverse effects of the infrastructure have been avoided, remedied or mitigated by the route, site and construction method selection. 5. The extent to which the location and size of the infrastructure impacts on the ability of people to access any existing facility or activity on the site.
EI-MD3	<p>Operational considerations</p> <ol style="list-style-type: none"> 1. The extent to which the location and scale of structures proposed are necessary to meet the operational need or functional need of the infrastructure. 2. The extent to which placing infrastructure underground is unreasonable in terms of technical constraints, additional costs or environmental effects. 3. The extent to which there is any risk to, and effects on, the operation, maintenance, upgrading and development of the infrastructure. 4. The extent to which buildings, other structures or vegetation obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, and the extent to which such adverse effects can be avoided, remedied or mitigated.
EI-MD4	<p>Health and safety</p> <ol style="list-style-type: none"> 1. The extent to which the infrastructure will be located in close proximity to any sensitive activity, and the extent of any effect on human health.
EI-MD5	<p>Electricity generation</p> <ol style="list-style-type: none"> 1. The extent to which the infrastructure will make a meaningful contribution to renewable electricity generation targets. 2. The distance between the infrastructure and residences, public places, or places from which the infrastructure would be visible, and the extent to which the infrastructure would pose significant adverse visual effects on or dominate the surrounding landscape. 3. The extent to which views to the infrastructure are expansive or constrained. 4. The extent to which the design, siting and size of the infrastructure responds to its landscape context. 5. The relative elevation of the infrastructure, in relation to residences, public places or place from which the infrastructure will be visible, including the extent to which the infrastructure is located on a ridgeline or series of ridgelines, or would form part of a skyline. 6. Number, design and extent of wind turbines and associated structures, and predominant orientation in relation to the landform. 7. Effects on topography, landforms and geological forms. 8. Ecological effects including any loss of indigenous flora, fauna, habitat and effects on riparian margins. 9. Effects on adjoining land uses of noise levels, noise modulation, glint/glare, and shadow flicker. 10. Need to locate wind turbines and associated structures where the wind resource is available and the quality of the wind resource. 11. Extent and visibility of roads, access tracks, earthworks and vegetation clearance associated with the construction, operation or maintenance of the infrastructure. 12. For solar cells, as well as the above matters:

	<ul style="list-style-type: none"> a. the time of day, year, and time per day when adjoining or adjacent sites would be affected by reflected solar glare and the degree of luminescence; b. the number of sites affected and their relative proximity; and c. whether there is a hazard from any glare. <p>13. The necessity for electricity generation other than renewable electricity generation in the District's electricity supply network, including for resilience.</p>
EI-MD6	<p>Electricity transmission and electricity distribution</p> <ul style="list-style-type: none"> 1. Extent of effects on access to and the operation, maintenance, upgrade, development and structural integrity of the electricity transmission and electricity distribution network. 2. Extent of compliance with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 3. Nature of technical advice provided by infrastructure operators and extent of compliance with it. 4. Risk of electrical hazards affecting public safety and risk of property damage.
EI-MD7	<p>Gas distribution pipeline and fuel systems</p> <ul style="list-style-type: none"> 1. Effects on access to and the operation, maintenance, upgrade, development and structural integrity of gas distribution pipeline and fuel systems. 2. Technical advice provided by infrastructure operators. 3. Hazards affecting public safety and risk of property damage.
EI-MD8	<p>Water supply, wastewater system, and stormwater infrastructure</p> <ul style="list-style-type: none"> 1. The requirements of the ECOP, and any other relevant regulations. 2. The extent to which the proposed servicing will adequately serve its intended purpose. 3. The extent to which existing infrastructure is available to connect to. 4. The extent to which the infrastructure will incorporate existing indigenous vegetation, or proposes new planting of indigenous vegetation naturally occurring within the ecological district within which planting will take place or of ecologically similar origin. 5. The extent of any actual or potential adverse effects on the capacity, efficiency and function of existing infrastructure. 6. The provision for, and protection of, the flood storage and conveyance capacity of waterways. 7. The requirements of AS/NZS 1547:2012 On-site Domestic Wastewater Management. 8. The extent to which interference with public use and enjoyment of open space and recreation land is or can be minimised where infrastructure is located or proposed to be located in Open Space and and Recreation Zones. 9. The extent to which safe and direct access can be provided to enable the maintenance of infrastructure. 10. The extent to which there will be health and safety adverse effects associated with infrastructure and the extent to which these can be avoided, remedied or mitigated. 11. The outcome of any consultation undertaken with the District Council regarding the availability, adequacy or suitability of the water supply, wastewater system or stormwater infrastructure servicing proposed.

EI-MD9	<p>Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure</p> <ol style="list-style-type: none"> 1. The ability to integrate with the landscape, follow natural contours, and mitigate adverse effects. 2. The extent of compliance with the relevant standards in the Earthworks Chapter for the relevant zone or overlay, and the extent of any effects of non-compliance. 3. Relevant assessment matters in the Earthworks Chapter for the relevant zone or overlay.
ESCMP	<p>Erosion and Sediment Control Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
EW-MD1	<p>Activity operation, scale, form and location</p> <ol style="list-style-type: none"> 1. Location, volume and area of earthworks. 2. The operational need or functional need for the earthworks in the location. 3. Any effects on the natural character and amenity values of the site and surrounding area. 4. Any effects on archaeological sites, heritage values or the heritage setting of the site or within the surrounding area. 5. Any disturbance of culturally significant sites and any proposed mitigation measures. 6. Any effects on the health and structural integrity of any notable tree and any effects on the values that have been identified for the notable tree. 7. Public health and safety including contingency provisions for emergency response. 8. Mitigation including fencing, planting and landscaping. 9. Effects on soil quality. 10. Final contour and ground level resulting from excavation or filling. 11. Vehicle movements associated with earthworks. 12. Any effects on the operation, maintenance, upgrade and development of the National Grid. 13. Any constraint on the future development potential of the site or surrounding sites.
EW-MD2	<p>Nuisance and reverse sensitivity</p> <ol style="list-style-type: none"> 1. The extent to which dust, sediment and water or wind erosion effects can be avoided or mitigated including through landscape treatment. 2. Reverse sensitivity effects such as the effect of a sensitive activity locating near earthworks activities. 3. Any effects on other sites including noise, vibration, dust, siltation, sedimentation, visual effects on amenity values and traffic generation. 4. The effectiveness of any environmental management plan.
EW-MD3	<p>Land stability</p> <ol style="list-style-type: none"> 1. Any effects on land stability, including stability of adjoining land, and any susceptibility to subsidence, slumping or erosion. 2. Any alteration of natural ground levels and consequently to the height of structures and buildings that may be erected on the site.
EW-MD4	<p>Natural hazards</p> <ol style="list-style-type: none"> 1. Risk to the health and safety of people, property, any building or infrastructure.

	<ol style="list-style-type: none"> 2. The location, or identification, of the site within any natural hazard category or overlay, and the ability to manage risk associated with any natural hazard that is identified. 3. Any effect on sites of cultural significance. 4. Any effect on drainage, inundation run-off, flooding risk, overland flow paths or water table level on the site or surrounding land, and any mitigation works proposed. 5. The effect of the earthworks on flow of floodwater through the site, including any effects on the entry and exit points for floodwater. 6. The extent to which the earthworks will displace or divert floodwater from the site onto any other site. 7. Any effects on the character of floodwater, either on-site or off-site, including velocity and depth. 8. Any effect on the operation and function of roads or other infrastructure. 9. The matters addressed or identified in any Flood Assessment Certificate.
EW-MD5	<p>Rehabilitation</p> <ol style="list-style-type: none"> 1. Any proposed site rehabilitation, considering: <ol style="list-style-type: none"> a. the location, gradient and depth of the earthworks; b. availability of clean fill material and time frames for rehabilitation; c. any adverse effects on traffic, dust, groundwater, drainage and landscape; d. any re-vegetation, including the use of indigenous plant varieties from seed sourced from the relevant ecological district within which the planting is to take place, and any weed and pest control proposed, and e. any mitigation or proposed mitigation. 2. Any quarry site rehabilitation plan, prepared by a person suitably qualified or experienced in site rehabilitation.
EW-MD6	<p>Coastal environment and hazards</p> <ol style="list-style-type: none"> 1. Any increase in sedimentation in the coastal environment. 2. The extent to which the proposal will maintain, preserve or enhance the natural character attributes of the coastal environment. 3. Any effects from the clearance of vegetation, or disturbance of habitat in the coastal environment. 4. Any effects on the nature, form and resilience of the sandy beach, dunes or rocky shoreline including the protection they provide from coastal inundation. 5. Any effects on the functioning of coastal processes. 6. Any positive or adverse effects on risk to life, property and the environment posed by coastal hazards. 7. The extent to which earthworks would remedy or mitigate coastal hazard or be compatible with existing coastal hazard mitigation works or structures. 8. The extent to which the earthworks will restrict or enable public access and enjoyment of the coastal environment. 9. The extent to which earthworks restrict public access to and along the CMA and water bodies with high values. 10. The extent to which the earthworks will be supervised by either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered).

	11. Any effects on culturally significant sites.
EW-MD7	<p>Water bodies, vegetation and fauna</p> <ol style="list-style-type: none"> 1. The extent to which the disturbance of the soil, including disturbance of contaminated land, adversely affects areas of significant indigenous vegetation and significant habitats of indigenous fauna. 2. Any removal of, or disturbance to, indigenous vegetation. 3. Any effects on the natural character and water quality of any water body. 4. The extent to which the earthworks will restrict public access and enjoyment of the margin of any water body. 5. The extent to which the habitat of trout, salmon, and indigenous aquatic species, may be adversely affected by any disturbance on the margin of the water body. 6. Fencing, planting and landscaping. 7. The extent to which the land use will adversely affect wahi taonga and mahinga kai. 8. For ngā wai, the matters specified in SASM-MD3 Nga Wai.
EW-MD8	<p>Outstanding natural features and landscapes</p> <ol style="list-style-type: none"> 1. Where earthworks are located in any ONF or ONL: <ol style="list-style-type: none"> a. the timing, duration, area and location of the activity; b. any vegetation that is to be retained; c. any vegetation screening and backdrop; d. the relationship of the activity to landform including prominent ridgelines; e. natural character values, amenity values and landscape values, including revegetation type and density; f. earthworks location and management, including revegetation, of cuts and fills; and g. any effects on the stability and life-supporting capacity of soil.
FENZ	Fire and Emergency New Zealand
FTE	Full time equivalent
GFA	Gross floor area
HAIL	Ministry for the Environment's Hazardous Activities and Industries List
HH-MD1	<p>Adverse effects on heritage values</p> <ol style="list-style-type: none"> 1. Any effect on the heritage values, heritage setting, including the form and materials of the proposed works. 2. The location, extent or height of the proposal. 3. For new buildings or structures on the same site or within a heritage setting, the extent the building, structure or feature will be compatible with the heritage fabric, heritage values and significance of the historic heritage including design, materials and location. 4. For infrastructure, the functional need or operational need to be located in or in proximity to the historic heritage and any heritage setting.
HH-MD2	<p>Intervention and viability of historic heritage</p> <ol style="list-style-type: none"> 1. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act 2004 and Building Code, and alternative solutions considered.

	2. The extent to which the historic heritage has been damaged by significant natural events and the necessity of work to prevent further deterioration.
HH-MD3	<p>Consultation</p> <ol style="list-style-type: none"> 1. In respect of sites on the New Zealand Heritage List Rārangī Kōrero whether HNZPT has been consulted and the outcome of that consultation. 2. The extent that the site has cultural or spiritual significance to mana whenua and where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and whether the development or activity responds to, or incorporates the outcome of that consultation.
HH-MD4	<p>Re-use and relocation</p> <ol style="list-style-type: none"> 1. Options for ongoing and viable uses, including adaptive reuse. 2. For the relocation of historic heritage: <ol style="list-style-type: none"> a. whether the new location and orientation will maintain heritage values; b. whether alternative solutions have been considered, including maintenance or repairs, alterations; and c. the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of a temporary protection plan. 3. Opportunities to enhance the physical condition of the historic heritage and its heritage values.
HH-MD5	<p>Mitigation measures</p> <ol style="list-style-type: none"> 1. The extent to which existing topography or vegetation will mitigate adverse effects. 2. Any existing mitigation measures and the extent to which mitigation measures are proposed to be implemented to protect the historic heritage. 3. The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion.
HMP	Heritage Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
HNC	High Natural Character
HNZPT	Heritage New Zealand Pouhere Taonga
HNZPTA	Heritage New Zealand Pouhere Taonga Act 2014
HS-MD1	<p>Hazardous substances</p> <ol style="list-style-type: none"> 1. QRA of the activity, including use of either the individual fatality risk contour or the maximum credible fatality distance, taking into account features of the site and surrounding environment which may affect the site-specific contour. 2. Proposed mitigation in relation to risk identified by the QRA that are not controlled by other legislation or regional council functions. 3. Any effects relating to natural hazard areas identified in the District Plan, including the extent to which hazardous substances can be safely contained to avoid inundation by floodwater or contamination of

	<p>land or water in the event of a 0.5% AEP flood event for low and medium hazard and a 0.2% AEP flood event for high hazard.</p> <ol style="list-style-type: none"> 4. The level of risk relating to the nature and volume of the hazardous substance, except where this is controlled by other legislation, including the: <ol style="list-style-type: none"> a. probability and potential consequences of an accident leading to the loss of control of hazardous substances; b. potential effects on natural ecosystems and life-supporting capacity of land and water from escape or spillage; c. potential risk and effect on Sites and Areas of Significance to Māori; d. potential risk and effect on the human health and safety, and on neighbouring activities such as residential activities and areas where people congregate, and the amenity values of these areas and activities; e. potential effects on sensitive activities that would be permitted in the zone near a major hazard facility; and f. potential for cumulative adverse effects considering other activities in the surrounding area that store, use, or dispose of hazardous substances. 5. Reverse sensitivity effects from a sensitive activity on the functioning of a major hazard facility. 6. Effects on any sensitive activity from a major hazard facility establishing in that location. 7. The operational need or functional need for a major hazard facility, or sensitive activity to locate in that location. 8. Any positive effects of the major hazard facility.
HSNO	Hazardous Substances and New Organisms Act 1996
HSWA	Health and Safety at Work Act 2015
HVMPD	Heavy vehicle movements per day
INZ-MCD1	<p>Community facility</p> <ol style="list-style-type: none"> 1. The extent to which the activity adversely affects the function of the zone to provide for primarily industrial activities. 2. The extent to which the activity adversely affects the capacity of the zone to accommodate future demand for industrial activities. 3. The extent to which the community activity will form an agglomeration with other established non-industrial activities that cumulatively would have an adverse effect on the function and capacity of the Industrial Zone. 4. The extent to which the activity adversely affects the ability of existing or future permitted industrial activities to operate or establish without undue constraint. 5. The extent to which there are any benefits of a community activity providing a buffer between industrial activities and more sensitive zones. 6. The extent to which there are any amenity or streetscape benefits of a community activity being on a site that has frontage to an identified arterial road or collector road that has a gateway function to a township. 7. The extent to which the activity generates traffic and other effects that impact on the day to day operation of the industrial area.

	<ol style="list-style-type: none"> 8. The extent to which the activity serves the needs of workers in the industrial area. 9. The extent to which the activity by itself or in combination with other existing or proposed activities creates commercial distribution effects undermining any local or town centre, including whether the activity is better located within a centre.
INZ-MCD10	<p>Food and beverage</p> <ol style="list-style-type: none"> 1. The extent to which the activity creates adverse effects on any nearby residential unit in terms of traffic and nuisance effects. 2. The extent to which the activity provides goods and services to workers and residents from outside the zone and creates commercial distribution effects undermining any local or town centre.
INZ-MCD11	<p>Waste disposal</p> <ol style="list-style-type: none"> 1. The extent to which the area is affected by flood risk; 2. The extent to which the amenity and natural character of waterways are adversely affected; 3. The extent to which the amenity values of public roads or dwellings on adjoining sites are adversely affected; and 4. The extent of any adverse effects on wahi taonga and mahinga kai.
INZ-MCD2	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential zones, rural zones, or open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect on privacy of residents and other users in the adjoining zones. 3. The scale of building and its effects on the character of any adjoining residential zones. 4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 5. The effect on outlook from adjoining properties. 6. The extent to which the recession plane breach and associated effects reflect the functional needs of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
INZ-MCD3	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The extent of any adverse visual effects on adjoining sites in residential, rural, or open space and recreation zones as a result of a reduced building setback. 2. The extent to which landscaping or screening within the setback mitigates the visual dominance of buildings. 3. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential, rural, or open space and recreation zones. 4. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 5. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.

INZ-MCD4	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which the site is visible from adjoining sites in residential zones, rural zones, or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites. 3. The extent to which there are any compensating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking areas, manoeuvring areas or storage areas, or the location of ancillary offices/wholesale display of goods/showrooms.
INZ-MCD5	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any residential, rural, or open space and recreation zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
INZ-MCD6	<p>Road boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced landscaping is opposite any residential or open space and recreation zones and the effects of any reduction in landscaping on the amenity values and outlook of those zones. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, the display of trade supplier or yard-based goods for sale, along the site frontage.
INZ-MCD7	<p>Location of ancillary offices and retailing</p> <ol style="list-style-type: none"> 1. The extent to which locating ancillary offices or ancillary retail activity where they do not face the street results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the frontage is opposite Residential Zones or Open Space and Recreation Zones and the effects of not locating offices or

	<p>showrooms that face the street on the amenity values and outlook of those zones.</p> <p>3. The extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.</p>
INZ-MCD8	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
INZ-MCD9	<p>Rail boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which the reduced setback will compromise the efficient functioning of the rail network, including rail corridor access and maintenance.
ISPP	Intensification Streamlined Planning Process
ITA	Integrated Transport Assessment
KiwiRail	KiwiRail Holdings Ltd
LGA	Local Government Act 2002
LIGHT-MD1	<p>Outdoor lighting</p> <ol style="list-style-type: none"> 1. Effects on the amenity values of the site and adjoining sites, or surrounding area. 2. Effects on the characteristics, form, or function of the zone consistent with the zone chapters. 3. Effects of light colour, flashes, strength, siting, shielding, angle, and hours of operation. 4. Effects on any activities sensitive to light including the following: <ol style="list-style-type: none"> a. effects on the efficient and effective functioning of any road, and the safety of road users; b. effects on aviation or navigation including effects on flights to and from Christchurch International Airport; and c. the effects of the lighting on cultural or amenity values of the night sky, and on astronomical observation. 5. The extent that the proposal controls the adverse effects of outdoor lighting on health, safety and security, considering CPTED. 6. Effects of lighting on ecology and natural values. 7. Any relevant standards including those which address the amenity and safety effects of outdoor lighting.
LLUR	Environment Canterbury's Listed Land Use Register
LTP	Long Term Plan
LURP	Land Use Recovery Plan 2013
LWRP	Land and Water Regional Plan
MDRS	Medium Density Residential Standards

MHWS	Mean High Water Springs
NATC-MD1	<p>Planting vegetation within freshwater body setbacks</p> <ol style="list-style-type: none"> 1. How the planting of vegetation will affect the natural state of the freshwater body and it's amenity values. 2. Changes to biophysical processes such as: <ol style="list-style-type: none"> a. loss of shading of the freshwater bodies; b. loss of detritus inputs into freshwater bodies; c. increasing risk of erosion and sedimentation; d. loss of ecological corridor; and e. fragmentation of indigenous habitats. 3. Effects on īnanga spawning, and trout and salmon habitat. 4. Effects on cultural and spiritual values and mahinga kai.
NATC-MD2	<p>Maintaining and enhancing public access</p> <ol style="list-style-type: none"> 1. Maintain and enhance existing public access to and along surface freshwater bodies, by managing the adverse effects of activities and development, where these would limit public access, or compromise the use or enjoyment of these areas.
NATC-MD3	<p>Specified structures within freshwater body setbacks</p> <ol style="list-style-type: none"> 1. Effects on natural character and amenity values. 2. Effects on cultural and spiritual values, and mahinga kai. 3. Effects on indigenous vegetation, habitats of indigenous fauna and indigenous biodiversity. 4. Effects on īnanga spawning, and trout and salmon habitat. 5. The extent to which the structure compromises the ability to undertake flood mitigation work, or maintenance of any river or lake by the District Council, Regional Council, the Crown, or their nominated contractor or agent. 6. The extent to which the location and size of the structure will impede flood waters or restrict navigation. 7. The extent to which the structure location in the setback is sufficient given the identified requirement for an esplanade strip or esplanade reserve, set out in SUB-S18, including whether a condition and associated covenant is proposed requiring removal of structures where an esplanade reserve or esplanade strip is to be taken as part of any future subdivision.
NATC-MD4	<p>Buildings, structures and impervious surfaces within freshwater body setbacks</p> <ol style="list-style-type: none"> 1. Requiring the use of low impact or water sensitive design for buildings and structures. 2. The potential for streambank erosion from stormwater runoff from impervious surfaces. 3. Effects on indigenous vegetation, habitats of indigenous fauna and indigenous biodiversity. 4. Effects on natural character and amenity values, including: <ol style="list-style-type: none"> a. the loss of indigenous vegetation that contributes towards an ecological corridor; b. restriction of public access where it is available; c. any change to the general landform, such as, slope or geomorphic features, as a result of earthworks; and d. the incorporation of screening and other measures to reduce the visibility of any structure from the water body.

	<ol style="list-style-type: none"> 5. Effects on cultural and spiritual values, and mahinga kai. 6. Whether the structure location in the setback is sufficient given the identified requirement for an esplanade strip or esplanade reserve, set out in SUB-S18, including whether a condition and associated covenant is proposed requiring removal of structures where an esplanade reserve or esplanade strip is to be taken as part of any future subdivision. 7. The extent to which any building or structure compromises the ability to undertake flood mitigation work, or maintenance of the any river, stream or wetland by the District Council, Regional Council, the Crown, or their nominated contractor or agent.
NATC-MD5	<p>Structures within and over freshwater bodies</p> <ol style="list-style-type: none"> 1. The extent to which the location and size of the structure will impede flood waters or restrict navigation. 2. The extent to which the structure compromises amenity values, ecological, cultural, or recreational values, including any natural character values associated with the surface of water, including: <ol style="list-style-type: none"> a. minimisation of the footprint; b. visual appearance of the structure and whether design features are sympathetic with the surrounding landscape; and c. any impacts upon Inanga spawning locations. 3. The extent to which the structure would create new, or exacerbate existing flood risk, or stream bank erosion. 4. The extent to which the structure would compromise public access to, or along the freshwater body. 5. The technical, functional or operational need for the structure to be located within or over the freshwater body.
NATC-MD6	<p>Freshwater body setback assessment</p> <ol style="list-style-type: none"> 1. Reduction in the setback width and any adverse effects on: <ol style="list-style-type: none"> a. on the natural state of freshwater body margins; b. on freshwater landforms and landscapes, biophysical, geologic and morphological aspects; c. the hydrological and fluvial processes, including erosion and sedimentation; d. indigenous biodiversity, habitats and ecosystems; e. water flow and levels, colour and clarity, and water quality; f. cultural values of the water body to Ngāi Tūāhuriri, including values associated with traditional and contemporary uses and continuing ability of the freshwater body to support taonga species and mahinga kai activities; and g. the experience of the above elements, patterns and processes. 2. Any assessment of the natural character of freshwater bodies that undertaken by a SQEP in the various attributes of natural character.
NES	National Environmental Standard
NESCS	Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NESETA	Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

NESF	Resource Management (National Environmental Standards for Freshwater) Regulations 2020
NES ² <u>PC</u> F	Resource Management (National Environmental Standards for <u>Plantation Commercial</u> ³ Forestry) Regulations 2017
NESTF	Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
NFA	Net floor area
NFL-MD1	<p>New buildings and structures, additions to buildings and access tracks</p> <ol style="list-style-type: none"> 1. The extent to which the proposal is consistent with maintaining, protecting or enhancing the qualities of the outstanding or significant natural feature and/or landscape, including natural character qualities, as identified in NFL-APP1. 2. The extent to which the proposal will detract from the naturalness and openness of the landscape. 3. The extent to which the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu. 4. The extent to which the proposal integrates into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill. 5. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point. 6. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the proposal. 7. The extent to which the proposal has any adverse effects on important ridgelines. 8. The extent to which the proposal will result in adverse cumulative effects. 9. The extent to which the proposal will result in significant loss of indigenous vegetation and biodiversity. 10. The extent to which the proposal supports the continuation of farming activities in the rural area. 11. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects. 12. For new access tracks, whether the track supports conservation activities, farming, recreation activities or rural tourism activities and the ability to integrate with the landscape, follow natural contours and mitigate any adverse effects. 13. The extent to which the proposal has functional need or operational need for its location.
NFL-MD2	<p>Motorised activities</p> <ol style="list-style-type: none"> 1. The extent of any adverse effects on the identified feature and/or landscape, including natural character qualities as identified in NFL-

² s44A(6) of RMA.

³ s44A(6) of RMA.

	<p>APP1, and natural character values in the coastal environment, including the extent to which the proposal is consistent with maintaining their qualities.</p> <ol style="list-style-type: none"> Any adverse effects on adjoining outstanding or significant natural features or landscapes or natural character in the coastal environment, and whether there is a sufficient separation to avoid detracting from the qualities of those areas. The extent to which the nature, scale, intensity and location of the proposed activity will adversely affect indigenous biodiversity and ecosystems taking into account: <ol style="list-style-type: none"> any loss of, or effects on, indigenous vegetation or habitats of indigenous fauna, including wetlands, ecological corridors and linkages; indigenous ecosystem integrity and function; where relevant, any effects on areas of significant indigenous vegetation and/or significant habitats of indigenous fauna in identified SNAs; and where relevant, any effects on indigenous vegetation and habitats of indigenous fauna in the coastal environment. The extent to which the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu. The proximity and extent to which the activity is visible from or causes nuisance on public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point. The extent to which the proposal will result in adverse cumulative effects.
Ngā Wai	water and representing the essence of all life
NH-MD1	<p>Natural hazards general matters</p> <ol style="list-style-type: none"> The setting of minimum floor levels, minimum land levels and the predicted sea water and other inundation that will occur on the site. The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, including taking into account: the building material and design proposed; the anticipated life of the building; whether the building is relocatable; and for redevelopments, the extent to which overall risk will change as a result of the proposal. The extent to which site access will be compromised in a natural hazard event and any alternative access provided. The extent to which the proposal causes flood water displacement or flow path disruption onto other sites. The extent to which any flood mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with flood management. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community. The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.

	<ol style="list-style-type: none"> 8. In relation to wildfire and ice, the degree of risk posed to life and property due to the non-compliance. 9. In relation to tsunami risk, the nature of the proposed activity and the ease of evacuation.
NH-MD2	<p>Natural hazard mitigation works</p> <ol style="list-style-type: none"> 1. The extent to which the natural hazard risk cannot be avoided. 2. Any adverse effects of those works on the natural and built environment and on the cultural and spiritual values of Ngāi Tūāhuriri, including any matters specified in CE-MD1, ECO-MD1, NATC-MD3, NATC-MD4, NATC-MD5, NATC-MD6 and CE-MD1, SASM-MD1, SASM-MD2 and SASM-MD3. 3. Any adverse effects on the values of any identified ONL, ONF or SAL including any matters specified in NFL-MD1. 4. The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property, infrastructure, or the natural environment.
NH-MD3	<p>Natural hazards and infrastructure</p> <ol style="list-style-type: none"> 1. Any increase in the risk to life or property from natural hazard events. 2. Any negative effects on the ability of people and communities to recover from a natural hazard event. 3. The extent to which the infrastructure will suffer damage in a hazard event and whether the infrastructure is designed to maintain reasonable and safe operation during and after a natural hazard event. 4. The time taken to reinstate critical infrastructure following a natural hazard event. 5. The extent to which the infrastructure exacerbates the natural hazard risk or transfers the risk to another site. 6. The ability for flood water conveyance to be maintained. 7. The extent to which there is a functional need and operational need for that location and there are no practical alternatives. 8. The extent to which any mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with hazard management. 9. The positive benefits derived from the installation of infrastructure. 10. Any effects on cultural values.
NH-MD4	<p>Natural hazards coastal matters</p> <ol style="list-style-type: none"> 1. The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, taking into account proposed land and floor levels, the building material and design proposed. 2. The extent to which the building is readily relocatable and when inundation is predicted to occur as a result of sea level rise, including the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building, and proposals to manage residual risk. 3. The extent to which site access will be compromised in a coastal hazards event and any alternative access provided. 4. The extent to which any coastal flooding mitigation measures are proposed, their effectiveness and environmental effects, including displacement onto surrounding sites and disruption of flow paths and any benefits to the wider area associated with flood management.

	<ol style="list-style-type: none"> 5. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from coastal hazards, including taking into account maintenance and repair costs that might fall on the wider community. 6. Whether there are any positive effects from a reduction in floor or land levels in relation to accessibility, the height of the existing building, neighbouring buildings or the streetscape or the financial viability of the development. 7. Whether the site is located within an existing urban area and raised land or floor levels would create an unreasonable burden on the ability to continue to use an existing building and support the local community.
Noise Assessment	<p>means the Road-Traffic Noise Assessment Report in accordance with condition 92.</p> <p>(Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
Noise Criteria Categories	<p>means the groups of preference for time-averaged sound levels established in accordance with NZS 6806:2010 when determining the BPO mitigation option, i.e. Category A — primary noise criterion, Category B — secondary noise criterion and Category C — internal noise criterion.</p> <p>(Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
NOISE-MD1	<p>Noise</p> <ol style="list-style-type: none"> 1. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment. 2. Any effects on the health or well-being of persons living or working in the receiving environment, including effects on sleep, and the use and enjoyment of outdoor living areas. 3. The location of the noise generating activity and the degree to which the amenity values of any residential activity may be adversely affected. 4. The extent to which noise effects are received at upper levels of multi-level buildings. 5. Any proposals to reduce or modify the characteristics of noise generation, including: <ol style="list-style-type: none"> a. reduction of noise at source; b. alternative techniques or machinery which may be available; c. insulation or enclosure of machinery; d. mounding, screen fencing/walls or landscape characteristics; and e. hours of operation. 6. The adequacy of measures to address the adverse effects of noise on the natural character values of the coastal environment. 7. Any adverse effects of noise on ecological values. 8. The characteristics of the existing noise environment, and the character the objectives and policies of the zone are seeking to achieve. 9. Any relevant standards, codes of practice or assessment methods based on recognised acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity values and/or sleep protection. 10. For temporary military training activities, the extent to which compliance with noise standards has been demonstrated by a report prepared by a suitably qualified and experienced acoustic consultant.

NOISE-MD2	<p>Management of noise effects</p> <ol style="list-style-type: none"> 1. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. 2. The extent and effectiveness of any indoor noise insulation. 3. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise effects through other means, e.g. screening by other structures, or distance from noise sources. 4. The ability to meet acoustic insulation requirements through alternative technologies or materials. 5. The extent to which the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future residents or occupiers. 6. The reasonableness and effectiveness of any legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.
NOISE-MD3	<p>Acoustic insulation</p> <ol style="list-style-type: none"> 1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise effects through other means. 2. The ability to provide effective acoustic insulation through alternative technologies or materials. 3. The extent to which the provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future occupants or residents of the site. 4. Any potential reverse sensitivity effects on other activities that may arise from residential accommodation or other noise sensitive activities that do not meet acoustic insulation requirements necessary to mitigate any adverse effects of noise. 5. The location of any nearby business or infrastructure activities and the degree to which any sensitive activities may be adversely affected.
NOISE-MD4	<p>Helicopter noise</p> <ol style="list-style-type: none"> 1. Assessment of noise in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas and the findings of that assessment.
NPS	National Policy Statement
NPSET	National Policy Statement on Electricity Transmission 2008
NPSFM	National Policy Statement for Freshwater Management 2020
NPSREG	National Policy Statement on Renewable Electricity Generation 2011
NPSUD	National Policy Statement on Urban Development 2020
NPS-UDC	National Policy Statement on Urban Development Capacity 2016

NTCSA	Ngāi Tahu Claims Settlement Act 1998
NZCPS	NZ Coastal Policy Statement 2010
NZECF	NZ Electrical Code of Practice for Electrical Safe Distances NZECF 34:2001
NZS 6806:2010	New Zealand Standard NZS 6806:2010 Acoustics Road Traffic Noise - New and Altered Roads
ODP	Outline Development Plan
ONC	Outstanding Natural Character
ONF	Outstanding Natural Features
ONL	Outstanding Natural Landscapes
OSRZ-MCD1	<p>Boundary setbacks</p> <ol style="list-style-type: none"> 1. The extent to which any reduced internal boundary setback will result in: <ol style="list-style-type: none"> a. adverse visual effects on open space or on adjoining residents; and b. potential for activities within the building to give rise to disturbance to neighbours or nuisance effects. 2. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ol style="list-style-type: none"> a. compatibility with the appearance, layout and scale of other buildings and sites within the vicinity of the site; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 3. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites. 4. The extent to which the provision of planting or screening will avoid, remedy or mitigate adverse effects of the encroachment. 5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 6. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 7. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor. 8. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ-MCD10	<p>Cemetery — street scene and road boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduction in setback would enable greater protection or retention of natural, cultural or heritage values within the site. 2. The extent to which any proposed landscaping may reduce the visual impact of a reduction in setback.

	<p>3. The extent to which there will be adverse visual or heritage impacts on the site and zone and on its value to the public, or on its natural character.</p>
OSRZ-MCD11	<p>Cemetery — building height, setback from neighbours and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent of adverse effects of height on adjacent residences or residential zones. 2. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the site and zone. 3. The extent to which any landscaping provided will reduce the visual impact of the building as seen from the road or adjoining residences.
OSRZ-MCD12	<p>Removal of buildings or other structures</p> <ol style="list-style-type: none"> 1. Timing, duration and hours of works. 2. Vehicle access for demolition or removal purposes. 3. The extent of actual or potential effects of the proposed works both within and surrounding the site, and the adequacy of any mitigation proposed. 4. Removal of materials and disposal at an approved dump site. 5. Reinstatement and rehabilitation of the area from which the building or other structure is to be removed and of the vehicle access used for this purpose.
OSRZ-MCD13	<p>Community garden</p> <ol style="list-style-type: none"> 1. Location and area. 2. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
OSRZ-MCD14	<p>Grazing</p> <ol style="list-style-type: none"> 1. Whether the proposed grazing has a grazing licence issued by the District Council. 2. Location and area. 3. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
OSRZ-MCD2	<p>Height</p> <ol style="list-style-type: none"> 1. The extent to which any increased building height will result in: <ol style="list-style-type: none"> a. visual dominance; b. loss of privacy and outlook for adjoining residents; c. incompatibility with the scale and character of buildings within and adjoining the site; and d. adverse visual effects that are avoided, remedied or mitigated by landscaping. 2. The extent to which any increased building height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs.

	<ol style="list-style-type: none"> 3. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.
OSRZ-MCD3	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. planting or screening will avoid, remedy or mitigate adverse visual effects of outdoor storage areas; and b. the materials or goods stored have an adverse visual effect.
OSRZ-MCD4	<p>Public amenities</p> <ol style="list-style-type: none"> 1. For public amenities involving public toilets or changing rooms, the extent to which any reduced building setback will: <ol style="list-style-type: none"> a. detract from the amenity of adjoining residents and give rise to nuisance effects; and b. promote a safe physical environment, taking into account the principles of CPTED. 2. For other public amenities, the extent to which the building or other structure will: <ol style="list-style-type: none"> a. be of a scale that detracts from the open space qualities, including the natural character of scheduled freshwater bodies; b. have a layout and design that is appropriate to the locality, context and character of the area; and c. allow for better utilisation and improve the amenity of the open space. 3. The extent to which the design and landscaping avoids, remedies or mitigates adverse visual effects. 4. The extent to which indigenous vegetation and indigenous fauna and their habitats will be damaged or destroyed and whether any replacement planting or habitat is proposed. 5. The extent to which the removal of vegetation or proposed planting will maintain or enhance local or regional indigenous biodiversity. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ-MCD5	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent to which the height in relation to boundary intrusion will result in: <ol style="list-style-type: none"> a. overshadowing and reduced sunlight admission, taking into account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces; b. loss of privacy and outlook for adjoining residents; and c. visual dominance. 2. The extent to which the height in relation to boundary intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.
OSRZ-MCD6	Residential activity

	<ol style="list-style-type: none"> 1. The extent to which a residential unit(s) is needed for custodial or management purposes, or other purposes. 2. The extent to which available open space would be reduced by a proposed building(s) and their surrounds and adversely affect the range of recreation activities undertaken on the site. 3. The extent to which the scale of residential activity would have adverse effects on the visual quality of the environment, residential amenities and traffic generation. 4. The extent of the visual impacts of such development as seen from adjoining residential zones or road frontage. 5. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ-MCD7	<p>Scale and nature of the activity or facility</p> <ol style="list-style-type: none"> 1. The extent to which the activity/facility has a functional need or operational need to be located within the open space. 2. The extent to which the activity/facility or its scale will: <ol style="list-style-type: none"> a. significantly reduce open space or impede access to it; b. displace recreation activities or facilities; c. be compatible with the functions of the open space and recreation activities within it; d. have a layout and design that is appropriate to the locality, context, character or natural values of the area; e. adversely impact on the amenity values of the open space and adjoining residents, including (but not necessarily limited to) visual impacts, noise, light spill, glare, nuisance and traffic effects; and f. promote a safe physical environment, taking into account the principles of CPTED. 3. The extent to which the facility interacts with pedestrians and pedestrian linkages. 4. The extent to which the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities or open spaces. 5. The extent to which the activity/facility maintains existing or future public access connections to multi-modal sustainable transport options including (but not necessarily limited to) walking/cycling and public transport. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ-MCD8	<p>Coverage</p> <ol style="list-style-type: none"> 1. The extent to which the proposal is consistent with the role and function of the open space. 2. The extent to which the scale of development will detract from amenity values and public use and enjoyment of the open space. 3. The extent to which the location, layout and design is consistent with good urban design principles. 4. The extent to which the scale, design, materials, and external appearance are appropriate to the surrounding environment.

	<ol style="list-style-type: none"> 5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 6. The extent to which appropriate public access and connectivity is provided. 7. The extent to which adverse visual effects can be avoided, remedied or mitigated by effective use of landscaping. 8. The extent to which mixed or multi-functional use of land and facilities and adaptable design increases the capacity of the open space. 9. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need. 10. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 11. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ-MCD9	<p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. The extent to which traffic generation and vehicle access will adversely affect the character and amenity values of the surrounding area or safety and efficient functioning of the road network. 2. The ability to cater for increased traffic generation taking into account: <ol style="list-style-type: none"> a. the classification and formation of the connecting road network; b. the hourly, daily and weekly pattern of vehicle movements; c. the ability to provide safe vehicle access and adequate on site car parking and circulation and on site manoeuvring; and d. traffic management plans. 3. The extent to which adverse effects in terms of noise, vibration, dust, nuisance, glare and vehicle emissions will be incompatible with the amenity of the open space or adjoining residents. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 5. With regards access to scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
PFA	Public floor area
PPFs	<p>has the same meaning as in NZS 6806:2010 for the purpose of the preparation of the Noise Assessment. Once a Noise Assessment has been prepared in accordance with Condition 92, PPFs means only the premises and facilities identified in green, orange or red in the Noise Assessment.</p> <p>(Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
Project	<p>means the construction, maintenance, operation of the Woodend Corridor that is subject to this Notice of Requirement.</p> <p>(Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
QRA	Quantitative Risk Assessment
REGIONAL COUNCIL	Canterbury Regional Council (Environment Canterbury)
RES-MD1	Minor residential units

	<ol style="list-style-type: none"> 1. The extent to which the minor residential unit fits within its context taking into account: <ol style="list-style-type: none"> a. location, size and visual appearance of the minor residential unit so that it appears from the street or any other public place as an integrated ancillary part of the principal residential unit; b. the adverse visual effects on the street-scene associated with parking areas and visual and pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; c. the convenience of the location of outdoor living space in relation the respective residential units, or whether other shared outdoor living spaces or public open space is immediately or easily accessible; and d. the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
RES-MD10	<p>Rural sales</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone. 2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent sites. 3. Hours and days of operation and whether they are compatible with the residential zone. 4. Access and vehicle movements on the site and the safety and efficiency of the roading network. 5. For rural produce retail (excluding farmers' markets) whether the scale and intensity of the activity is appropriate on the site. 6. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RES-MD11	<p>Housing of animals</p> <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is appropriate for the proposed site and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 3. The extent to which the activity, including any buildings, compounds or part of a site used for animals are sufficiently designed and located or separated from sensitive activities, residential units to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain residential character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour and any measures to internalise adverse effects within the site and any mitigation measures to address effects that cannot be internalised.
RES-MD2	<p>Residential design principles</p> <ol style="list-style-type: none"> 1. Context and character: <ol style="list-style-type: none"> a. The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.

	<ul style="list-style-type: none"> b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and ii. retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. <p>2. Relationship to the street and public open spaces:</p> <ul style="list-style-type: none"> a. Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; ii. designs buildings on corner sites to emphasise the corner; iii. needs to minimise south-facing glazing to minimise heat loss; and iv. avoids street façades that are blank or dominated by garages. <p>3. Built form and appearance:</p> <ul style="list-style-type: none"> a. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines; ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony; iii. avoids blank elevations and façades dominated by garage doors; and iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials. <p>4. Residential amenity:</p> <ul style="list-style-type: none"> a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units; ii. directly connects private outdoor spaces to the living spaces within the residential units;
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	<ul style="list-style-type: none"> iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas. <p>5. Access, parking and servicing:</p> <ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces; ii. provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and iii. provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.
RES-MD3	<p>Use of residential unit as a show home</p> <ul style="list-style-type: none"> 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: <ul style="list-style-type: none"> a. hours of operation and movement to and from the site by members of the public; b. duration of the activity and its impact on residential amenity values; c. traffic generation including consideration of on-site and off-site parking; and d. impacts on adjacent residents in terms of privacy, in particular adjacent outdoor living spaces.
RES-MD4	<p>Traffic generation</p> <ul style="list-style-type: none"> 1. The extent to which the traffic generated is appropriate to the residential character, amenity, safety and efficient functioning of the access and road network taking into account: <ul style="list-style-type: none"> a. in the case of effects on residential character and amenity values: <ul style="list-style-type: none"> i. any adverse effects in terms of noise and vibration from vehicles entering and leaving the site or adjoining road, and their incompatibility with the noise levels acceptable in the respective living environments; ii. any reduction in the availability of on-street parking for residents, occupants or visitors to adjoining residential sites to the point that it becomes a nuisance; and iii. the ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking areas and loading areas or through the provision of screening and other factors that will reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur; and b. in the case of the safe and efficient functioning of the road network:

	<ul style="list-style-type: none"> i. any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity; ii. adverse effects of the proposed traffic generation on activities in the surrounding living environment; iii. consistency of levels of traffic congestion or reduction in levels of traffic safety with the classification of the adjoining road; iv. the variance in the rate of vehicle movements throughout the week and coincidence of peak times with peak traffic movements on the wider network; and v. the location of the proposed access points in terms of road and intersection efficiency and safety, and the adequacy of existing or alternative access points.
RES-MD5	<p>Impact on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent to which the increased height, reduced setback, or recession plane intrusion would result in buildings that do not compromise the amenity values of adjacent properties taking into account: <ul style="list-style-type: none"> a. overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces, or open space beyond that anticipated by the recession plane; b. any loss of privacy through being overlooked from neighbouring buildings; c. dominance and character effects arising from scale; d. whether development on the adjoining site, such as a large building setback, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; e. whether there are alternative practical options for meeting the functional requirements of the building in a compliant manner; and f. the ability to mitigate any adverse effects of increased height or recession plane breaches through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods.
RES-MD6	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.

RES-MD7	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual impacts of outdoor storage on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on the amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates effects on amenity values of the outdoor storage.
RES-MD8	<p>Outdoor living space</p> <ol style="list-style-type: none"> 1. The extent to which outdoor living spaces provide useable space and contribute to overall onsite spaciousness. 2. The extent to which the size and quality of communal outdoor space or other open space in the immediate vicinity of the residential unit compensates for the reduction in outdoor living space requirements. 3. The extent to which the retention of mature vegetation compensates for a reduction in outdoor living space provision by providing an alternative form of amenity for the site.
RES-MD9	<p>Impact of trees on neighbouring property</p> <ol style="list-style-type: none"> 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RMA	Resource Management Act 1991
RPS	Canterbury Regional Policy Statement
RRDS	Rural Residential Development Strategy
RURZ-MD1	<p>Natural environment values</p> <p>The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan.</p> <ol style="list-style-type: none"> 1. The extent to which there are any adverse effects on SNAs or effects on the ability to maintain or enhance indigenous biodiversity. 2. The extent to which there are any adverse effects on the values of ONL and ONF from an activity adjoining these areas. 3. The extent to which there are any adverse effects on the natural character and values of freshwater bodies. 4. The extent to which adverse effects on sites, areas or values associated with natural environment values can be avoided, remedied or mitigated.
RURZ-MD2	<p>Housing of animals</p> <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed site and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone. 3. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, residential units, and boundaries of residential zones to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values.

	<ol style="list-style-type: none"> 5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised. 6. Access and vehicle movements on the site and the safety and efficiency of the roading network.
RURZ-MD3	<p>Character and amenity values of the activity</p> <ol style="list-style-type: none"> 1. The use, intensity and scale of the operation on the site and the built form is compatible with, and maintains rural character and amenity values of the surrounding zone. 2. The extent to which the site layout and building design and intensity of the activity will internalise and mitigate effects including noise, lighting, impact on privacy and traffic. 3. The extent to which the activity/facility has a practical or functional need or operational need to be located in the area. 4. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural sites. 5. Any benefits derived from the activity being undertaken on the site. 6. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of the three waters reticulation network, roading, street lighting and footpaths. 7. Access and vehicle movements on the site and the safety and efficiency of the roading network. 8. The extent to which the adverse effects of the activity can be avoided, remedied and mitigated.
RURZ-MD4	<p>Forestry, Carbon Forest, Woodlots</p> <ol style="list-style-type: none"> 1. The extent of adverse effects from the additional shading resulting from the non-compliance, taking into account the use of the affected sites, the amount of shadow cast and the period of time adjacent sites are affected. 2. The ability of existing topography or vegetation to mitigate any adverse shading effects on the adjoining site. 3. The nature of the use of adjoining sites and the extent to which the activity may result in conflict and/or reverse sensitivity effects with activities on adjacent sites. 4. Any shading effects on the transport network.
RURZ-MD5	<p>Rural sales</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity and built form is compatible with the character and amenity of the zone. 2. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land. 3. Hours and days of operation and the extent to which they are compatible with the rural zone. 4. Access and vehicle movements on the site and the safety and efficiency of the roading network. 5. Extent of impervious surfaces and landscaping. 6. For rural produce retail (excluding farmers' markets), the extent to which the scale and intensity of the activity is secondary to the rural activity on the site. 7. Access and vehicle movements on the site and the safety and efficiency of the roading network.

	8. The extent to which the adverse effects of the activity can be avoided, remedied or mitigated.
RURZ-MD6	<p>Coverage</p> <ol style="list-style-type: none"> 1. The intensity and scale of the built form and the extent to which it is appropriate to the zone and will maintain the character and amenity values of the zone. 2. The extent to which the building coverage breach is necessary due to the shape or natural and physical features of the site. 3. The extent to which the building coverage breach is necessary to facilitate practical use of the building or day to day management of the site, including the need to align with existing buildings in the vicinity and their associated use. 4. The need for the building coverage breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site. 5. Extent of impervious surfacing on the site. 6. Any impacts on stormwater management or the management of water on the site. 7. The extent to which the additional site coverage will constrain the potential for land with high quality soils to be used for productive purposes.
RURZ-MD7	<p>Height</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values. 2. The extent to which there is a practical need and functional need to the additional height for the building. 3. The extent to which any increased building height will result in visual dominance, loss of privacy and outlook of adjoining sites or incompatibility with the scale and character of buildings within and surrounding the site. 4. The need for the height breach to allow more efficient or practical use of the remainder of the site. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
RURZ-MD8	<p>Setbacks</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on rural character and amenity values. 2. Site topography and orientation and the extent to which the building or structure can be more appropriately located. 3. The effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. 5. The need for the setback breach to allow more efficient or practical use of the remainder of the site or the long term protection of notable trees, historic heritage items or natural features on the site. 6. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted activities occurring on adjacent rural properties.

	<ol style="list-style-type: none"> 7. The extent to which any reduced boundary setback will result in potential for activities within the building to give rise to disturbance to neighbours or nuisance effects. 8. With respect to a road setback, any adverse effects on the efficient and safe functioning of the road.
SAL	Significant Amenity Landscapes
SASM	Sites and areas of significance to Māori
SASM-MD1	<p>Wāhi tapu and wāhi taonga</p> <ol style="list-style-type: none"> 1. The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tūāhuriri values as determined by Te Ngāi Tūāhuriri Rūnanga through consultation, and how the development or activity responds to, or incorporates the outcome of that consultation. 2. Effects on sites of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). 3. The extent to which sites of cultural significance are protected. 4. Any cultural impact assessment that has been undertaken by a Te Ngāi Tūāhuriri Rūnanga mandated writer and the proposal's consistency with values and recommendations identified. 5. In respect of sites on the New Zealand Heritage List Rārangī Kōrero, whether HNZPT has been consulted and the outcome of that consultation. 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout would be suitable.
SASM-MD2	<p>Ngā tūrangā tūpuna</p> <ol style="list-style-type: none"> 1. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation, including the incorporation of mana whenua associations with areas/sites within Ngā tūrangā tūpuna areas. 2. Whether and the extent to which the proposal will result in the disturbance of any culturally significant sites and proposed mitigation measures. 3. Effects of the proposal on Ngāi Tahu values and proposed mitigation measures. 4. Whether, and the extent to which, the proposed activity will result in the removal of indigenous vegetation and the proposed mitigation measures. 5. Adverse effects on mahinga kai and other customary uses, and access for these purposes. 6. Whether, and the extent to which, the proposal maintains or restores natural features with cultural values within these areas. 7. Effects on sites of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). 8. The extent to which the proposed activity will affect the natural character of Te Tai o Mahaanui (the coastal environment). 9. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout would be suitable.

SASM-MD3	<p>Ngā wai</p> <ol style="list-style-type: none"> 1. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation. 2. Effects on sites of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). 3. Effects of the proposal on Ngāi Tahu values and proposed mitigation measures, including new planting and improved access for customary use. 4. Whether, and the extent to which, the proposed activity will result in the removal of indigenous vegetation and the proposed mitigation measures. 5. Adverse effects on mahinga kai and other customary uses, and access for these purposes. 6. The extent to which the proposed activity will affect the natural character values of the water body and its margins. 7. The manner in which any wastewater system and stormwater infrastructure recognise the cultural significance of ngā wai and do not create additional demand to discharge directly to any water body. 8. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout/methodology would be suitable.
SIGN-MD1	<p>Transport safety</p> <ol style="list-style-type: none"> 1. The extent to which the sign's size, location, design, content, illumination, and any digital transitions, could adversely affect transport safety, cause confusion, distraction or an obstruction to any road user. 2. The complexity and sensitivity of the receiving environment.
SIGN-MD2	<p>Amenity values and character</p> <ol style="list-style-type: none"> 1. The extent to which the sign's size, height, location, design, illumination and any digital transitions would affect: <ol style="list-style-type: none"> a. the character, form, or function of the site and the surrounding area; and b. the amenity values of the site and surrounding sites, including for the occupants of these surrounding sites. 2. The extent to which the sign would create visual clutter when combined with existing signs on the site or on adjoining sites. 3. The extent to which the sign would detract from the integration of new subdivision developments with their surrounding areas.
SIGN-MD3	<p>Heritage values</p> <ol style="list-style-type: none"> 1. The extent to which the sign would detract from the heritage values of the historic heritage item. 2. The extent to which the design of the sign complements the historic heritage item. 3. The extent to which the means of fixing the sign will adversely affect the heritage values of the historic heritage item.
SIGN-MD4	<p>Natural and landscape values</p> <ol style="list-style-type: none"> 1. The extent to which the sign would detract from the natural and landscape values of the Natural Open Space Zone, ONL, ONF, SAL,

	HNC, VHNC, ONC, or natural character of scheduled freshwater body setback.
SNA	Significant Natural Area
SPZ-HOS-MD1	<p>Context and character</p> <ol style="list-style-type: none"> The extent to which the proposed development: <ol style="list-style-type: none"> addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites; provides for intensification of services within the existing site, and enables greater efficiency of use of the existing facilities and site, rather than requiring expansion beyond the site boundaries; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD2	<p>Building and site design</p> <ol style="list-style-type: none"> The extent to which the proposed development: <ol style="list-style-type: none"> is designed and laid out to promote a safe environment taking into account the principles of CPTED; orientates active areas of buildings and the site to the street and site access points; in terms of built form and design, contributes positively to the amenity values of the hospital site and adjacent sites; avoids, remedies or mitigates actual or potential adverse visual and landscape effects resulting from building scale, form and location; provides for ease of access; avoids, remedies or mitigates actual or potential adverse shading, privacy or dominance effects on adjacent residential sites by buildings on the hospital site; in terms of height, increases building bulk and scale to the extent that it results in actual or potential adverse effects on visual or amenity values of adjacent residential sites; avoids, remedies or mitigates actual or potential adverse visual and nuisance effects on adjacent residential sites from traffic movement on hospital sites; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD3	<p>Fencing</p> <ol style="list-style-type: none"> The extent to which any proposed fencing: <ol style="list-style-type: none"> maintains visibility between the building(s) and the road; in terms of location, height and design, is designed and laid out to promote a safe environment, taking into account the principles of CPTED; provides variation in height, materials, and transparency; and takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD4	<p>Outdoor storage</p> <ol style="list-style-type: none"> The extent to which any proposed outdoor storage area: <ol style="list-style-type: none"> is visually integrated, screened or otherwise accommodated to avoid, remedy or mitigate any actual or potential adverse effects on visual or amenity values of adjacent residential sites;

	<ul style="list-style-type: none"> b. involves only partial or reduced screening that may be more appropriate to the site or area; and c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD5	<p>Landscaping</p> <ol style="list-style-type: none"> 1. The extent to which any proposed landscaping: <ul style="list-style-type: none"> a. will avoid, remedy or mitigate any actual or potential adverse effects of the following, taking into account the extent to which the site is visible from adjoining sites or public places: <ol style="list-style-type: none"> i. building location, bulk and scale; ii. vehicle access and parking areas; b. will contribute to the amenity values of adjacent residential sites and the public as well as the site; c. distributes landscaping across the site, while giving priority to locating appropriate landscaping in building setbacks from boundaries; d. is comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or is of ecologically similar origin, to enhance local or regional indigenous biodiversity; and e. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-HOS-MD6	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent to which any height in relation to boundary intrusion: <ul style="list-style-type: none"> a. will result in: <ol style="list-style-type: none"> i. overshadowing and reduced sunlight admission on adjacent residential sites, taking into account the location of residential units on adjacent sites and the position of main living areas and outdoor living spaces; ii. loss of privacy and outlook for adjacent residents; iii. visual dominance; and b. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.
SPZ-KN-MD1	<p>Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <ol style="list-style-type: none"> 1. Development in accordance with Tikanga: <ul style="list-style-type: none"> a. the extent to which the development achieves or enables the exercise of tikanga as expressed in policies SPZ(KN)-P1, SPZ(KN)-P2 and SPZ(KN)-P3. 2. Traffic Generation and Access: <ul style="list-style-type: none"> a. the extent to which the traffic generated is in accordance with the character, amenity, safety and efficient functioning of the access and road network; b. the ability to mitigate any adverse effects of the additional traffic generation; c. the location of the proposed vehicle crossing in terms of road and intersection efficiency and safety, including availability or otherwise of space on the road for safe right hand turning into the site. 3. Scale of Non-Residential Business Activity:

	<ul style="list-style-type: none"> a. the extent to which the scale is consistent with the surrounding environment taking into account: <ul style="list-style-type: none"> i. hours of operation; ii. vehicle or pedestrian movements generated; iii. any adverse effects, including unreasonable noise and loss of privacy; and iv. the extent to which the activity contributes to the local employment and the economic base of Ngāi Tūāhuriri and/or the needs of residents in the surrounding area. 4. Infrastructure — Water supply, Wastewater system and Stormwater infrastructure: <ul style="list-style-type: none"> a. the extent to which the development is self-sufficient with respect to the provision of potable water supply, wastewater system and stormwater infrastructure, or whether the development will need to connect to public reticulated infrastructure. 5. Community: <ul style="list-style-type: none"> a. the extent to which the development is integrated with and supports the development of any existing community facility, cultural facility or recreation facility.
SPZ-KN-MD2	<p>Internal boundary building setback</p> <ul style="list-style-type: none"> 1. The extent to which the layout and use of spaces maintains adequate levels of privacy and outlook for any adjoining residents, taking into account: <ul style="list-style-type: none"> a. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; b. the need to provide future occupants within the development and adjoining properties with adequate levels of daylight and outlook from internal living spaces; c. the need to provide future occupants within the development with adequate levels of privacy from any adjoining neighbouring residential unit or site; d. adequate separation distance from any existing direct facing windows or balconies (within the development or on any adjoining site) or to ensure levels of privacy are maintained; and e. any adverse effects of the proximity or bulk of the building in relation to any adjoining site.
SPZ-KN-MD3	<p>Road boundary setback</p> <ul style="list-style-type: none"> 1. Any loss of privacy for adjoining properties through overlooking; 2. The effects on amenity and character values; 3. Reverse sensitivity in relation to noise and vibration; and 4. Physical features, existing development and other practicalities that restrict alternative practical locations on the site.
SPZ-KN-MD4	<p>Building height and height in relation to boundary</p> <ul style="list-style-type: none"> 1. The extent to which an increase in building height and any associated increase in the scale and bulk of the building; 2. Reflects the cultural and functional requirements of the building and purposes of the zone; and 3. Affects on amenity values of adjoining properties, resulting from visual dominance, loss of daylight and sunlight admission, and loss of privacy from overlooking.
SPZ-KN-MD5	Building coverage

	<ol style="list-style-type: none"> 1. The extent to which the additional coverage of the zone with buildings is in context taking into account: <ol style="list-style-type: none"> a. the function of the building to support Te Ngāi Tūāhuriri Rūnanga to deliver economic, social and cultural development; b. the extent to which the topography and the location, scale, design and appearance of the building, landscaping, natural features or existing buildings mitigate the visual effects of additional buildings; and c. any loss of privacy or other amenity values to adjoining residents and the effectiveness of any mitigation measures.
SPZ-KR-MD1	<p>Development design and scale</p> <ol style="list-style-type: none"> 1. The extent to which the design and scale of the development adversely affects any nearby natural and cultural environments, and any features or sites of significance to Ngāi Tūāhuriri. 2. The extent to which the design and scale of the development results in adverse visual and amenity value effects on adjoining residential sites or any Open Space and Recreation Zones. 3. The extent and design of landscaping and open spaces within the development. 4. The extent to which CPTED principles have been considered to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces; b. clearly demarcates boundaries of public and private space; c. makes pedestrian entrances and routes readily recognisable; and d. provides for good visibility with clear sightlines and effective lighting. 5. The extent to which the activity does not adversely affect the function, viability and public investment in the Kaiapoi Town Centre to provide for primarily commercial and community activities. 6. The extent to which the activity generates traffic and other effects that impact on the day to day operation and amenity of the local community.
SPZ-KR-MD2	<p>Height and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential zones and Natural Open Space Zone or sites listed in APP1, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The scale of building and its effects on the character of any adjoining residential zones or open space and recreation zones, including outlook from adjoining properties in those zones. 3. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 4. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional needs in a compliant manner.
SPZ-KR-MD3	Internal boundary setbacks

	<ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential zones, rural zones, or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-KR-MD4	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential zones or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.
SPZ-KR-MD5	<p>Road boundary setbacks</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road. 2. The extent to which the reduced setback of the building is opposite residential zones, rural zones, or open space and recreation zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.
SPZ-KR-MD6	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual effects on adjoining sites. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
SPZ-KR-MD7	<p>Ecological enhancement planting</p> <ol style="list-style-type: none"> 1. The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> a. is likely to achieve a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings; b. supports the growth of other vegetation and the restoration of habitat for indigenous species; c. is protected through the provision of space, or other methods, including plant protection barriers; and d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the

	<p>establishment of ecological corridors, mahinga kai and general ecological restoration.</p> <ol style="list-style-type: none"> 2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used. 3. The design of the landscaping, having regard to the potential adverse effects on safety for pedestrians and vehicles.
SPZ-MCC-MD1	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD2	<p>Internal boundary setback</p> <ol style="list-style-type: none"> 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on any adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-MCC-MD3	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential zone or open space and recreation zone and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
SPZ-MCC-MD4	<p>Road boundary setbacks</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any residential, rural, or open space and recreation zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road

	corridor, and the character of existing building setbacks in the wider streetscape.
SPZ-MCC-MD5	<p>Outdoor storage and waste management</p> <ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. 5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location.
SPZ-PBKR-MD1	<p>Development design and scale</p> <ol style="list-style-type: none"> 1. The extent to which the design, scale, density and longevity of the development results in adverse visual and amenity effects on adjoining residential sites or any open space and recreation zones. 2. The extent to which the development contributes positively to the adjacent street and public open spaces being safe and attractive, including the degree to which fencing enables interaction between the habitable building and public space. 3. The extent and design of landscaping and open spaces within the development. 4. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> a. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces; b. makes pedestrian entrances and routes readily recognisable; and c. provides for good visibility with clear sightlines. 5. The extent to which the activity does not adversely affect the function or capacity of the nearby Kaiapoi Town Centre to provide for primarily commercial and community activities. 6. The extent to which the activity generates traffic and other effects that impact on the day to day operation and amenity of the local community.
SPZ-PBKR-MD2	<p>Height and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The effect of any reduced sunlight admission on properties in adjoining residential and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect on privacy of residents and other users in the adjoining zones or on sites listed in Appendix APP1 Regeneration Area Remaining Private Residences and Alternate Zone. 3. The scale of building and its effects on the character of any adjoining residential or open space and recreation zones. 4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 5. The effect on outlook from adjoining site. 6. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and

	the extent to which there are alternative practical options for meeting the functional requirement in a compliant manner.
SPZ-PBKR-MD3	<p>Internal boundary setbacks</p> <ol style="list-style-type: none"> 1. The scale and height of buildings, caravans or motor homes located within the reduced setback and their impact on the visual outlook of residents and users on adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
SPZ-PBKR-MD4	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in residential zones or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.
SPZ-PBKR-MD5	<p>Road boundary setbacks</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road. 2. Whether the reduced setback of the building is opposite residential zones, rural zones, or open space and recreation zones and the effects of a reduced setback on the amenity and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.
SPZ-PBKR-MD6	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
SPZ-PBKR-MD7	<p>Ecological enhancement planting</p> <ol style="list-style-type: none"> 1. The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> a. achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;

	<ul style="list-style-type: none"> b. supports the growth of other vegetation and the restoration of habitat for indigenous species; c. is protected through the provision of space, or other methods, including plant protection barriers; and d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration. <ol style="list-style-type: none"> 2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used. 3. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.
SPZ-PBKR-MD8	<p>Visitor and residential accommodation</p> <ol style="list-style-type: none"> 1. The extent to which the residential activity or visitor accommodation supports recreation, education and conservation activities in the Tuhaitara Coastal Park. 2. The extent to which the residential activity and visitor accommodation activity compliments and supports the amenity and enjoyment of the adjoining Natural Open Space Zone. 3. The extent to which the residential activity and visitor accommodation activity results in adverse amenity effects on adjoining residential properties.
SPZ-PBKR-MD9	<p>Natural hazards</p> <ol style="list-style-type: none"> 1. The period of time the proposed building is proposed to remain on site and the risk of flooding from localised rainfall events, an Ashley River/Rakahuri breakout event and sea water inundation over that period, with reference to as built stop-bank heights and modelled storm surge, taking into account central government direction or guidance in relation to projected sea level rise. 2. The extent to which the building is readily relocatable. 3. The extent to which the proposal avoids, remedies or mitigates the identified natural hazards risks, and includes the following: <ul style="list-style-type: none"> a. the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building; and b. proposals to manage residual risk. 4. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community. 5. The extent of positive effects resulting from the proposal on the local community and the Tuhaitara Coastal Park.
SPZ-PR-MCD1	<p>Stormwater or recreational water bodies</p> <ol style="list-style-type: none"> 1. Landscaping, planting and screening; 2. Accessibility for maintenance purposes; 3. Design capacity; and 4. Integration into the stormwater network.
SPZ-PR-MCD2	<p>Design considerations</p> <ol style="list-style-type: none"> 1. Design of development in accordance with the ODP.

	<ol style="list-style-type: none"> 2. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> a. the bulk, scale, location and external appearance of buildings; b. the creation of active frontages adjacent to roads and public spaces; c. setbacks from roads; d. landscaping; e. streetscaping design; f. application of CPTED principles; g. focus on sustainable design to reduce carbon footprint; h. provision for internal walkways, paths, and cycleways; and i. appropriate legal mechanism to ensure implementation of design responses as relevant; 3. Lighting design that meets the character and amenity values for the activity area. 4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance. 5. Enhancement of ecological and natural values.
SPZ-PR-MCD3	<p>Transportation</p> <ol style="list-style-type: none"> 1. Safe, resilient, efficient functioning and sustainable for all transport modes. 2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes. 3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring. 4. Road and intersection design in accordance with the ODP. 5. Compliance with the relevant standards contained within the Transport Chapter.
SPZ-PR-MCD4	<p>Amenity values</p> <ol style="list-style-type: none"> 1. Effects of the development on: <ol style="list-style-type: none"> a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori; b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects. 2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy. 3. Incorporation of effective mitigation such as landscaping or screening.
SPZ-PR-MCD5	<p>Golf facility considerations</p> <ol style="list-style-type: none"> 1. Design of development in accordance with the ODP. 2. Maintaining 18 hole champion golf course. 3. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> a. the bulk, scale, location and external appearance of buildings; b. landscaping;

	<ul style="list-style-type: none"> c. streetscape and design; and d. appropriate legal mechanism to ensure implementation of all relevant design responses. <ul style="list-style-type: none"> 4. Interface with public roads and open spaces. 5. Hours of operation. 6. Traffic generation, access and parking. 7. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.
SPZ-PR-MCD6	<p>Boundary setback</p> <ul style="list-style-type: none"> 1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of: <ul style="list-style-type: none"> a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site. 2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites. 3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site. 4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.
SPZ-PR-MCD7	<p>Visitor accommodation units</p> <ul style="list-style-type: none"> 1. In relation to minimum unit size, where: <ul style="list-style-type: none"> a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted. 2. In relation to storage space, where: <ul style="list-style-type: none"> a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; and b. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities. 3. In relation to outdoor living space, where: <ul style="list-style-type: none"> a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.
SPZ-PR-MCD8	<p>Flooding hazard</p> <ul style="list-style-type: none"> 1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including:

	<ol style="list-style-type: none"> a. the location and type of infrastructure; and b. any restriction on floor levels as a result of flood hazard risk. <ol style="list-style-type: none"> 2. The extent to which overland flow paths are maintained. 3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material. 4. Increased ponding or loss of overland flow paths.
SRP	Spill Response Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
Structural Mitigation	has the same meaning as in NZS 6806:2010 (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
SUB-MCD1	<p>Allotment area and dimensions</p> <ol style="list-style-type: none"> 1. The extent to which allotment area and dimensions enables activities to take place in accordance with the function, role and character of the zone. 2. Area and dimensions of allotments for access, utilities, reserves and roads. 3. Area and dimensions of allotments created for conservation, restoration or enhancement of any vegetation and habitat site, notable tree or historic heritage item listed in the District Plan, and any other area of significant indigenous vegetation or significant habitat of indigenous fauna, or any other heritage item, or wāhi taonga. 4. Any effect that the balance area of a residential subdivision will have on the achievement of any required minimum net household density.
SUB-MCD10	<p>Reverse sensitivity</p> <ol style="list-style-type: none"> 1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming and effluent spreading areas.
SUB-MCD11	<p>Effects on or from the National Grid</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platforms. 4. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines. 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.

	<ol style="list-style-type: none"> 6. The outcome of any consultation with Transpower New Zealand Limited. 7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platforms.
SUB-MCD12	<p>Liquefaction Hazard Overlay</p> <ol style="list-style-type: none"> 1. The extent of liquefaction remediation measures to mitigate the effect on future development and associated inground infrastructure through ground strengthening, foundation design and geotechnical or engineering solutions, especially in the case where infrastructure including roads, water supply, and wastewater system are required to be extended to service the subdivision. 2. The location and layout of the subdivision, building platforms and service locations in relation to the liquefaction hazard.
SUB-MCD13	<p>Historic heritage, culture and notable trees</p> <ol style="list-style-type: none"> 1. Any effect on historic heritage and on any associated heritage setting. 2. The extent that HNZPT has been consulted and the outcome of that consultation. 3. The extent that the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Te Ngāi Tūāhuriri Rūnanga. 4. Opportunities to enhance the physical condition of the historic heritage and its heritage values. 5. Any mitigation measures are proposed to be implemented to protect the historic heritage. 6. The extent to which the subdivision layout and design provides for the protection of any notable tree or trees. 7. Any effect on a notable tree as a result of the subdivision or building platform, and whether alternative methods or subdivision design are available to retain or protect the tree.
SUB-MCD2	<p>Subdivision design</p> <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways will provide legal and physical access that is safe and efficient. 2. The extent to which the proposal complies with any relevant ODP or concept plan and any . Where a proposal does not comply with an ODP, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP. 3. The extent to which allotments provide for solar orientation of buildings to achieve passive solar gain. 4. Design of the subdivision and any mitigation of reverse sensitivity effects on infrastructure. 5. The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network. 6. The provision and use of open stormwater channels, wetlands and waterbodies, excluding aquifers and pipes and how they are proposed to be maintained. 7. The provision, location, design, protection, management and intended use of reserves and open space.

	<ol style="list-style-type: none"> 8. The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained. 9. The extent to which subdivision subject to an ODP: <ol style="list-style-type: none"> a. provides for the protection of routes for future roads, and other public features of the subdivision, from being built on; and b. will not undermine or inhibit the future development of identified new development areas.
SUB-MCD3	<p>Property access</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision makes provision for: <ol style="list-style-type: none"> a. the location, design, lighting, alignment and pattern of roads in relation to allotments; b. the provision of access; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure and street trees in the roading corridor; d. the location and design of footpaths and cycleways including their convenience, safety and separation from roads by visual and/or physical means; and e. road reserves and links to future subdivision on adjoining land.
SUB-MCD4	<p>Esplanade provision</p> <ol style="list-style-type: none"> 1. Esplanade reserve or esplanade strip provision and management where any subdivision adjoins the CMA or a river identified in SUB-S19; 2. The purpose of any esplanade reserve or esplanade strip as set out in section 229 of the RMA. 3. Any need for reduction in the width of the esplanade reserve or esplanade strip to take account of topography, subdivision design or expected land use; 4. The extent to which the esplanade reserve or esplanade strip provides for the protection or enhancement of: <ol style="list-style-type: none"> a. archaeological sites or historic heritage items; b. SNAs; c. notable trees; d. sites and areas of significance to Ngāi Tūāhuriri as set out in SASM-SCHED1; or e. the habitat of trout and salmon (including spawning sites). 5. The extent to which the area to be provided connects, or matches the width of, existing esplanade strips or esplanade reserves for the purpose of conservation, access, recreation or natural hazard mitigation. 6. Where the purpose of the esplanade reserve or esplanade strip is to provide for or enhance an ecological corridor, the need to ensure that the integrity of the vegetation is not vulnerable or ineffective due to its narrowness or edge effects.
SUB-MCD5	<p>Natural hazards</p> <ol style="list-style-type: none"> 1. The extent to which natural hazards have been addressed, including any effects on the use of the site for its intended purpose, including:

	<ol style="list-style-type: none"> a. provision of works for the subdivision including access and infrastructure; b. the location and type of infrastructure; c. location of structures and identified building platforms for natural hazard sensitive activities; d. any restriction on floor levels as a result of flood hazard risk; and e. location and quantity of filling and earthworks that can be affected by the following hazards or which could affect the impact of those hazards on any allotment or other land in the vicinity: <ol style="list-style-type: none"> i. erosion; ii. flooding and inundation; iii. landslip; iv. rockfall; v. alluvion; vi. avulsion; vii. unconsolidated fill; viii. defensible space for fire safety; ix. soil contamination; x. subsidence; and xi. liquefaction. 2. The extent to which necessary overland flow paths are maintained, including consideration of any culvert development or road access that may impede overland flow. 3. Any effects from fill or difference in finished ground levels on stormwater management on the site and adjoining properties and the appropriateness of the fill material.
SUB-MCD6	<p>Infrastructure</p> <ol style="list-style-type: none"> 1. The quantity, security and potability of the water and means, location and design of supply, including; <ol style="list-style-type: none"> a. for fire-fighting purposes; and b. the location, scale, construction and environmental, including public health, effects of water supply infrastructure and the adequacy of existing supply systems outside the subdivision. 2. The means, design, scale, construction and standard of stormwater infrastructure (including soakage areas and the means and location of any outfall). 3. The effectiveness and effects of any measures proposed for mitigating the effects of stormwater runoff, including the control of water-borne contaminants, litter and sediments. 4. The location, scale, construction and environmental effects of stormwater infrastructure, and whether or not the proposal requires on-site or area wide stormwater detention (either individually or collectively) to achieve stormwater neutrality or to meet any condition of regional network discharge consents. 5. The effect of the subdivision on water quality. 6. The extent to which the design of the stormwater infrastructure necessitates specific landscape treatment to mitigate any adverse effects on amenity values. 7. The means, design and standard of sewage treatment and disposal where a public reticulated wastewater system is not available. 8. The location, scale, construction, maintenance and environmental effects of the proposed wastewater system.

	9. The adequacy and standard of electricity supply and connectivity to communication infrastructure including phone, internet and broadband.
SUB-MCD7	<p>Mana whenua</p> <ol style="list-style-type: none"> 1. The extent to which protection of sites and areas of significance to Ngāi Tūāhuriri is provided for through the subdivision. 2. Provision of public access along and in the vicinity of the Taranaki Stream. 3. The effectiveness and environmental effects of any measures proposed for mitigating the effects of subdivision on wāhi taonga identified by Te Ngāi Tuahuriri Rūnanga.
SUB-MCD8	<p>Archaeological sites</p> <ol style="list-style-type: none"> 1. Any archaeological sites are identified on the allotments, and any provisions to identify and/or protect archaeological sites. 2. Any protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites. 3. Processes that protect the interests of Te Rūnanga o Ngāi Tahu and Te Ngāi Tuahuriri Rūnanga.
SUB-MCD9	<p>Airport and aircraft noise</p> <ol style="list-style-type: none"> 1. Any reverse sensitivity effect on the operation of the Christchurch International Airport from subdivision; and 2. Any effects from aircraft noise on the use of the site for its intended purpose.
TEMP-MD1	<p>Character and amenity values</p> <ol style="list-style-type: none"> 1. Suitability of the location. 2. The contribution the temporary activity has to the vibrancy of the District and the physical, social, and cultural well-being of communities. 3. Adverse effects on the character and quality of the environment, including natural character, water bodies, ecology, historic heritage and sites of significance to Māori. 4. The existing character and amenity values of the zone in which it occurs, and the zone of the receiving environment. 5. Potential adverse effects on the surrounding environment such as noise, dust, odour, signs, light spill and glare. 6. Scale, intensity and character of the activity including attendance, building coverage, structures, duration, frequency and hours of operation. 7. Cumulative effects of all activities, buildings, and signs using the proposed location. 8. Building style and/or visual appearance of the temporary activity. 9. The extent and effectiveness of mitigation such as screening. 10. The extent to which the temporary activity will limit access to spaces that would otherwise be accessible. 11. Any cross-boundary effects.
TEMP-MD2	<p>Transport</p> <ol style="list-style-type: none"> 1. The effects on and off the transport system, at and beyond the site including, but not limited to: <ol style="list-style-type: none"> a. traffic generation from the activity and the efficiency of the transport system; b. number and type of vehicles accommodated;

	<ul style="list-style-type: none"> c. traffic and pedestrian safety, including visibility both on and off-site; d. land availability and suitability for parking, loading, and manoeuvring; e. any alternative means for provision of parking and loading; and f. any effects on the operation of emergency services.
TEMP-MD3	<p>Site alteration, disturbance and remediation</p> <ol style="list-style-type: none"> 1. The extent to which temporary activities alter or disturb any site, including from earthworks, and the extent of remediation including to any: <ul style="list-style-type: none"> a. land, including grassed areas, trees or other vegetation; and b. biodiversity, ecosystem or habitat.
TEMP-MD4	<p>Public safety and security</p> <ol style="list-style-type: none"> 1. The extent to which the proposal maximises personal safety and security, including: <ul style="list-style-type: none"> a. lighting, visibility and surveillance that is suitable to maintain a high level of public safety and security; b. ensuring effective access for emergency services is maintained; c. provision of contingency planning for emergency situations; d. provision of clear access routes, including safe movement of pedestrians within the site while avoiding concealment and isolation opportunities; e. entrances and exits, as well as services such as public toilets, that are clearly signposted and easily accessible; f. the extent to which any potential conflicts with other activities (on or off-site) are effectively avoided or minimised; and g. the extent that any off-site effects on personal safety and security are identified and managed.
TMP	<p>Traffic Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)</p>
TRAN-MD1	<p>Road design</p> <ol style="list-style-type: none"> 1. The extent to which the road will be safe, functional and maintainable at reasonable cost. 2. The extent to which use of the road will adversely affect the environment and/or character of the location and surrounding area. 3. The extent to which design and use of the road will adversely affect safe and efficient access and use for other current and potential users of the road, including pedestrians and cyclists. 4. The extent to which cul-de-sacs with a maximum length greater than 150m will achieve a good urban design and traffic design outcome. 5. The extent to which the road design can efficiently and safely accommodate off site parking, particularly for residents or nearby businesses, and provide for unobstructed movement including for service, delivery, or emergency service vehicles.
TRAN-MD10	<p>Manoeuvring area for parking or loading spaces</p> <ol style="list-style-type: none"> 1. The extent to which there would be adverse effects on the efficiency, safety and amenity values of transport users including pedestrians and cyclists within and passing the site, or on accessibility, or on the function of the road.

	<ol style="list-style-type: none"> 2. The number and type of vehicles using the parking, loading or manoeuvring area. 3. The extent to which the required manoeuvring area can physically be accommodated on site. 4. The extent to which any strategic, arterial or collector road corridor or rail corridor is adversely affected, including by manoeuvring on to or off a site.
TRAN-MD11	<p>High traffic generators</p> <ol style="list-style-type: none"> 1. The findings of an ITA, and the extent to which the ITA addresses the following matters: <ol style="list-style-type: none"> a. Basic ITA and Full ITA: <ol style="list-style-type: none"> i. The estimated number of trips generated by each transport mode to and from the development (public transport, walking, cycling and private vehicles, including heavy vehicles). ii. The extent to which any additional vehicle movements will affect the capacity of the road network. iii. The extent of effects on the operation of public transport infrastructure and any vehicle and pedestrian/cyclist conflicts likely to arise from vehicle movements to and from the development. iv. Access and manoeuvring (safety and efficiency): <ol style="list-style-type: none"> a. The extent to which the provision of access and on site manoeuvring area associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility of the site (including for people whose mobility is restricted and for emergency service vehicles) and the transport system (including considering the classification of the frontage road in the District Plan road hierarchy). v. Design and layout: <ol style="list-style-type: none"> a. The extent to which the design and layout of the proposed activity maximises opportunities, to the extent practicable, for travel other than by private vehicle, including providing safe and convenient access for travel by such modes. b. The extent to which the design of the development will encourage public transport use. c. The extent to which the design of the proposed development will encourage walking and cycling to nearby destinations. vi. Heavy vehicles: <ol style="list-style-type: none"> a. For activities that will generate 50 or more heavy vehicle movements per day, the extent to which there are any effects from these trips on the roading infrastructure. vii. Accessibility of the location: <ol style="list-style-type: none"> a. The extent to which the proposed activity has demonstrated the accessibility of the site by a range of transport modes, and the extent to which the activity's location will minimise or reduce travel to and from the activity by private vehicles and encourage public and active transport use.

	<ul style="list-style-type: none"> b. The safety, distance and suitability of pedestrian routes to the nearest bus stop. b. Full ITA only (as well as the matters in (a)(i) to (vii) above): <ul style="list-style-type: none"> i. Network effects: <ul style="list-style-type: none"> a. Having particular regard to the level of additional traffic generated by the activity and the extent to which the activity is permitted by the zone in which it is located, the extent to which measures are proposed to adequately mitigate the actual or potential effects on the transport system arising from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure, and construction work associated with the activity. b. The extent to which the design and layout of the proposed development maximises opportunities, to the extent considered reasonably practicable, for travel other than by private car. c. The extent of effects of construction traffic on the transport network. d. The extent of any new or modified infrastructure required for public transport, pedestrian, cycling, private vehicles and freight. e. The extent of any mitigation required to improve safety issues for pedestrians, cyclists or mobility impaired users and the nature of those measures. f. The extent to which travel demand management tools such as travel plans are proposed to reduce vehicle trips and associated effects, influence travel mode share and offer travel choice. g. The extent to which there are road, public transport, walking or cycling measures to be funded by the proposed development. <ul style="list-style-type: none"> i. Strategic framework: <ul style="list-style-type: none"> a. The extent to which the proposal is consistent with the local and regional transport policy framework, including the Canterbury Regional Land Transport Plan 2021-31.
TRAN-MD12	<p>Parking space dimensions</p> <ul style="list-style-type: none"> 1. The safety and usability of the parking spaces. 2. The extent to which any non-compliance with the required minimum parking space dimensions is offset by other means, such as provision of a mix of different types of parking spaces on site (for example, a mix of spaces for 85 percentile and 99 percentile vehicles (see TRAN-APP3), accessible spaces, cycle spaces, or the use of 99 percentile spaces in preference to 85 percentile spaces based on the predominant vehicle size visiting a site).
TRAN-MD13	<p>Accessible parking spaces</p> <ul style="list-style-type: none"> 1. The extent to which the equivalent number of accessible parking spaces can be provided on a separate site which is:

	<ol style="list-style-type: none"> a. located within a readily accessible distance from the activity for persons whose mobility is restricted; and b. clearly associated with the activity through signs or other means. <ol style="list-style-type: none"> 2. The extent to which the nature of the particular activity is such that it will generate less accessible car parking demand than is required. 3. The extent to which the safety of people whose mobility is restricted will be affected by being set down on the street.
TRAN-MD14	<p>Minimum cycle parking facilities required</p> <ol style="list-style-type: none"> 1. The extent to which adequate alternative, safe and secure cycle parking and cycle end-of-trip facilities (such as showers and lockers), meet the needs of the intended users, and are available in a nearby location that is readily accessible. 2. The extent to which the parking can be provided and maintained in a jointly used cycle parking area. 3. The extent to which a legal agreement has been entered into securing mutual usage of any cycle parking area shared with other activities. 4. The extent to which the cycle parking facilities are designed and located to match the needs of the intended users. 5. The extent to which the provision, design and location of cycle parking facilities may disrupt pedestrian traffic, disrupt active frontages, or detract from an efficient site layout or amenity values. 6. The extent to which the number of cycle spaces and cycle end-of-trip facilities provided are sufficient considering the nature of the activity on the site and the anticipated demand for cycling. 7. The extent to which alternative adequate cycle parking is available which is within easy walking distance of the development entrance. 8. The extent to which the provision for cyclists is sufficient considering the nature of the activity on the site and the anticipated demand for cycling to the site and adjacent activities. 9. The extent to which the provision for cyclists is practicable and adequate considering the location and layout of the site and the operational requirements of the activity on the site.
TRAN-MD15	<p>Formation of parking, loading and manoeuvring area and associated vehicle crossings and accessways</p> <ol style="list-style-type: none"> 1. The extent to which a lack of all-weather surfacing will cause adverse effects. 2. The extent to which mud or gravel will be carried on to the road corridor, footpaths, shared use path or cycle lanes. 3. The extent to which the materials used for the surface of the area and its stormwater management system will adequately collect and attenuate runoff. 4. The extent to which permeable surfaces are suitable. 5. The extent to which parking and loading spaces that are not permanently marked will affect the ability to reasonably access and efficiently utilise the spaces.
TRAN-MD16	<p>Illumination of parking or loading areas</p> <ol style="list-style-type: none"> 1. The extent to which a facility is often used during the hours of darkness. 2. The extent to which other light sources in the area give adequate light to provide security for users.

	<ol style="list-style-type: none"> 3. The extent to which glare from the light source will adversely affect the safety of the road corridor or rail corridor. 4. Any relevant matters of control or discretion in the Light Chapter.
TRAN-MD17	<p>Queuing space</p> <ol style="list-style-type: none"> 1. The extent to which there would be any adverse effects on the safety, amenity values or efficient operation and functioning of the frontage road or adjacent road/rail level crossing. 2. The effect of queuing vehicles on the safety of pedestrians and cyclists.
TRAN-MD18	<p>New buildings, other structures, road intersections, vehicle crossings or vegetation adjacent to road/rail level crossing</p> <ol style="list-style-type: none"> 1. Where a new road crosses a rail corridor, or a road intersection or vehicle crossing does not comply with the applicable design requirements in relation to a road/rail level crossing: <ol style="list-style-type: none"> a. the extent to which the safety and efficiency of rail and road operations will be adversely affected; b. the extent to which a grade separated crossing will be provided; and c. the extent to which connectivity and accessibility for pedestrians, cyclists and vehicles will be improved, without compromising safety. 2. Where minimum setbacks for buildings, other structures or vegetation are not provided: <ol style="list-style-type: none"> a. the extent to which there will be an adverse effect on the safety of the road/rail level crossing for vehicles and pedestrians; and b. the extent to which visibility and safe sight distances will be adversely affected, particularly to the extent that vehicles entering/exiting the road/rail level crossing can see trains. 3. The outcome of any consultation with KiwiRail. 4. Any characteristics of the proposed activity that will make compliance unnecessary.
TRAN-MD19	<p>Land transport infrastructure</p> <ol style="list-style-type: none"> 1. The extent to which there is a need for the development in relation to improving safety, amenity values, efficiency or functionality of transport. 2. The extent of adverse effects on the current or future safety and efficiency of transport. 3. The extent to which the scale and location of buildings will adversely affect or dominate its surrounding setting including adjacent buildings and the environment, particularly: <ol style="list-style-type: none"> a. where a larger building is proposed to locate adjacent to areas with smaller buildings, the massing and design of the proposed building should not overly dominate the built scale or open space of the surrounding area. Methods to moderate the bulk of the proposed building may include: <ol style="list-style-type: none"> i. varying roof forms; ii. window placement; iii. appropriate use of materials; iv. modulation of facades. 4. The extent to which a building adversely affects the environment, amenity values or adjacent land uses.

	<ol style="list-style-type: none"> 5. The extent to which there is adequate access to sunlight. 6. The extent to which the location and/or the scale of the building does not solely or cumulatively affect public access. 7. The extent to which a building results in areas of entrapment or concealment. 8. The extent to which the development avoids, remedies or mitigates actual or potential adverse effects. 9. If land is being used for non-transport related activities, the extent to which the activity does not undermine the future use of the land for transport purposes. 10. The extent to which a development impedes, restricts or compromises safe and efficient transport movement including access, parking, loading and manoeuvring.
TRAN-MD2	<p>Maximum number of vehicle crossings</p> <ol style="list-style-type: none"> 1. The extent to which the number of vehicle crossings will adversely affect the efficient and safe operation of the road. 2. The extent of any cumulative effects of the number of vehicle crossings when considered in the context of existing and future vehicle crossings in the vicinity. 3. The extent to which any aspect(s) of road design or formation will mitigate adverse effects of the number of vehicle crossings. 4. The extent to which any existing landscaping, stormwater management or other infrastructure will be affected by the formation of vehicle crossings.
TRAN-MD20	<p>Extent of effects</p> <ol style="list-style-type: none"> 1. The extent of compliance with the relevant standard(s), and the extent of effects of non-compliance with the relevant standard(s) including cumulative effects. 2. Any other relevant assessment matters for the Transport standard not met. 3. The outcome of any consultation with <i>Waka Kotahi</i>, KiwiRail or District Council (as applicable).
TRAN-MD21	<p>Parking or loading and associated manoeuvring area on a site with frontage to a 'Principal Shopping Street' in Rangiora or Kaiapoi</p> <ol style="list-style-type: none"> 1. The location and characteristics of the activity to which the parking or loading relates and any factors that would affect generation of parking or loading demand. 2. The type of vehicle requiring use of parking or loading facilities. 3. The presence of any existing facilities with capacity to absorb additional parking or loading demand. 4. The location and suitability of existing or proposed parking or loading or access.
TRAN-MD22	<p>New stock underpass beneath a road corridor or rail corridor</p> <ol style="list-style-type: none"> 1. Whether there will be an adverse effect on the safety and structure of the road corridor or rail corridor. 2. Whether connectivity across the road corridor or rail corridor will be improved, resulting in improved safety. 3. The outcome of any consultation with <i>Waka Kotahi</i>, KiwiRail, or District Council (as applicable).
TRAN-MD3	Minimum separation distance between vehicle crossings

	<ol style="list-style-type: none"> 1. The extent to which any existing landscaping or stormwater management or other infrastructure will be affected by the location of vehicle crossings. 2. The extent to which safety will be adversely affected by conflict between manoeuvring vehicles at vehicle crossings. 3. The extent to which there will be sufficient space to accommodate on-street parking demand between vehicle crossings. 4. The extent to which lack of complying separation distance between vehicle crossings may contribute to significant adverse cumulative effects with regards the ability to accommodate on-street parking demand in future. 5. The extent to which pedestrian and cycle safety may be adversely affected by a lack of complying separation distance between vehicle crossings.
TRAN-MD4	<p>Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility</p> <ol style="list-style-type: none"> 1. The extent to which conflict may be created by vehicles queuing across the vehicle crossing. 2. The extent to which any potential confusion between vehicles turning at the crossing or the intersection may adversely affect safety. 3. The extent of effects on the safety of users of all transport modes. 4. The extent to which the number and type of vehicles generated by the activity on the site will adversely affect the safe and efficient use of the frontage road, particularly at times of peak traffic flows. 5. The extent to which the speed and volume of vehicles on the road will exacerbate adverse effects of the vehicle crossing on the safety of users of all transport modes. 6. The extent to which the geometry of the frontage road and intersections will mitigate adverse effects of the vehicle crossing. 7. The extent to which there are present, or planned, traffic controls along the road corridor where the vehicle or pedestrian crossing is proposed. 8. The extent of any cumulative effects when considered in the context of existing and future vehicle crossings serving other activities in the vicinity. 9. The extent to which traffic mitigation or calming measures are proposed. 10. The extent to which the proximity of a vehicle crossing to a pedestrian crossing facility may adversely affect the safe use of the pedestrian crossing facility.
TRAN-MD5	<p>Vehicle crossing design</p> <ol style="list-style-type: none"> 1. The number of pedestrian and cycle movements across the site frontage and the number and type of vehicles using the vehicle crossing. 2. The extent to which use of the vehicle crossing will adversely affect the safety and/or efficiency of the frontage road or an adjacent road/rail level crossing including with respect to visibility from the vehicle crossing or proximity of the vehicle crossing to a road/rail level crossing or volume of vehicles using the vehicle crossing. 3. The speed at which vehicles will be able to enter/exit the site and the effect of this on the safety of pedestrians, cyclists and other road users. 4. The extent to which design takes into account and safely provides for any marked on-road cycle lane, separated cycle lane or shared use

	path across the site road frontage and the extent to which design may have been modified to adequately address these matters.
TRAN-MD6	<p>Vehicle accessway design</p> <ol style="list-style-type: none"> 1. The extent to which the accessway serves more than one site and the extent to which other users of the accessway may be adversely affected. 2. The extent to which there are adverse effects on the safety and amenity values of neighbouring sites and/or the function of the transport system. 3. The extent of effects on the safety and security of people using the accessway. 4. The extent to which the design or use of the accessway disrupts, or results in conflicts with active frontages, convenient and safe pedestrian circulation and cycling flows, or will inhibit access for emergency service vehicles where on site access is required. 5. The extent to which the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider accessway or multiple accessways closely spaced. 6. The extent to which the required legal width of the accessway is restricted by the boundaries of an existing site or building. 7. The extent to which the gradient or width or other design aspect of the accessway will make the use of the accessway impractical, including inhibiting access for emergency service vehicles where on site access is necessary. 8. The extent to which accessway drainage is adequately designed and will not cause adverse effects on neighbouring sites. 9. The extent to which vehicles exiting the accessway, and cyclists on the frontage road or shared use path or pedestrians on the footpath, are likely to be aware of each other in time to avoid conflicts. 10. The extent to which the speed and volume of vehicles using an accessway and/or the volumes of cyclists and pedestrians on the footpath or shared use path or frontage road, will exacerbate the adverse effects of the accessway on people's safety. 11. If a visibility splay is unable to be provided, the extent to which alternative adequate methods of improving pedestrian and cycle safety at the accessway have been provided.
TRAN-MD7	<p>Sight distance from vehicle crossings</p> <ol style="list-style-type: none"> 1. The extent to which the operating speed environment of the road is such that the sight distance requirements can be safely reduced. 2. The extent to which sight distance requirements at the vehicle crossing are adequate to provide safe ingress/egress.
TRAN-MD8	<p>Visibility at vehicle crossings</p> <ol style="list-style-type: none"> 1. The extent to which vehicles exiting the vehicle accessway, pedestrians on the footpath, and cyclists on a shared use path or frontage road, are likely to be aware of each other in time to avoid conflicts. 2. The extent to which the speed and volume of vehicles using a vehicle accessway, or the volumes of cyclists on a shared use path or frontage road or pedestrians on a footpath, will exacerbate adverse effects of the use of the accessway on safety.

	<ol style="list-style-type: none"> 3. The extent to which the height or permeability of fencing or landscaping affects visibility. 4. The extent to which alternative adequate methods of improving pedestrian and cycle safety at the vehicle accessway have been provided.
TRAN-MD9	<p>Loading spaces</p> <ol style="list-style-type: none"> 1. The extent to which the nature and operation of the particular activity will require loading spaces of a different size, number or frequency of use. 2. The extent to which an on site shared loading area can be safely and efficiently provided in conjunction with an adjacent activity. 3. The nature of any legal agreement that has been entered into securing mutual usage of any loading area shared with other activities. 4. The extent to which loading can be safely and efficiently undertaken on the street. 5. The extent to which the movement function and/or safety of the surrounding transport system may be adversely affected by extra parked and manoeuvring vehicles on the street. 6. The extent to which loading and service functions on the street will disrupt pedestrian and cycling traffic, frontages, or detract from amenity values. 7. The extent to which there is an existing on street loading facility near to the site that can be used safely, and the route between the loading facility and the site does not require crossing any road.
TREE-MD1	<p>Pruning, root protection area, trunk and crown, removal</p> <ol style="list-style-type: none"> 1. The character and degree of modification, damage, or destruction of the values of the tree, including the cultural significance of taonga species. 2. The extent to which the activity will or may adversely affect the health or structural integrity or visual appearance of the tree. 3. The extent to which the activity will be undertaken in a manner consistent with accepted arboricultural standards, practices and procedures. 4. The duration and frequency of the activity and the effect on the tree. 5. The resilience of the tree, in relation to structural soundness and health and any irreversible effect on the tree. 6. The scope for the tree to recover from, or compensate for, any effects from pruning, work in the root protection area or modification of the trunk and crown. 7. In relation to a listed group of trees, the extent to which the activity will or may adversely affect the health or structural integrity of the wider group or undermine its unity, setting or other collective significance. 8. The extent to which any proposed compensation for the removal of the tree mitigates the loss of the tree and its values.
TREE-MD2	<p>Extent of benefit or need for the activity or works</p> <ol style="list-style-type: none"> 1. The need for the activity to deal with an emergency situation, or to avoid significant risk of effects on human health and safety, or adverse effects on infrastructure, including critical infrastructure. 2. The extent of benefits associated with the use and development of the site for activities anticipated by the zoning for the site.

	<p>3. The extent of benefits associated with the infrastructure, whether there is a functional need or operational need for that location and whether there are any practical alternatives.</p> <p>4. The extent to which the activity will or will not enhance amenity values beyond that achievable by arboricultural or property management alternatives.</p> <p>5. The significance of the tree and extent of loss of notable tree values and amenity values within and beyond the site.</p>
UDS	Greater Christchurch Urban Development Strategy 2007
ULDF	Urban and Landscape Design Framework (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
ULDMP	Urban and Landscape Design Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
VEMP	Visual Effects Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
VHNC	Very High Natural Character
VMPD	Vehicle movements per day
VPD	Vehicles Per Day
VPH	Vehicles Per Hour
Waka Kotahi	<i>Waka Kotahi</i> NZ Transport Agency
WDDS	Waimakariri District Development Strategy
WRRZRP	Waimakariri Residential Red Zone Recovery Plan 2016

Hapū	sub-tribe, usually a number of whanau with a common ancestor.
Inanga	whitebait.
Iwi	tribe or grouping of people with tribal affiliations.
Kāinga nohoanga	home, village, settlement, place of residence.
Mauri	the essential life force of all things, spiritual essence.
Ngā tūranga tūpuna	larger extents of land within which there is a concentration of wāhi tapu or taonga values
Taonga	treasures.
Wāhi taonga	places and things that are treasured and valued.
Wāhi tapu	places and things that are sacred.
Whānau	family.

National Policy Statements and New Zealand Coastal Policy Statement

NPSs and the NZCPS form part of the RMA's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following provides an overview of the relevant review/s of the District Plan that have undertaken in relation to NPSs and the NZCPS.

National Policy Statements	Details of the Policy Statement and/or Plan review or relevant change to give effect (fully or partially) to each National Policy Statement
National Policy Statement for Freshwater Management 2020	NPSFM has been reviewed in August 2020, <u>and amended January 2023¹</u>
National Policy Statement on Urban Development 2020	NPSUD has been reviewed in August 2020, <u>and amended December 2021 and May 2022²</u>
National Policy Statement for Renewable Electricity Generation 2011	NPSREG has been reviewed in December 2019
New Zealand Coastal Policy Statement 2010	NZCPS has been reviewed in December 2019
National Policy Statement on Electricity Transmission 2008	NPSET has been reviewed in December 2019

¹ CI 16, sch 1 RMA.

² CI 16, sch 1 RMA.

National Environmental Standards

National environmental standards are prepared by central government and can prescribe technical standards, methods (including rules) or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NES(s) must be observed and enforced by local authorities. The following NES(s) are currently in force:

- Resource Management (National Environmental Standards for Freshwater) Regulations 2020 [\(amended January 2023\)](#)¹
- Resource Management (National Environmental Standard on ~~Plantation~~ [Commercial](#)² Forestry) Regulations 2017
- Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
- Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
- Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)
- Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
- [Resource Management \(National Environmental Standards for Storing Tyres Outdoors\) Regulations 2021](#)³

An NES prevails over District Plan rules unless expressly stated that it does not.

¹ Sch 1, cl 16 RMA.

² s44A(6) of RMA.

³ Sch 1, cl 16 RMA.

Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed in the National Environmental Standards chapter). These regulations are:

- Resource Management (Discount on Administrative Charges) Regulations 2010
- Resource Management (Exemption) Regulations 1996
- Resource Management (Exemption) Regulations 2017
- Resource Management (Forms, Fees, and Procedure) Regulations 2003
- Resource Management (Infringement Offences) Regulations 1999
- Resource Management (Marine Pollution) Regulations 1998
- Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 [\(Amended September 2020\)](#)¹
- Resource Management (Network Utility Operations) Regulations 2016
- [Resource Management \(Stock Exclusion\) Regulations 2020 \(amended January 2023\)](#)²
- Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

¹ CI 16, sch 1 RMA.

² Federated Farmers [414.5].

Water Conservation Orders

A regional policy statement, regional plan or district plan cannot be inconsistent with the provisions of a water conservation order. A water conservation order can prohibit or restrict a regional council issuing new water and discharge permits, although it cannot affect existing permits.

There are no water conservation orders in the District.

Mana whenua

Recognition of hapū and iwi

The District's territorial area sits within the takiwā (territory) of Ngāi Tūāhuriri which is one of eighteen Ngāi Tahu regional papatipu rūnanga, constituted under the Te Rūnanga o Ngāi Tahu Act 1996 to represent mana whenua interests. Mana whenua represents the ability to influence and exercise control over a particular area or region and to act as kaitiaki (guardian).

Kaitiakitanga is fundamental to the relationship of Ngāi Tahu and the environment. It is the intergenerational responsibility and right of tangata whenua to take care of the environment and resources that sustain life and culture. The responsibility of kaitiakitanga is twofold: first, there is the ultimate aim of protecting mauri; and second, there is the duty to pass the environment to future generations in a state that is as good as, or better than, the current state.

Through Ngāi Tūāhuriri, the tāngata whenua who hold mana whenua over a particular area or resource, will be able to determine the characteristics of kaitiakitanga and how it should be given expression.

Descendants of Ngāi Tūāhuriri (along with other Ngāi Tahu whanui) have resided in the Waimakariri District for over 40 generations. This rich Ngāi Tahu history and tribal authority is underpinned by spiritual and whakapapa connections, occupation, land and the use and management of resources.

Māori tradition embodies the vision of Papatuanuku, a mother earth figure and land from which all things are born including people. Land, soil and water are regarded as taonga of which Māori people are the kaitiaki and draw from this a sense of unity and identity for tangata whenua. This is why the natural environment is of such importance and spiritual connection to Māori people. Papatuanuku, sustains and maintains all life and holds many significant places which allow Ngāi Tahu to connect with their heritage and cultural practices. It is important to recognise the ancestral and continuing modern cultural relationships with the environment, land and resources that Ngāi Tūāhuriri hold and the role these play in their community development and kaitiakitanga.

Rights to mahinga kai and other wāhi tapu and wāhi taonga have been passed down the generations allowing hapū and whanau to gather mahinga kai and engage in cultural rituals in places that were historically rich in both. These rights are now commonly referred to as customary rights and are protected under Article 2 of the Treaty of Waitangi. Through all the years within individual whanau, Ngāi Tahu have preserved their cultural identity and maintained their ahi kā roa.

As a whole, the District is rich in places of cultural significance, mahinga kai and ancestral values. The resources of significance in the District include, but are not limited to:

1. Coastal and inland waterbodies and areas of indigenous vegetation.
2. Protection of culturally significant sites and areas, such as urupā (burial sites) and other wāhi tapu, occupancy sites, and other important cultural landscapes.
3. Kaiapoi is the previous location of a pā established by Tūrākautahi, the son of Tūāhuriri and one of the principal rangitira who led the Ngāi Tūāhuriri migration to Canterbury.
4. Māori Reserve 873 and other identified areas of Māori land.

Tangata whenua / mana whenua – local authority relationships

Te Ngāi Tūāhuriri Rūnanga and the District Council have entered into a Memorandum of Understanding (MOU) that has been in place since 2003. The goal of the MOU is *“providing formal understanding and operational implementation of the sustainable management of resources for the*

benefit and environmental, social, cultural and economic well-being of the community, both now and in the future”.

The MOU seeks to establish and provide for a clear understanding of the basis and ongoing conduct of the partnership relationship between the District Council and Te Ngāi Tuahuriri Rūnanga. The MOU acknowledges and affirms Te Ngāi Tūāhuriri Rūnanga and the District Council’s status, authority, character, history, knowledge base, values, aspirations, interests, constituents, shareholders, stakeholders and responsibilities.

Hapū and Iwi planning documents

The preparation and change of a district plan must take into account relevant iwi documents. For the District, Ngāi Tahu has set out its resource management values, issues, objectives and policies within the Mahaanui Iwi Management Plan (2013).

The Mahaanui Iwi Management Plan identifies objectives, issues and policies for natural resource and environmental management for six pāpatipu rūnanga (including Te Ngāi Tūāhuriri Rūnanga). It seeks to ensure that the taonga and resources of Ngāi Tahu mana whenua are recognised and protected in the decision-making of statutory agencies. The Mahaanui Iwi Management Plan contains a comprehensive suite of policies and objectives addressing the range of resource management matters of significance to tangata whenua. The District Council shall have regard to the Mahaanui Iwi Management Plan when preparing or changing the District Plan, to the extent its content has a bearing on resource management issues of the District.

Involvement and participation with tangata whenua / mana whenua

In matters of consultation under the RMA, Te Rūnanga o Ngāi Tahu is the iwi authority established under the Te Rūnanga o Ngāi Tahu Act 1996. Under that Act, Te Rūnanga is required to consult with pāpatipu rūnanga (Te Ngāi Tūāhuriri Rūnanga) in relation to the district plan (and other) matters. Te Rūnanga encourages council to consult directly with pāpatipu rūnanga on planning matters and consider the views of pāpatipu rūnanga when taking a position on such matters as the iwi authority.

For Ngāi Tahu, consultation between the Crown and Ngāi Tahu is a cornerstone of the principles of Te Tiriti o Waitangi (Treaty of Waitangi). The RMA requires the principles of Te Tiriti and the iwi management plan to be taken into account when developing the District Plan. The District Plan recognises the significance of the principles of Te Tiriti and the importance of its relationship with Ngāi Tahu.

PA - Tomonga mārea - Public Access

Introduction

The maintenance and enhancement of public access to and along the CMA, lakes and rivers is a matter of national importance under the RMA. Public access to and along the coastal environment is a key requirement of the NZCPS. The District Plan has an important role in providing for public access to and along water bodies and the CMA throughout the District.

Public access to the outdoors contributes to the well-being of society in numerous ways. It encourages people to take part in recreation, it connects people to places and the natural environment, and importantly, it can connect people and communities in a way that underpins cultural identity – access to the outdoors is a stereo-typically integral part of what it is to ‘be a Kiwi’. Access to the outdoors can be both a means to an end (health, fitness, therapy, customary access) and an end in itself (fun, satisfaction, connection).

Public access is facilitated by the District Plan through:

- The creation of an esplanade strip or esplanade reserve applied on private land through subdivision consent, especially where there is an opportunity to create, or add to a network for public access; and
- Access corridors or land access mechanisms, often associated with land owned by the Crown, the Regional Council, within Open Space and Recreation Zones, or land use or development related to an ODP.

The District Council may be required to manage public access to water bodies or the coastal environment if there are potential threats to conservation values or cultural values, where there are risks to public safety, or where the rights of private property owners are significantly compromised.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to public access include:

- Coastal Environment: this chapter contains provisions for managing public access in the coastal environment, and near the CMA.
 - Natural Character of Freshwater Bodies: this chapter contains provisions for public access to and along water bodies and for structures located in natural character of scheduled freshwater bodies setbacks.
 - Activities on the Surface of Water: this chapter contains provisions for managing houseboats where these compromise public access.
 - Subdivision: this chapter contains provisions for the creation of esplanade reserves, strips and easements.
 - Earthworks: this chapter contains provisions for managing earthworks where these may compromise public access.
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- Sites and Areas of Significance to Māori: particularly in relation to ngā wai.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

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.
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Policies

PA-P1	Maintaining and enhancing public access Maintain and enhance existing public access to and along the CMA, surface freshwater bodies, and reserves by managing the adverse effects of activities and development, where these would limit public access, or compromise the use or enjoyment of these areas.
PA-P2	Providing for public access Provide for new and enhanced public access to and along the CMA, water bodies and reserves by: <ol style="list-style-type: none"> 1. encouraging or requiring the creation of esplanade reserves, strips or easements in areas where there are benefits for public access, recreation, cultural values for mana whenua (including customary harvesting) or maintenance; 2. work with land owners to provide for safe and appropriate public access to reserves with high recreational, scenic, natural character and cultural values; and 3. encouraging the use of mechanisms such as easements to provide for public walking access when a land use or development provides an opportunity for access.
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"> 1. naturally rare or threatened indigenous flora and fauna; or 2. dunes, estuaries, the margins of rivers, lakes and wetlands, or any other sensitive environments; or 3. sites of cultural significance to Māori, including archaeological sites; 4. public health or safety; or 5. the rights of private property owners, where providing for public access would significantly compromise these rights.

	<u>6. primary production¹ (excluding mining and quarrying)² from seasonal or temporary³ reverse sensitivity effects where it cannot otherwise be mitigated⁴.</u>
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There are no rules in this chapter. The objectives and policies apply across the Plan.

Advice Notes

PA-AN1	Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following: <ol style="list-style-type: none"> 1. RPS 2. NZCPS 3. Reserves Act 1977 4. Walking Access Act 2008 5. Northern Pegasus Bay Bylaw 2016
PA-AN2	The District Council has jurisdiction over the northern half of the Waimakariri River. The Christchurch City Council and Selwyn District Council have jurisdiction over the southern half of the Waimakariri River.

¹ Horticulture New Zealand [295.97]

² Horticulture New Zealand [295.97]

³ Horticulture New Zealand [295.97]

⁴ Department of Conservation [419.113] and Horticulture New Zealand [295.97]

LIGHT - Tūramarama - Light

Introduction

Outdoor lighting can have both positive and negative effects on amenity values. Lighting can benefit people and communities, for example by improving pedestrian and transport safety, and can be required for **primary production**,¹ night-time work, security and recreation. However, excessive light spill and glare can also adversely affect amenity values, the natural and cultural environment, health and safety and visibility of the night sky. For instance, glare can cause a safety hazard such as impacting on a driver's ability to see. Excessive ambient light levels can affect sleep quality.

This chapter provides for outdoor lighting while managing adverse effects from glare and light spill. Glare relates to discomfort or disability from the brightness of a light source. Factors that contribute to glare are the light intensity, its source, and orientation of the viewer. Light spill, however, is light that is discernible beyond a site boundary which may have obtrusive effects on other sites.

Glare and light spill can arise from artificial illumination from outdoor sources such as sports field lighting, security lighting, advertising signs, exterior building lighting, and outdoor lighting for parking areas and paths.

The effects from lighting on amenity values will depend on the type of light, its strength, colour, direction or orientation, whether it flashes, is shrouded or shielded in some way, its location, and the hours of operation.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Light include:

- Special Purpose Zone (Kāinga Nohoanga): how the Light provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
LIGHT-O1	Outdoor lighting Outdoor lighting enables a range of activities including work, rural primary ² production, recreation activities, sport, entertainment, and transportation to occur beyond daylight hours while:

¹ NZPork [169.24], HortNZ [295.104].

² NZPork [169.25], HortNZ [295.105].

	<ol style="list-style-type: none"> 1. minimising adverse effects on amenity values, health and safety, ecology, significant natural values, areas of historic or cultural significance; and 2. maintaining the safe operation of the transport system.
LIGHT-O2	Sky glow Dark sky visibility is maintained and enables ongoing use of the Oxford Observatory.
Policies	
LIGHT-P1	Outdoor lighting Enable outdoor lighting for night-time activities, safety and security while: <ol style="list-style-type: none"> 1. remedying or mitigating adverse effects from light spill or glare on the receiving environment by controlling the intensity, shielding, colour temperature and direction of light; 2. ensuring that outdoor lighting does not <u>adversely affect the operation of the transport system, including distractions to users-distract traffic or interfere with any traffic aids and signals on the road, air or sea³</u>; and 3. ensuring lighting is compatible with the zone or zones in which the light spill and glare is received by applying the light levels for the receiving zone.
LIGHT-P2	Outdoor lighting design - sky glow Reduce the potential for upward light spill that contributes to sky glow, by controlling the location, direction, design and operation of outdoor lighting to minimise adverse effects on: <ol style="list-style-type: none"> 1. amenity values including ability to view the night sky; 2. health and well-being of people and ecosystems; and 3. ongoing use of the Oxford Observatory.

Activity Rules

LIGHT-R1	Navigational lighting, traffic signals, illuminated official signs for traffic, and temporary lighting for emergency response	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
LIGHT-R2	Use of outdoor lighting within the Oxford Observatory Protection Overlay	
Oxford Observatory Light Protection Area Overlay	Activity status: PER Where: <ol style="list-style-type: none"> 1. except for festive lighting displays during December and January, or for a maximum of 30 days in June or July of any year, and temporary activities between 7:00am and 10:00pm, and as provided by LIGHT-R1, the following apply: <ol style="list-style-type: none"> a. shielding: all outdoor lighting including 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting

³ Waka Kotahi [275.45]

	<p>illuminated signs shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source; and</p> <p>b. the following outdoor lighting shall not be illuminated or displayed between 9:00pm and sunrise:</p> <ul style="list-style-type: none"> i. searchlights, except emergency searchlights; ii. outside illumination of any building or feature by floodlight. 	
LIGHT-R3	General use of outdoor lighting	
All Zones	<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. LIGHT-S1 and LIGHT-S2 are met. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> • See Figure LIGHT-1: Lighting Design Guidance for advice on reduction of light spill and glare. 	

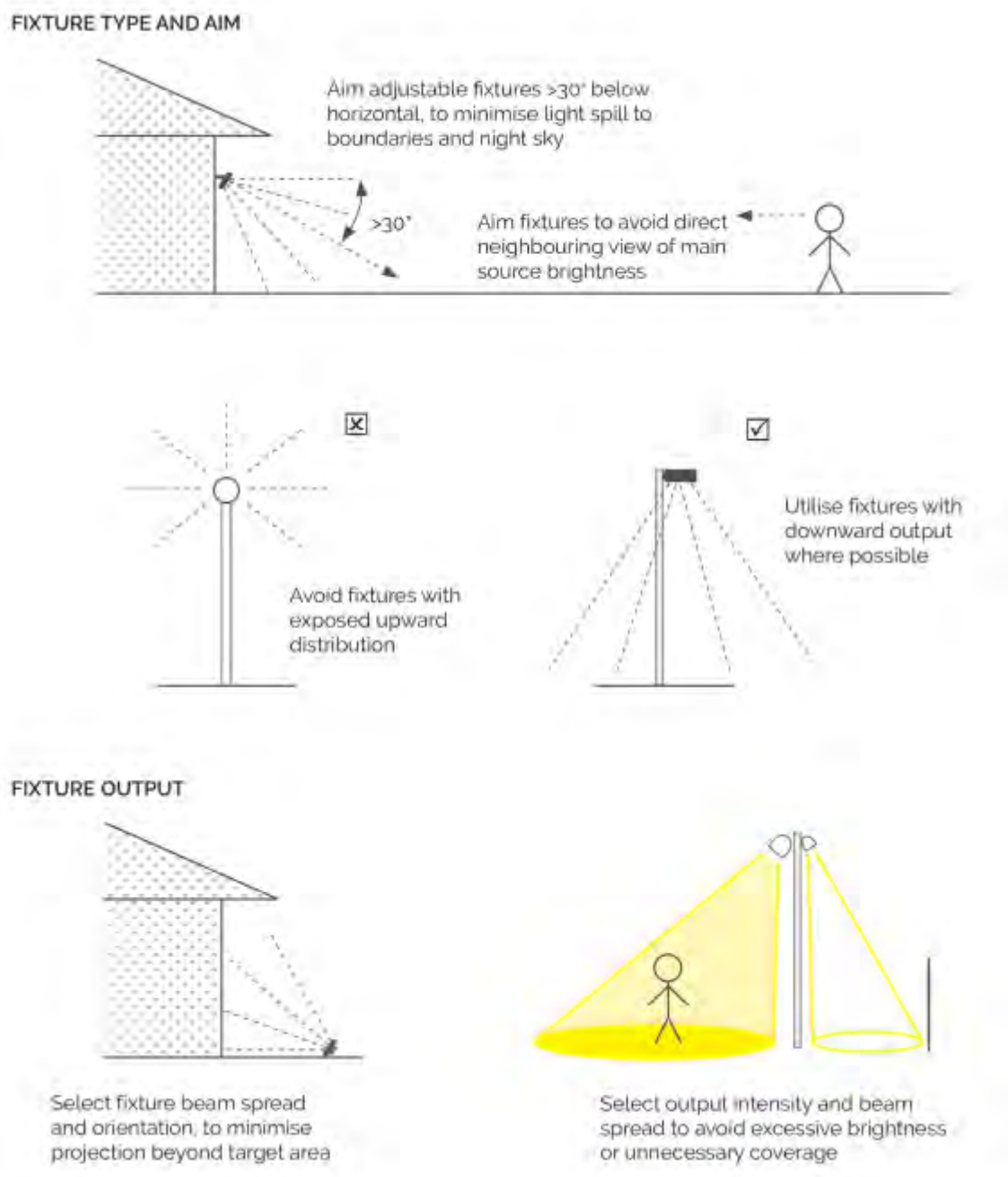
Light standards

LIGHT-S1 General standards for light	
<p>1. Activities shall comply with the standards specified in Table LIGHT-1, where:</p> <ul style="list-style-type: none"> a. the added horizontal or vertical illuminance from the use of outdoor lighting must not exceed the limits for the receiving zone specified in Table LIGHT-1 when measured or calculated 2m within the boundary of any adjacent site or road corridor; and b. the illuminance shall be measured facing the applicable vertical plane that is directly facing the light source site boundary; and c. where a site is divided by a zone boundary, each part of the site shall be treated as a separate site. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting</p>

Table LIGHT-1: Light spill limits by zone

Zone	Illuminance (Ev) Lux (6:00am - 10:00pm)	Illuminance (Ev) Lux (10:00pm - 6:00am)
Natural Open Space Zone	2	1
Rural Zones	5	2
Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Open Space Zone, Sport and Active Recreation Zone, Special Purpose Zone (Kaiapoi Regeneration), Special Purpose Zone (Pines Beach and Kairaki Regeneration).	10	4
Commercial and Mixed Use Zones, Industrial Zones, Special Purpose Zone (Hospital), Special Purpose Zone (Museum and Conference Centre), Special Purpose Zone (Pegasus Resort).	20	10
LIGHT-S2 Control of glare		
1. Any fixed outdoor lighting shall be: a. orientated such that the peak output intensity is directed at least 20° below horizontal, and be aimed away from adjacent sites, roads, footpaths and cycle paths, and from navigation sight lines for sea or air navigation.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting	
Advisory note <ul style="list-style-type: none">• See Figure LIGHT-1 for guidance on lighting design to reduce light spill and glare.• The requirements to aim light away from roads, footpaths and cycle paths shall not apply to lighting provided within, and specifically to illuminate, these facilities.		

Figure LIGHT-1: Lighting design to reduce light spill and glare



Advice Note

LIGHT-AN1	Any illuminated sign or digital sign must also meet the applicable rules in the Signs Chapter.
LIGHT-AN2	Australian/New Zealand Standard AS/NZS4282:2019 (Control of the obtrusive effects of outdoor lighting) may apply to light level limitation, determination of the degree of glare or discomfort and mitigation measures.

Matters of Discretion

LIGHT-MD1	<p>Outdoor lighting</p> <ol style="list-style-type: none">1. Effects on the amenity values of the site and adjoining sites, or surrounding area.2. Effects on the characteristics, form, or function of the zone consistent with the zone chapters.3. Effects of light colour, flashes, strength, siting, shielding, angle, and hours of operation.4. Effects on any activities sensitive to light including the following:<ol style="list-style-type: none">a. effects on the efficient and effective functioning of any road, and the safety of road users;b. effects on aviation or navigation including effects on flights to and from Christchurch International Airport; andc. the effects of the lighting on cultural or amenity values of the night sky, and on astronomical observation.5. The extent that the proposal controls the adverse effects of outdoor lighting on health, safety and security, considering CPTED.6. Effects of lighting on ecology and natural values.7. Any relevant standards including those which address the amenity and safety effects of outdoor lighting.
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SPZ(KN) - Special Purpose Zone - Kāinga Nohoanga

Introduction

The purpose of the Special Purpose Zone (Kāinga Nohoanga) is to provide for activities within all of Māori Reserve 873. The chapter also applies to other areas of land held or administered under Te Ture Whenua Maori Act 1993 in the District as described under *Māori Land Outside of Māori Reserve 873*.

Māori Reserve 873

The zone recognises the original purpose of the 1,068ha of land reserved to local Māori as part of the Kemp's Deed purchase in the South Island. The purpose of Māori Reserve 873 was to provide mana whenua with kāinga nohoanga and the ability to maintain mahinga kai. Due to fragmentation of, and changes in, land tenure over the past 160 years, the original purpose of Māori Reserve 873 has been largely negated. The purpose of the zone is to enable Te Ngāi Tūāhuriri Rūnanga to further develop Māori Reserve 873 for the purposes as originally intended, including places of residence and for the use and processing of natural resources.

The zone includes a variety of land tenure and ownership, but the only land that is able to be used or developed for papakāinga and/or kāinga nohoanga purposes, is land which comes within the definition of Māori Land which has the following status:

- gazetted or determined by an order of the Māori Land Court as having a particular land status as defined or provided for within Te Ture Whenua Maori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Maori Act 1993; or
- where one or more owners of the land are direct descendants of the original grantees of the land.

For land that is not Māori Land that is within the zone, a range of Rural Lifestyle Zone activities are provided for outside of Tuahiwi; a range of Settlement Zone activities are provided for within the Tuahiwi Precinct; and the activities of the Large Lot Residential Zone are provided for in the Large Lot Residential Precinct. These are shown on the planning map.

Māori Land Outside of Māori Reserve 873

The provisions of the Special Purpose Zone (Kāinga Nohoanga) also apply to the areas of Māori Land outside of Māori Reserve 873, as described below and shown on the planning map:

- Reserve 2486 & Te Akaka 896, River Road, Waikuku;
- Rural Section 41401 & Taerutu No 898, Kaiapoi Pa Road, Kaiapoi;
- Orohaki MR 893 & Orohaki MR 894, Maori Reserve Road, Glentui;
- Māori Reserve 2038, Mairangi Road, Starvation Hill;
- Reserve 2061 (Tawera) & Section 18776, Luers Road, Coopers Creek; and
- Section 2 MR 897 Tawera, Island Road & Ram Paddock Road, View Hill.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions, particularly objective SD-O5 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga. The provisions in this chapter also give effect to matters in Part 2 - District Wide Matters - Urban Form and Development, particularly policy UFD-P9 Unique Purpose and Character of the Special Purpose Zone (Kāinga Nohoanga).

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, district wide chapters may be relevant to the Kāinga Nohoanga Zone, and these are set out in SPZ(KN)-APP1 to SPZ(KN)-APP4.

Objectives	
SPZ(KN)-O1	Use and development of Te Ngāi Tūāhuriri Rūnanga Māori land Te Ngāi Tūāhuriri Rūnanga exercise kaitiakitanga in the use and development of ancestral land for their social, cultural and economic well-being.
Policies	
SPZ(KN)-P1	A range of activities within Māori Land Enable the use and development of Māori land for a wide range of activities in accordance with tikanga Māori, including kāinga nohoanga and mahinga kai, to support the social, cultural and economic aspirations of mana whenua.
SPZ(KN)-P2	Land use and development Land use and development on Māori land throughout the zone is undertaken in a way which: <ol style="list-style-type: none"> 1. integrates land use with infrastructure in a manner that responds to the characteristics of the site and proposed development; 2. facilitates the exercise of kaitiakitanga and tikanga Māori, including in the design and layout of buildings, facilities and activities; 3. avoids or mitigates risks from natural hazards; 4. the residential privacy and amenity values of adjoining landowners is consistent with the planned change to a more urban environment; and 5. adverse effects on the environment are avoided, remedied or mitigated.
SPZ(KN)-P3	Future development Support the application of the Special Purpose Zone (Kāinga Nohoanga) provisions in other locations, where it would assist in the use and development of Te Ngāi Tūāhuriri Rūnanga ancestral land for a range of activities in accordance with tikanga Māori, to support their social, cultural and economic well-being.
SPZ(KN)-P4	Rural activities Enable agricultural activities on any Māori land within the Special Purpose Zone (Kāinga Nohoanga), outside of the Tuahiwi and Residential Large Lot precincts.
SPZ(KN)-P5	Tuahiwi Precinct and Large Lot Residential Precinct activities Apply: <ol style="list-style-type: none"> 1. the Tuahiwi Precinct to land in and immediately around Tuahiwi marae to recognise the previous zoning (Residential 3) and use of the land for urban purposes, mainly residential; and 2. the Large Lot Residential Precinct to land along Old North Road, Kaiapoi to recognise the previous zoning (Residential 4B) and the use of the land for mainly rural residential purposes.
SPZ(KN)-P6	Activities on other land within Māori Reserve 873 Apply the activities and standards of the Rural Lifestyle Zone to other land within Māori Reserve 873 (outside the Tuahiwi and Large Lot Residential precincts) to recognise the use of this land for mainly rural productive purposes and that the predominant character is of small rural sites with an intensive pattern of land use and buildings.

Rules

How to interpret and apply the rules

1. The rules that apply to activities in the Special Purpose Zone (Kāinga Nohoanga) are outlined in SPZ(KN)-APP1, SPZ(KN)-APP2, SPZ(KN)-APP3, and SPZ(KN)-APP4.

Activity Rules – Special Purpose Zone (Kāinga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1

SPZ(KN)-R1 Marae complex	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER 1. The activity standards in the following rules do not apply where the activity is included within a marae complex: <ol style="list-style-type: none"> SPZ(KN)-R2 - Papakāinga housing, and residential activity (including minor residential units and accessory buildings); SPZ(KN)-R6 - Community facility; SPZ(KN)-R7 - Health care facility; SPZ(KN)-R8 - Educational facility (including kohanga reo and kura kaupapa); SPZ(KN)-R9 - Recreation activities and Recreation facilities (hākinakina); SPZ(KN)-R11 - Commercial activity; SPZ(KN)-R12 - Commercial services; SPZ(KN)-R13 - Rural produce retail; SPZ(KN)-R14 - Rural tourism activity; SPZ(KN)-R15 - Office; and SPZ(KN)-R17 - Visitor accommodation. 	Activity status when compliance not achieved: N/A
SPZ(KN)-R2 Papakāinga and residential activity (including minor residential units and accessory buildings)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> there is a maximum of seven residential units per site. 	Activity status when compliance not achieved: DIS
SPZ(KN)-R3 Mahinga kai	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R4 Urupā	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved:

	N/A
SPZ(KN)-R5 Home business	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R6 Community facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R7 Health care facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R8 Educational facility (including kohanga reo and kura kaupapa)	
<i>This rule applies to land held as Māori Land in Māori Reserve 873 outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R9 Recreation activities and recreation facilities (hākinakina)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total area of land (including buildings and facilities) used for the activity 500m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R10 Agriculture (ahuwhenua)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R11 Commercial activity	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct.</i>	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS

1. maximum of 100m ² GFA per business.	<p>Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(KN)-R12 Commercial services	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
<p>Activity status: PER Where:</p> <p>1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(KN)-R13 Rural produce retail	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
<p>Activity status: PER Where:</p> <p>1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
SPZ(KN)-R14 Rural tourism activity	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
<p>Activity status: PER Where:</p> <p>1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity</p>

	under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R15 Office	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum of 100m ² GFA per business.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R16 Farm building	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R17 Visitor accommodation	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site, at any one time.	Activity status when compliance not achieved: DIS
SPZ(KN)-R18 Community garden	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R19 Domestic animal keeping and breeding	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R20 Conservation activities	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	

Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R21 Emergency service facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R22 Public amenities	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum of 100m ² GFA per building.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R23 Any other activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KN)-R24 Any activity on other land not held as Māori Land SPZ(KN)-APP2	
<i>This rule applies to land not held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
1. The activities, activity status and built form standards of the Rural Lifestyle Zone applies.	Activity status when compliance not achieved: RDIS The activity status applicable to the Rural Lifestyle Zone applies.

Built Form Standards

1. Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP2

SPZ(KN)-BFS1 Internal boundary building setback	
1. For sites 1ha or less in area, the minimum building setback from internal boundaries for buildings and structures shall be 3m and shall apply to the legal boundary containing a	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD2 - Internal boundary setbacks

<p>site where it adjoins another site which is not held in the same ownership or used for the same development.</p> <p>2. For sites greater than 1ha, the minimum building setback from internal boundaries for buildings and structures shall be 10m and shall apply to the legal boundary containing a site where it adjoins another site which is not held in the same ownership or used for the same development.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
SPZ(KN)-BFS2 Road boundary setback	
<p>1. The minimum building setback from any road boundary for buildings and structures shall be:</p> <ol style="list-style-type: none"> 20m from the road boundary with any strategic road; 10m from the road boundary with any arterial road or collector road; 6m from the road boundary of any road where the existing road reserve width is less than 16m; 3m from the road boundary for the section of Topito Road west of the intersection of Topito, Tuahiwi and Turiwhaia Roads to where Topito Road bends to the south at 87 Topito Road; or 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD3 - Road boundary setbacks</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
SPZ(KN)-BFS3 Height	
<ol style="list-style-type: none"> There is no maximum height for art, carvings or other cultural symbols fixed to Māori land or fixed to buildings on Māori land; and the maximum height of any building shall be 9m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
SPZ(KN)-BFS4 Height in relation to boundary	
<p>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with Appendix APP3 except for the following:</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries</p>

<ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
SPZ(KN)-BFS5 Building coverage	
<ul style="list-style-type: none"> 1. For sites 1ha or less in area, there is no maximum building coverage standard; and 2. for sites greater than 1ha, the maximum building coverage by buildings, shall be 35% of the site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD5 - Building coverage</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>

Matters of Discretion

1. Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and Large Lot Residential Precinct SPZ(KN)-APP2

SPZ(KN)-MD1	<p>Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <ul style="list-style-type: none"> 1. Development in accordance with Tikanga: <ul style="list-style-type: none"> a. the extent to which the development achieves or enables the exercise of tikanga as expressed in SPZ(KN)-P1, SPZ(KN)-P2 and SPZ(KN)-P3. 2. Traffic Generation and Access:
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	<ul style="list-style-type: none"> a. the extent to which the traffic generated is in accordance with the character, amenity, safety and efficient functioning of the access and road network; b. the ability to mitigate any adverse effects of the additional traffic generation; c. the location of the proposed vehicle crossing in terms of road and intersection efficiency and safety, including availability or otherwise of space on the road for safe right hand turning into the site. <p>3. Scale of Non-Residential Business Activity:</p> <ul style="list-style-type: none"> a. the extent to which the scale is consistent with the surrounding environment taking into account: <ul style="list-style-type: none"> i. hours of operation; ii. vehicle or pedestrian movements generated; iii. any adverse effects, including unreasonable noise and loss of privacy; and iv. the extent to which the activity contributes to the local employment and the economic base of Ngāi Tūāhuriri and/or the needs of residents in the surrounding area. <p>4. Infrastructure – Water supply, Wastewater system and Stormwater infrastructure:</p> <ul style="list-style-type: none"> a. whether public reticulated infrastructure is available for connection, or the extent to which the development is self-sufficient with respect to the provision of potable water supply, wastewater system and stormwater infrastructure. <p>5. Community:</p> <ul style="list-style-type: none"> a. the extent to which the development is integrated with and supports the development of any existing community facility, cultural facility or recreation facility.
SPZ(KN)-MD2	<p>Internal boundary building setback</p> <ul style="list-style-type: none"> 1. The extent to which the layout and use of spaces maintains adequate levels of privacy and outlook for any adjoining residents, taking into account: <ul style="list-style-type: none"> a. the need to exercise tikanga as expressed in policy SPZ(KN)-P1; b. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; c. the need to provide future occupants within the development and adjoining properties with adequate levels of daylight and outlook from internal living spaces; d. the need to provide future occupants within the development with adequate levels of privacy from any adjoining neighbouring residential unit or site; e. adequate separation distance from any existing direct facing windows or balconies (within the development or on any adjoining site) or to ensure levels of privacy are maintained; and f. any adverse effects of the proximity or bulk of the building in relation to any adjoining site.
SPZ(KN)-MD3	<p>Road boundary setback</p> <ul style="list-style-type: none"> 1. Any loss of privacy for adjoining properties through overlooking; 2. The effects on amenity values and character values; 3. Reverse sensitivity in relation to noise and vibration; and 4. Physical features, existing development and other practicalities that restrict alternative practical locations on the site.
SPZ(KN)-MD4	<p>Building height and height in relation to boundary</p> <ul style="list-style-type: none"> 1. The extent to which an increase in building height and any associated increase in the scale and bulk of the building; <ul style="list-style-type: none"> a. reflects the cultural and functional requirements of the building and purposes of the zone; and b. affects on amenity values of adjoining properties, resulting from visual

	dominance, loss of daylight and sunlight admission, and loss of privacy from overlooking.
SPZ(KN)-MD5	Building coverage <ol style="list-style-type: none"> The extent to which the additional coverage of the zone with buildings is in context taking into account: <ol style="list-style-type: none"> the function of the building to support Te Ngāi Tūāhuriri Rūnanga to deliver economic, social and cultural development; the extent to which the topography and the location, scale, design and appearance of the building, landscaping, natural features or existing buildings mitigate the visual effects of additional buildings; and any loss of privacy or other amenity values to adjoining residents and the effectiveness of any mitigation measures.

Activity Rules – Tuahiwi Precinct SPZ(KN)-APP3

PREC1-R1 All activities	
<i>Land held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
Activity status: <ol style="list-style-type: none"> The activities and activity status of rules (including the application of Part 2 - District wide matters in SPZ(KN)-APP1) SPZ(KN)-R1 to SPZ(KN)-R23 apply; and The activities and activity status of rules in the Settlement Zone also apply. Where: <ol style="list-style-type: none"> the activity is provided for in both PREC1-R1(1) and PREC1-R1(2), the activity status and rules of PREC1-R1(1) (that is SPZ(KN)-R1 to SPZ(KN)-R23) shall apply instead of PREC1-R1(2). 	Activity status when compliance not achieved: the activity status of rules SPZ(KN)-R1 to SPZ(KN)-R23 apply with respect to PREC1-R1(1); Activity status when compliance not achieved: the activity status of rules in the Settlement Zone apply with respect to PREC1-R1(2).
PREC1-R2 All activities	
<i>Other land not held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
Activity status: <ol style="list-style-type: none"> The activities and activity status of rules in the Settlement Zone apply. 	Activity status when compliance not achieved: the activity status of rules in the Settlement Zone apply.

Built Form Standards – Tuahiwi Precinct SPZ(KN)-APP4

PREC1-BFS1 All built form standards	
<ol style="list-style-type: none"> Land held as Māori Land in Māori Reserve 873 <ol style="list-style-type: none"> The standards set out in SPZ(KN)-BFS1 to BFS5 apply. 	Activity status when compliance not achieved: the activity status set out in SPZ(KN)-BFS1 to SPZ(KN)-BFS5 apply.
<ol style="list-style-type: none"> Other land not held as Māori Land in Māori 	Activity status when compliance not achieved:

Reserve 873 a. The built form standards set out in Settlement Zone provisions apply.	the activity status set out in the Settlement Zone apply.
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Activity Rules – Large Lot Residential Precinct SPZ(KN)-APP4

PREC2-R1 All activities	
<i>Land held as Māori Land in Māori Reserve 873 within the Large Lot Residential Precinct.</i>	
Activity status: 1. The activities and activity status of rules (including the application of Part 2 - District wide matters in SPZ(KN)-APP1) SPZ(KN)-R1 to SPZ(KN)-R23 apply; and 2. The activities and activity status of rules in the Large Lot Residential Zone also apply. Where: 3. the activity is provided for in both PREC2-R1(1) and PREC2-R1(2), the activity status and rules of PREC2-R1(1) (that is SPZ(KN)-R1 to SPZ(KN)-R23) shall apply instead of PREC2-R1(2).	Activity status when compliance not achieved: the activity status of rules SPZ(KN)-R1 to SPZ(KN)-R23 apply with respect to PREC2-R1(1); Activity status when compliance not achieved: the activity status of rules in the Large Lot Residential Zone apply with respect to PREC2-R1(2).
PREC2-R2 All activities	
<i>Other land not held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
Activity status: 1. The activities and activity status of rules in the Large Lot Residential Zone apply.	Activity status when compliance not achieved: the activity status of rules in the Large Lot Residential Zone apply.

Built Form Standards – Large Lot Residential Precinct SPZ(KN)-APP4

PREC2-BFS1 All built form standards	
1. Land held as Māori Land in Māori Reserve 873 a. The standards set out in SPZ(KN)-BFS1 to BFS5 apply.	Activity status when compliance not achieved: the activity status set out in SPZ(KN)-BFS1 to SPZ-BFS5 apply.
2. Other land not held as Māori Land or descendant land in Māori Reserve 873 a. The built form standards set out in Large Lot Residential Zone provisions apply.	Activity status when compliance not achieved: the activity status set out in the Large Lot Residential Zone apply.

Appendices

SPZ(KN)-APP1 - How to interpret and apply the rules

For Māori land – **outside** the Tuahiwi Precinct and the Large Lot Residential Precinct, the rules that apply are as follows:

Activity rules SPZ(KN)-R1 to SPZ(KN)-R23	Activity rules – Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct	
Built form standards SPZ(KN)-BFS1 to SPZ(KN)-BFS5 on land which is zoned	Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct and Special Purpose Zone (Kāinga Nohoanga) (Specific Areas)	
Matters of discretion SPZ(KN)-MD1 to SPZ(KN)-MD5 on land which is zoned	Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi precinct and the Large Lot Residential Precinct and Special Purpose Zone (Kāinga Nohoanga) (Specific Areas)	
The rules in Part 2 - District wide matters chapters that either apply or do not apply to activities are as set out in this table.	El-Energy and Infrastructure	Rules EI-R1 to EI-R56 apply.
	T-Transport	Rules TRAN-R1 to TRAN-R8, TRAN-R20 to TRAN-R22 apply; Rules TRAN-R9 to TRAN-R19, TRAN-R20 (with respect to SPZ(KN)-R1 Marae complex) and TRAN-R23 do not apply.
	HS-Hazardous Substances	Rules HS-R1 to HS-R3 apply.
	NH-Natural Hazards	Rules NH-R1 to NH-R10 and NH-R13 apply; Rules NH-R11 and NH-R12, NH-R14 to NH-R20 do not apply;
	HH-Historic Heritage	Rules HH-R1 to HH-R9 apply.
	TREE-Notable Trees	Rules TREE-R1 to TREE-R7 apply.
	SASM-Sites and Areas of Significance to Māori	Rules SASM-R1 to SASM-R5 do not apply.
	ECO-Ecosystems and Indigenous Biodiversity	Rules ECO-R1 to ECO-R7 do not apply.
	NATC-Natural Character of Freshwater Bodies	Rules NATC-R1 to NATC-R10 apply.
	NFL-Natural Features and Landscapes	Rules NFL-R1 to NFL-R13 do not apply.
	SUB-Subdivision	Rules SUB-R1 to SUB-R4 and SUB-R6 to SUB-R11 apply to descendant land; Rule SUB-R5 does not apply.
	ASW-Activities on the Surface of Water	Rule ASW-R1 applies; Rule ASW-R2 does not apply.
	EW-Earthworks	Rules EW-R1 to EW-R7 and EW-E9 to EW-R11 apply; Rules EW-R8 and EW-R12 do not apply.
	LIGHT-Light	Rules LIGHT-R1 and LIGHT-R3 apply; Rule LIGHT-R2 does not apply;

	NOISE-Noise	Rules NOISE-R2 to NOISE-R11, NOISE-R16, NOISE-R17, NOISE-R19 and NOISE-R20 apply; Rules NOISE-R1, NOISE-R12 to NOISE-R15, NOISE-R18 and NOISE-R21 to NOISE-R23 do not apply.
	SIGN-Signs	Rules SIGN-R1 to SIGN-R9 apply.
	TEMP-Temporary Activities	Rules TEMP-R1, TEMP-R2 (only activity standards 3 and 4 apply) to TEMP-R5, TEMP-R7 to TEMP-R8 apply; Rule TEMP-R6, TEMP-R9 and TEMP-R10 do not apply.

SPZ(KN)-APP2 - How to interpret and apply the rules

Within Māori Reserve 873, for other land **not** held as Māori land – **outside** the Tuahiwi Precinct and the Large Lot Residential Precinct, the rules that apply are as follows:

1. SPZ(KN)-R24: Any activity on other land not held as Māori Land in Māori Reserve 873; and
2. All the relevant rules in **Part 2 - District wide matters** chapters apply.

SPZ(KN)-APP3 - How to interpret and apply the rules

All land **within** the Tuahiwi Precinct, the rules that apply are as follows:

1. PREC1-R1 and PREC1-R2: Activity rules – Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Tuahiwi Precinct; and
2. Built form standards: Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Tuahiwi Precinct.

SPZ(KN)-APP4 - How to interpret and apply the rules

All land **within** the Large Lot Residential Precinct, the rules that apply are as follows:

1. PREC2-R1 and PREC2-R2: Activity rules – Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Large Lot Residential Precinct; and
2. Built form standards: Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Large Lot Residential Precinct.

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

	<p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production;^{1 2}</u></p> <p><u>iv. a commercial greenhouse; or</u></p> <p><u>v. produce packing facilities;</u></p> <p><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least</u></p>	
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¹ Transpower NZ Ltd [195.43].

² Horticulture NZ [295.80].

	<p><u>12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>³</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand</p>	
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³ Transpower NZ Ltd [195.43].

	<p>Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation</p>	
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	<p>and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁴</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the</p>	<p>Activity status when compliance not achieved: N/A⁵</p>

⁴ Transpower NZ Ltd [195.43].

⁵ Transpower NZ Ltd [195.43].

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

<p>EI-R56</p>	<p>Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>⁶ electricity distribution line</p>	
<p>All Zones</p>	<p>Activity status: NC Where: 1. new, or expansion or extension of existing,⁷ activities and development adjacent to a 66kV or 33kV<u>major</u>⁸ electricity distribution line involve the following: a. new a sensitive activity and or a new buildings or structure⁹ (excluding accessory buildings)¹⁰ within 6m¹¹ of the centreline of a 66kV or 33kV<u>major</u>¹² electricity distribution line or within 40m <u>6m</u>¹³ of the visible outer edge of a¹⁴</p>	<p>Activity status when compliance not achieved: N/A</p>

⁶ Mainpower NZ Ltd [249.94].

⁷ Mainpower NZ Ltd [249.95].

⁸ Mainpower NZ Ltd [249.94].

⁹ Mainpower NZ Ltd [249.94].

¹⁰ Mainpower NZ Ltd [249.94].

¹¹ Mainpower NZ Ltd [249.94].

¹² Mainpower NZ Ltd [249.94].

¹³ Mainpower NZ Ltd [249.94].

¹⁴ Mainpower NZ Ltd [249.94].

	<p>foundation of an associated a pole, pi- pole¹⁵ or tower; and/or a.b. does not comply with the requirements of NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.¹⁶</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁷</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>¹⁸ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZEC 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

¹⁵ Mainpower NZ Ltd [249.94].

¹⁶ Mainpower NZ Ltd [249.94].

¹⁷ Mainpower NZ Ltd [249.94].

¹⁸ Mainpower NZ Ltd [249.94].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 2

Hearing Stream 1 & 2 Part 2: District-wide matters – SD – Strategic Directions

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

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

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

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

The Hearings Panel for the purposes of **Hearing Stream 1 & 2** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 2 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the SD – Strategic Directions Chapter and the submissions received on those provisions. The relevant provisions are:
 - Definition of Strategic Infrastructure
 - SD-O1, Natural Environment
 - SD-O2, Urban Development
 - SD-O3, Energy and Infrastructure
 - SD-O4, Rural Environment
 - SD-O5, Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga
 - SD-O6, Natural hazards and resilience
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 – 10** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 11** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. The s42A report records that there were 45 submitters, with 127 original submission points, and 53 further submission points on the Strategic Directions provisions.

Key issues

12. The key issues that the s42A report identified as being in contention on this chapter relate to how the plan complies with higher order documents, the removal of housing constraints, increased emphasis on infrastructure, reverse sensitivity effects, and protection of highly productive land. Adopting our exceptions approach we have reported on the relevant topics below.
13. However, another key issue was whether the Strategic Directions objectives should have primacy over other objectives and policies in the PDP. While we agree with the s42A report author's assessment of those submissions we also provide some explanation on that topic below.

3. Introduction Section - Primacy of Strategic Directions objectives

14. The submissions we consider here are by MainPower¹ and Kainga Ora² who both requested amendments to the Introduction section as follows:

"1. the SD ~~may~~ provides guidance for related objectives and policies in other chapters; and

2. the relevant objectives and policies of the DP, including SD in this chapter, are to be considered together, **with the SD having primacy over other objectives and policies of the District Plan.** ~~and no hierarchy exists between them."~~

15. The 'primacy issue', i.e. whether the Strategic Directions (SD) objectives should have primacy over the rest of the objectives and policies within the PDP, was the subject of considerable evidence, submissions, and discussion at the hearing. We heard planning evidence from Ms Dale, for Kainga Ora, and Melanie Foote for MainPower. In essence,

¹ [249.197]

² [325.1]

the evidence supported enabling the SD objectives to have primacy, as this will better guide decision makers by avoid conflicting policy directions within the PDP.

16. The s42A report author, Mr Buckley, did not support the requested amendments, for reasons summarised in his Reply Report as follows:

The Proposed District Plan was written with the intent that the Strategic Directions chapter objectives do not have primacy over the rest of the plan. The provisions focus solely on those issues that were considered to be of strategic importance to the district and did not include those issues that were not strategic or were to be addressed in subsequent chapters. It was the intent that the plan be read as a whole and that where a specific issue arose that there would be a specific policy that would address it within the appropriate context.

I do not recommend any changes to the Strategic Directions introduction with respect to giving direction that the Strategic Directions and Urban Form and Development provisions take primacy or a higher weighting over other provisions within the District Plan. The National Planning Standards do not state that Strategic Directions chapters have primacy over other objectives within the Proposed District Plan.

Further, I note that if a decision was made to give the Strategic Direction objectives primacy over other objectives, the framework of the other objectives and subservient provisions would need to be reassessed as to the degree that this chapter (and the plan) would give effect to the Council's requirements under s75(A) of the Act.

17. As the hearing streams progressed it occurred to the Panel that Mr Buckley's advice might potentially impact the consideration of objectives and policies in the other PDP Chapters. So, at the conclusion of Hearing Stream 5, the Panel signalled that the s42A report authors would be required in future s42A reports to include their own professional assessment of any potential implications that may arise for the particular chapter's objectives if the Strategic Directions (including Urban Form and Development objectives) had primacy. We received a memorandum from the s42A report authors on 8 September 2023 on this matter. The Panel then asked that all of the s42A report authors address this matter in their respective reports³.
18. Mr Buckley, provided a memorandum to the Panel⁴ which advised that Council had received legal advice on this matter to the effect that:

Buddle Findlay in their analysis of the Port of Otago Supreme Court decision, paragraph [61], note that: "The key takeaways in this context are that plans do not need to resolve all conflicts and there is no need to establish a hierarchy for

³ Minute 11 from Panel 2 October 2023.

⁴ Memorandum from Mr Buckley, 29 September 2023.

strategic objectives (as between themselves). There are established principles for resolving conflicts in these situations.”

19. Mr Buckley further referred to a memorandum from Mr Willis (s42A report author for several hearing streams and the author of the s32 report for SD). Mr Willis’ memorandum provided his interpretation of how primacy is perceived within the National Planning Standards and how it is treated in other district plans, and this leads to the following possible approaches:

- a) SD objectives have no "primacy" and sit on the same level as other objectives in the plan; or*
- b) SD objectives have "primacy" in one of the following different senses (dependent on how the district plan is crafted):*
 - i. SD objectives inform objectives and policies contained in other chapters;*
 - ii. Objectives and policies in other chapters must be expressed and achieved as being consistent with the SD objectives;*
 - iii. SD objectives are used to resolve conflict with objectives and policies in other chapters; and*
 - iv. SD objectives override all other objectives and policies in the plan.*

20. The Panel subsequently received a memorandum which contained the various recommendations on the primacy issue⁵ from each of the s42A report authors, each making direct reference to the above options. We provided an opportunity for the submitters to respond. A response was subsequently received from Kainga Ora⁶, but not from MainPower. Kainga Ora advised:

Counsel submit that the appropriate role of strategic direction objectives is captured by (b)(i) to (iii) above – consistent with the scheme of the RMA and planning instruments, which moves from the general to the specific.

Kāinga Ora supports the use of SD objectives and policies to inform and to guide, for other objectives and policies to be consistent with them, and for those objectives and policies to be used to resolve conflict, but not in a way that would allow them to “override” more specific and/or directive policies elsewhere in the district plan.

In other words, it supports the conclusions reached in paragraph 3 (b)(i)-(iii) of the overarching memorandum from the Council reporting officers dated 8 December 2023, but not paragraph 3 (a) or (b)(iv).

21. The Panel then directed there be an overall co-ordinated response from the s42A report authors, taking account of the submitter’s response. This was subsequently provided as part of the ‘Reply Report on Wrap Up Matters’⁷, as follows.

⁵ Staff memorandum, 8 December 2023

⁶ Memorandum from Kainga Ora, 16 February 2024

⁷ Item 14, Reply Report on Wrap Up Matters, 13 December 2024.

Reporting Officers have reviewed their memo of 8 December 2023, and the memo of Kainga Ora dated 16 February 2024. Reporting Officers note that Kainga Ora agree with the Reporting Officers' position in respect of matters (i) to (iii) but disagree with respect to Strategic Directions (SD) 'overriding' all other objectives and policies (as per SD approach (iv)). Reporting Officers agree with paragraph 7 of the Kainga Ora memo, and with respect to paragraph 8 consider that SDs may be able to provide pathways to resolve conflicts, but that SDs should not and could not anticipate and resolve every conflict that may arise.

Reporting Officers maintain their view that SD and UFD objectives and policies should not have primacy in terms of primacy approaches (iii) and (iv), as set out in their memo dated 8 December 2023. As such, Reporting Officers do not recommend any amendments to the Introduction sections of both the SD and UFD chapters in relation to this matter.

22. Having reviewed the memorandum from Kainga Ora and the final position of the s42A report authors, we understand there now to be a high level of agreement on this matter.
23. We understand the position is that both Kainga Ora and the s42A report authors accept that the Strategic Directions should:
 - (a) not over-ride all other objectives and policies in the PDP (i.e. clause (a) does not apply); and
 - (b) have primacy but only in terms of the SD objectives informing objectives and policies contained in other chapters, with the objectives and policies in other chapters to be expressed and achieved as being consistent with the SD objectives (i.e. clauses (b)(i) and (b)(ii) do apply).
24. The only disagreement we understand was that Kainga Ora considered that SD objectives may be used to resolve conflict with objectives and policies in other chapters (clause (b)(iii)), whereas the s42A report authors consider that primacy should not extend to clause (b)(iii).
25. We agree with Kainga Ora and with the s42A report authors with respect to the Strategic Directions objectives having primacy in terms of informing objectives and policies contained in other chapters, and with the objectives and policies in other chapters to be expressed and achieved as being consistent with the SD objectives. On the one matter where there appears to be some disagreement, we consider that whether or not the Strategic Directions objectives and policies are used to resolve conflicts with other objectives and policies in the plan will become more of a practice matter, to be considered on a case-by-case basis. This does not require any policy direction.
26. Overall, we agree with the s42A report authors that no changes are required to the Introduction section of the SD Chapter, and we note that Kainga Ora's memorandum

referred to above did not request any changes are required to be made. We therefore recommend that the submissions are rejected.

4. Definition of Strategic Infrastructure

27. The Panel has recommended an amendment to the definition of Strategic Infrastructure, and in so doing we do not accept the recommendation of the s42A report author, which was to make no amendments to this definition, as summarised below:

Provisions	Panel recommendations
Definition of Strategic Infrastructure	Amend by deleting clause (d) 'Port of Lyttelton'.

Amendment and Reasons

28. The submission we consider here is by Department of Conservation⁸ who sought that the definition is amended by deleting 'Port of Lyttelton' as it is an asset that is located outside the District.
29. The s42 report author (Mr Buckley) recommended the submission be rejected, as the Port of Lyttelton is listed as a strategic infrastructure asset in the RPS, and the District Plan is required to be consistent with that. In the Reply Report, and in response to a question from the Panel, Mr Buckley also noted that while the Port does not presently have a presence within the District, it could in the future develop an inland port in the District to cater for North Canterbury.
30. The Panel considers that, while Port Lyttelton is undoubtedly a strategic infrastructure asset in the Region, it is not located in Waimakariri District, there is currently no other "Port of Lyttelton" located in the District, and there is therefore no need to include it in the definition in the PDP. We note that in our report for the EI chapter we have recommended excluding references to infrastructure outside the District.
31. We also note that Christchurch International Airport is also included in the definition but lies outside this District. However, there are provisions in the PDP which relate to the operation of the airport, including noise contours which potentially influence the location of residential development and require acoustic insulation in certain circumstances. The Airport can therefore be distinguished from Port of Lyttelton in that respect.
32. Accordingly, we recommend the submission of Department of Conservation is accepted.

⁸ [419.27]

5. SD-O1 – Natural environment

33. The Panel’s recommended amendment to SD-O1, over and above the amendment recommended by the s42A report author, is summarised below:

Provisions	Panel recommendations
SD-O1(3)	Amend to include “from inappropriate subdivision, use and development”.
SD-O1(6)	Add a new clause to refer to “the health and well-being of freshwater is prioritised”.

Amendments and Reasons

34. The submissions we consider here are by:
- (a) Transpower New Zealand Limited⁹, and
 - (b) Forest & Bird¹⁰.
35. Transpower’s submission requested that SD-O1(3) is amended to add the qualifier that the recognition and protection of outstanding natural features and landscapes are identified, and their values should be protected “from inappropriate subdivision, use and development”. This is to align the policy intent with s6(b) of the RMA.
36. The s42A report author had originally recommended that the submission be rejected as the NFL and SUB chapters include reference to what is inappropriate and therefore addresses s6(b). In response to a question from the Panel, Mr Buckley subsequently advised, in the Reply Report, that he had conferred with the s42A report author for the NFL hearing, and that he considered the submission requesting SD-O1(3) be amended to reference the intent of s6(b) should now be accepted.
37. We agree with the evidence on this point, and accordingly the submission by Transpower is accepted. However, we note that the recommended amendments to SD-O1(3) were not carried over into the final recommended provisions, and so we have made those changes.
38. Forest & Bird’s submission requested that recognition is given to the mauri of ecosystems, and indigenous biodiversity is safeguarded, and freshwater is managed in a way that gives effect to Te Mana o te Wai. We accept the s42A report author’s response to this, as stated in the Reply Report, however we note that the Wrap Up Reply Report records there was subsequent discussion between the s42A report authors for the SD chapter and the ECO chapter and it was agreed the new clause would be worded to refer specifically to “the health and well-being of freshwater is prioritised”.

⁹ [195.20]

¹⁰ [192.29]

39. We accept the staff evidence on this point, and therefore the submission by Forest & Bird is accepted in part. However, the agreed change was not correctly shown in the amended provisions, and we have accordingly corrected that.

6. SD-O2 – Urban development

40. The Panel’s recommended amendments to SD-O2, over and above the amendment recommended by the s42A report author, are summarised below:

Provisions	Panel recommendations
SD-O2(1)	Amend to delete the reference to “well functioning” and replace “urban centres” with “urban areas”.
SD-O2(4)	Amend by adding the words “focusing new residential areas within <u>and around</u> existing townships”. Amend by adding “in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1...”
SD-O2(5)(a)	Amend clause 5(a) to include a reference to educational facilities.

Amendments and Reasons

41. The submissions we consider here are by:
- (a) Kainga Ora¹¹
 - (b) Ken Fletcher¹²
 - (c) Richard and Geoff Spark¹³; and
 - (d) Ministry of Education¹⁴.
42. Kainga Ora requested that clause 1 of SD-O2 is amended to align with Objective 1 of the NPS-UD. The wording requested was:
- "Urban development and infrastructure that:
1. is consolidated and integrated with ~~the~~ well-functioning urban environments;
43. The s42A report author recommended accepting this submission, and he made a further change to replace “urban environment” with “urban centres”, and he assigned this as a consequential change to submissions heard in the UFD hearing.
44. The Panel accepts that the change requested by Kainga Ora would be consistent with the NPS-UD. However, the issue of what constitutes an “urban environment” was a matter of contention addressed in considerably more evidence at the UFD hearing. Our recommendation report for UFD traverses this matter further and makes amendments to the objectives and policies in that Chapter. We consider that is the appropriate place to pick up on the more nuanced aspects of the urban environment,

¹¹ Kainga Ora [325.3]

¹² Ken Fletcher [99.2]

¹³ Richard & Geoff Spark [183.1]

¹⁴ Ministry of Education [277.1].

rather than in the SD Chapter. We also note the s42A report author's recommended change to replace "urban environment" with "urban centres" will be inconsistent with the changes we have recommended to objectives in the UFD chapter, and so we recommend that these terms are replaced with the more generic term "urban areas", as a consequential amendment to our recommendations on submissions in that chapter.¹⁵

45. Ken Fletcher sought to include a reference in SD-O2(4) to focusing new residential activity within "and around" existing townships. We do not agree with the s42A report author's concerns that the amendment would undermine the other provisions within SD-O2. We note that SD-O2(1) is for urban development which is consolidated and integrated with the urban environment, and SD-O5(c) requires that the urban centres are the focus around which new residential development can occur, and neither of these underlined terms require that development is located within towns. We also do not share his view that this will conflict with Objective 5.2.1 and Policy 5.3.1 of the RPS which require development to be located in and around existing urban areas and promotes a co-ordinated pattern of development. Ken Fletcher's submission is therefore recommended to be accepted in part.
46. Richard & Geoff Spark's submission requested SD-O4(4) be amended by adding "*in order to as a minimum achieve the housing bottom lines in UFD-O1...*" Mr Ivan Thomson presented planning evidence at the hearing for these submitters, and similar submissions were lodged by others seeking the same relief¹⁶. The s42A report author recommended rejecting these submissions. He said the wording of the objective gives effect to policy 2 of the NPS-UD and is linked to the outcomes sought to be achieved in UFD-O1, where Council sets out the housing bottom lines required to provide "sufficient feasible development capacity for residential activity" in line with the intent of NPS-UD.
47. The evidence we heard from Mr Thomson, and also the evidence at the UFD hearing including from Ms Dale, was that the overall direction of the NPS-UD is that providing 'sufficient' capacity is a minimum, not an ultimate target. We note in our UFD report that all of the planners involved in the Hearing Stream 12D joint witness conference on NPS-UD matters agreed that "*the term 'at least' indicates a preference for enabling rather than constraining development capacity*".¹⁷ We note here that not all of our Strategic Directions Panel members heard that evidence, however the evidence from that hearing stream including the JWS was made available to all Panel members by being posted on line. Overall, we consider that the requested amendments to include "as a minimum" in SD-O2(4) are more in line with the direction of the NPS-UD and also with the amendments we have made to the UFD provisions (UFD-O1 and O2). We therefore recommend that this submission is accepted.

¹⁵ A. Carr [158.5]; Ravenswood Developments Ltd [347.4]; Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9. 360.10 and 360.11]

¹⁶ [223.2], [236.2], [242.2] & [246.3]

¹⁷ See JWS – Planning, Hearing Stream 12D, dated 30 August 2024

48. The Ministry of Education requested that schools be provided for as a new clause in SD-O2 and also through an amendment to SD-O4(1) by removing the word “directly”. The s42A report author did not support this, noting that the approach in the s32 report was to control inappropriate unconstrained development within the rural area in accordance with Objective 5.2.1(e) and (i), Policy 5.3.2(c) and Policy 5.3.12 of the RPS. It is intended to avoid the foreclosure of land for primary production and reverse sensitivity. His evidence was that the words “...and limit other activities;” provides the scope for activities such as schools and this is reflected in the objectives and policies of the Rural Zones.
49. We consider the s42A report author’s evidence summarised above was focused on the question of whether schools are appropriately provided for in the rural areas, rather than the issue of whether at a strategic level educational facilities should be supported in an urban area. We agree with the submitter on this point, and consider it is appropriate to refer to educational facilities in SD-O2 Urban Development as an important part of the urban centres in the District. But rather than including a separate new clause specifically for schools we consider it more appropriate to add “educational facilities” to clause 5(a) so that it will collectively refer to “the primary centres for community and educational facilities”. Accordingly, we recommend that MoE’s submission point [277.1] be accepted in part.
50. The Ministry of Education’s request to make better provision for schools in the rural areas is addressed later in this report under SD-O4. However, in any event, the s42A report author in responding to other submissions on SD-O4 recommended that the word “directly” is deleted (as was requested by the Ministry of Education) and we support that.

7. SD-O3 – Energy and infrastructure

51. The Panel’s recommended amendments to SD-O3, over and above the amendment recommended by the s42A report author, are summarised below:

Provisions	Panel recommendations
SD-O3(3)	Insert a new clause 3 specific to infrastructure being supported through the local supply of aggregate supply.

Amendments and Reasons

52. The submission we consider here is that from Fulton Hogan¹⁸, seeking recognition is made for the need for a ready, local supply of the physical construction materials required for infrastructure.

¹⁸ Fulton Hogan [41.14]

53. The s42A report author did not support Fulton Hogan's request, as he considered this is not a matter that needs to be addressed within strategic directions. He also had concerns that this would be inconsistent with Policy 8 of the NPS-HPL which directs that aggregate extraction is only allowed on highly productive land where it "...provides a significant national or regional public benefit that could not be achieved using resources within New Zealand". He further noted that this would be incongruous with SD-04(1) which seeks to manage rural land for rural production activities and provides limits on other activities.
54. The Panel heard evidence from Mr Tim Ensor, planner for Fulton Hogan, who in our view presented a convincing case as to the critical importance that quarrying plays in providing materials such as aggregate from a local source to the development of important infrastructure in the District. We agree with that evidence and consider this is a matter that appropriately sits at the strategic direction level.
55. Including it in SD-O3 will not create conflict with other SD objectives, or with the Rural Zone objectives and policies, noting also that our recommendation is to retain the PDP's approach whereby SD objectives do not have primacy over other objectives in other chapters. We acknowledge that SD-O4 provides limits for other activities that are not rural production activities. However, RURZ-O2 and RURZ-P2 provide for activities with a functional need to be located in the Rural Zones, which would include quarrying activities. The amendment to SD-O3 will not in our consideration mean that quarrying will be enabled throughout the Rural Zone, or other zones, as considerations of highly productive land and other locational constraints will still be important and required.
56. However, we note that our recommended amendments to the PDP Chapters for development in the urban areas are to avoid quarrying in those areas, and we therefore consider the submitter's requested wording for the policy needs to be less enabling and more nuanced. Our recommended wording for the new clause is:

"The importance of locally-sourced aggregate supply for infrastructure development is recognised and provided for in appropriate circumstances"

57. We consider this new clause for SD-O3 is written in such a way that it will not enable quarrying or aggregate extraction in the urban areas, or indeed without constraint throughout the rural areas. It will however appropriately recognise at this strategic level the role that supply of physical construction resources has for the development and maintenance of critical infrastructure in the District.
58. Accordingly, this submission is recommended to be accepted in part.

8. SD-O4 – Rural Land

59. The Panel's recommended amendments to SD-O4, over and above the amendment recommended by the s42A report author, are summarised below:

Provisions	Panel recommendations
SD-O4(1)	Amend the wording to retain a reference to “other activities that support primary production activities’.

Amendments and Reasons

60. The submission we consider here is by the Ministry of Education¹⁹, seeking to delete the reference to activities that “directly” support rural production activities.
61. We do not agree with the recommendation to reject a submission by the Ministry of Education relating to whether SD-O4 should provide for schools in the rural areas (for reasons set out in our earlier discussion on SD-O2). The report author’s recommended amendment to SD-O4(1) in response to the Ministry of Education’s submission would have the effect of removing the wider reference to all other activities that support primary production, and we do not agree with that. The Panel considers it is important that other activities supporting primary production in the rural areas are recognised in this way.
62. For these reasons the Panel has recommended some amended wording for SD-O4(1), to retain a reference to those other activities, which may also include schools, as follows:
- 1. providing for ~~rural~~ primary production activities, rural industry and other activities that directly support rural primary production activities*
63. Accordingly, we recommend that the submissions of Fulton Hogan and the Ministry of Education are accepted in part.

9. SD-O6 – Natural hazards and resilience

64. The Panel’s recommended amendment to SD-O6, over and above the amendment recommended by the s42A report author, are summarised below:

Provisions	Panel recommendations
SD-O6(3)	Amend the new clause to refer to “life and property”

Amendments and Reasons

65. The submission we consider here is by MainPower²⁰ who sought a new clause 3 to specifically relate to strategic, critical and regionally significant infrastructure. The s42A report author recommended inclusion of a new clause, which we agree with. However,

¹⁹ [277.11]

²⁰ [249.202]

we have recommended a minor amendment so that the clause refers to “life and property” rather than “people and property” to ensure consistency between this SD and the Natural Hazards Chapter.

10. New SD Objective 7 – Historic heritage

66. The Panel notes here, for the convenience of readers, that the Panel hearing submissions on the Historic Heritage chapter (Hearing Stream 5) has, in response to a submission by Heritage NZ²¹, recommended inclusion of a new Strategic Directions objective for historic heritage SD-O7.

11. Conclusion

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

²¹ [178.6]

Appendix 1: Submitter attendance and tabled evidence for Strategic Directions - Hearing Stream 1

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Mark Buckley 	N/A
Forest & Bird	<ul style="list-style-type: none"> Nicky Snoyink 	192 & FS 78
Kainga Ora	<ul style="list-style-type: none"> Brendon Liggett Philip Osborne Clare Dale Bal Matheson 	325 & FS 88
NZ Pork	<ul style="list-style-type: none"> Penelope Cairns Ian Barugh Andrew Hodgson 	169 FS 49
Ravenswood	<ul style="list-style-type: none"> Sarah Everleigh 	347
Richard & Geoff Spark	<ul style="list-style-type: none"> Ivan Thomson 	183 FS 37
Miranda Hales	<ul style="list-style-type: none"> Ivan Thomson 	246
Transpower	<ul style="list-style-type: none"> Rebecca Eng Ainsley McLeod 	195 FS 92
Momentum Land Limited	<ul style="list-style-type: none"> Chris Fowler 	FS 63
Ara Poama Aotearoa Department of Corrections	<ul style="list-style-type: none"> Maurice Dale Andrea Millar 	52
Ashley Industrial Services	<ul style="list-style-type: none"> Ken Fletcher Aaron Fisher 	48
Ken Fletcher	<ul style="list-style-type: none"> Ken Fletcher 	99
Chorus, Spark, One NZGroup and Forty South, and Connexa Ltd ¹	<ul style="list-style-type: none"> Graeme McCarrison (Spark) Andrew Kantor (Chorus) Colin Clune (One NZGroup and Forty South), Fiona Matthews (Connexa Ltd) 	62 FS 105
Canterbury Regional Council	<ul style="list-style-type: none"> Jo Mitten Lucy de Latour 	316 FS 105
<ul style="list-style-type: none"> Damian and Sarah Elley, JP Bailey Family Trust, Kim Manson and Neihana Kuru, Ross Fraser, Louise Marriot 	<ul style="list-style-type: none"> L N R Delacy (No written evidence) 	FS 28, FS 29, FS 30, FS 31, FS 32, and FS 33
Andy Carr	<ul style="list-style-type: none"> Andy Carr Samanth Kealey 	21 FS 158
Malcolm Hanrahan	<ul style="list-style-type: none"> Malcom Hanrahan 	307
Ohoka Residents Association	<ul style="list-style-type: none"> David Nixon 	25 FS 84
Horticulture New Zealand	<ul style="list-style-type: none"> Sarah Cameron Andrew Hodgson Helen Atkins 	295 FS 47
Federated Farmers	<ul style="list-style-type: none"> Lionel Jume Karl Dean 	414 FS 83
Fulton Hogan	<ul style="list-style-type: none"> Timothy Ensor 	41 FS 118
MainPower	<ul style="list-style-type: none"> Mark Appleman 	249 FS 58

¹ Noting that Connexa Ltd was not part of the original submission

	<ul style="list-style-type: none"> • Melanie Foote • Jo Appleyard 	
Christchurch International Airport Ltd	<ul style="list-style-type: none"> • Darryl Millar • Felicity Hayman • Geoff Page • Natalie Hampson • Jo Appleyard 	254, FS 80
Tabled Evidence		
Forest & Bird	<ul style="list-style-type: none"> • Nicky Snoyink 	192 & FS 78
Kainga Ora	<ul style="list-style-type: none"> • C E Kirman 	325 & FS 88
Transpower	<ul style="list-style-type: none"> • Rebecca Eng • Ainsley McLeod 	195 FS 92
Momentum Land Limited	<ul style="list-style-type: none"> • Chris Fowler 	FS 63
Ara Poutama Aotearoa Department of Corrections	<ul style="list-style-type: none"> • Maurice Dale • Andrea Millar 	52
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99
Canterbury Regional Council	<ul style="list-style-type: none"> • Jo Mitten, • Lucy de Latour 	316 FS 105
Woolworths New Zealand Ltd	<ul style="list-style-type: none"> • Kay Knight 	282
Daiken New Zealand Ltd	<ul style="list-style-type: none"> • Stephanie Styles 	145
Waka Kotahi NZTA	<ul style="list-style-type: none"> • Claudia Kirkbride 	275 FS 110
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Sheena McGuire 	373

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

SD - Rautaki ahunga - Strategic Directions

Introduction

This chapter provides the overarching objectives to provide high level direction for the District Plan. The matters covered in the strategic directions are addressed in more detail by the district wide and area specific objectives and policies included in other chapters of the District Plan.

The Strategic Directions objectives within this chapter are informed by the WDDs, which is a document that addresses a range of matters related to growth and development. They also give effect to higher order documents as required by the RMA. Objectives and policies in relation to Urban Form and Development are addressed in a separate chapter.

Interpretation and application of this chapter

For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications:

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

Objectives	
SD-O1	<p>Natural environment Across the District:</p> <ol style="list-style-type: none"> 1. there is¹ an overall² net gain in³ the quality and quantity of⁴ indigenous ecosystems and habitat, and indigenous biodiversity <u>is maintained so there is at least no overall loss⁵ and significant indigenous vegetation and habitats are protected⁶</u>; 2. the natural character of the coastal environment, freshwater bodies and wetlands is preserved or enhanced, or restored where degradation has occurred; 3. outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected <u>from inappropriate subdivision, use and development⁷</u>; 4. people have access to a network of natural areas for open space and recreation, conservation and education, including within riparian areas, the coastal environment, the western ranges, and within urban environments; and

¹ Federated Farmers [414.51]

² Royal Forest and Bird Protection Society of New Zealand Inc [192.29]

³ Federated Farmers [414.51]

⁴ Federated Farmers [414.51]

⁵ Federated Farmers [414.51]

⁶ Royal Forest and Bird Protection Society of New Zealand Inc [192.29]

⁷ Transpower [195.20]

	<p>5. land and water resources are managed through an integrated approach which recognises the importance of ki uta ki tai to Ngāi Tahu and the wider community, and the inter-relationships between ecosystems, natural processes and with freshwater⁸; <u>and</u></p> <p>6. <u>the health and well-being of freshwater⁸ is prioritised.</u>⁹</p>
SD-O2	<p>Urban development Urban development and infrastructure that:</p> <ol style="list-style-type: none"> 1. is consolidated and integrated with <u>the urban environment areas</u>¹⁰; 2. <u>that</u>¹¹ recognises existing character, <u>planned urban form and</u>¹² 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 <u>and around</u>¹³ existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u>¹⁴ 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 <u>and Pegasus</u>¹⁵ being: <ol style="list-style-type: none"> a. the primary centres for community <u>and educational</u>¹⁶ 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; <u>and</u> 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure¹⁷; <u>and</u> 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.¹⁷

⁸ Forest and Bird [192.29]⁹ Forest and Bird [192.29]¹⁰ A. Carr [158.5]; Ravenswood Developments Ltd [347.4]; Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]¹¹ Kainga Ora [325.3]¹² Kainga Ora [325.3]¹³ Ken Fletcher [99.2]¹⁴ Richard & Geoff Spark [183.1], and Others [223.2], [236.2], [242.2] & [246.3]¹⁵ Woodend-Sefton Community Board [155.1]¹⁶ Ministry of Education [277.1]¹⁷ Kainga Ora [325.3]

SD-O3	<p>Energy and infrastructure</p> <p>Across the District:</p> <ol style="list-style-type: none"> 1. 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; 2. infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure: <ol style="list-style-type: none"> a. is able to operate efficiently and effectively; and b. is enabled, while: <ol style="list-style-type: none"> i. 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 ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity; 3. <u>the importance of locally-sourced aggregate supply for infrastructure development is recognised and provided for in appropriate circumstances</u>¹⁸; 4. the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and 5. 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.
SD-O4	<p>Rural land environment¹⁹</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 activities by:</p> <ol style="list-style-type: none"> 1. providing for rural <u>primary</u>²⁰ production activities, <u>rural industry</u>²¹ <u>and other</u> activities that directly²² support <u>rural primary</u> production activities and activities reliant on the natural soil²³ resources of Rural Zones and limit other activities; and 2. ensuring that within rural areas the establishment and operation of rural <u>primary</u>²⁴ production activities are not limited by new incompatible sensitive activities.
SD-O5	<p>Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga</p> <p>Te Ngāi Tūāhuriri Rūnanga's role in the management of natural and physical resources is recognised, so that:</p>

¹⁸ Fulton Hogan [41.14]¹⁹ New Zealand Pork [169.11]²⁰ Fulton Hogan [41.9; 41.15]; Aggregate and Quarry Association [127.2]; NZ Pork [169.8]; Federated Farmers [414.18].²¹ Fulton Hogan [41.15]²² Ministry of Education [277.1 and 277.11]²³ Environment Canterbury[316.3]²⁴ Fulton Hogan [41.9; 41.15]; Aggregate and Quarry Association [127.2]; NZ Pork [169.8]; Federated Farmers [414.18].

	<ol style="list-style-type: none"> 1. Ngāi Tūāhuriri's historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga are recognised and provided for; 2. the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected; 3. Ngāi Tūāhuriri can retain, and enhance access to sites of cultural significance; 4. Māori land is able to be occupied and used by Ngāi Tūāhuriri for its intended purposes and to maintain their relationship with their ancestral land; 5. recognised customary rights are protected; 6. Ngāi Tūāhuriri are able to carry out customary activities in accordance with tikanga; and 7. Te Ngāi Tūāhuriri Rūnanga are able to actively participate in decision-making and exercise kaitiakitanga.
SD-O6	<p>Natural hazards and resilience</p> <p>The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p> <ol style="list-style-type: none"> 1. Avoiding subdivision, use and development where the risk is unacceptable; and 2. mitigating other natural hazard risks; and 3. <u>Ensuring strategic, critical, and regionally significant infrastructure is only located within areas of significant natural hazard risk where there is no reasonable alternative and the infrastructure is designed so as not to exacerbate natural hazard risk to life and property.</u>²⁵
<u>SD-O7</u>	<p><u>Historic heritage</u></p> <p><u>Historic heritage and its overall contribution to the identity of the District is recognised, maintained and protected, through:</u></p> <ol style="list-style-type: none"> 1. <u>identification of historic heritage items and settings based on significance;</u> 2. <u>managing the effects of subdivision, use and development on historic heritage items and heritage settings,</u> 3. <u>encouraging adaptive re-use of heritage buildings; and</u> 4. <u>providing a framework for managing the relocation and demolition of significant heritage items in appropriate circumstances.</u>²⁶

²⁵ Mainpower [249.202]²⁶ Heritage NZ [178.6]

Definitions

STRATEGIC INFRASTRUCTURE	<p>means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant, such as:</p> <ul style="list-style-type: none">a. strategic transport networks;b. Christchurch International Airport;c. Rangiora Airfield;d. Port of Lyttelton;²⁷d. bulk fuel supply infrastructure including terminals, wharf lines and pipelines;e. defence facilities;f. strategic telecommunications and radiocommunications facilities;g. electricity transmission and distribution network including the National Grid;h. other strategic network utilities.
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²⁷ Department of Conservation [419.27]

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 3

Hearing Streams 1 and 2 Part 2: District Wide Matters- UFD – Urban Form and Development

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 7, 29, 34, 35, and 36**.

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

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

Recommendation report 29 contains the PDP Panel's recommendations on the PDP's Christchurch International Airport Ltd – noise contour and bird strike submissions – PDP and Variation 1.

Recommendation report 34 contains the PDP Panel's recommendations on the PDP's Rezoning- Large Lot Residential Zone.

Recommendation report 35 contains the PDP Panel's recommendations on the PDP's Rezoning- Ohoka- PDP and Variation 1.

Recommendation report 36 contains the PDP Panel's recommendations on the PDP's Rezoning- Residential.

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Streams 1 and 2** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megan McKay, Neville Atkinson and Niki Mealings. However, we record here that Commissioner Mealings took no part in the Hearing Stream 2 proceedings which related to the UFD chapter and was not involved in the deliberations on those provisions. That was because Commissioner Mealings had previously declared a conflict in relation to the UFD objectives and policies of the PDP, and Map A of the RPS, as set out in the Commissioners 'Conflict of Interest' register.

We also record here that many of the issues traversed in this Hearing Stream were also subject to further evidence in subsequent hearings, which not all Panel members were involved in. Commissioners Mealings and Atkinson were not on Hearing Streams 12C or 12D Panel and Commissioners Mealings and McKay were not on the Hearing Stream 12C Panel. However, they did have the benefit of reading the various s42A reports, submitter evidence and representations which were provided through evidence to those Hearing Streams, along with the associated JWS. This evidence essentially built on the evidence put in front of the UFD Hearing Stream Panel during this hearing.

1. Introduction

Report outline and approach

1. This is Report 3 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the submissions received on the UFD - Urban Form and Development chapter. The relevant provisions are:
 - UFD-O1 and UFD-O2
 - UFD-P1 to UFD-P10
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 7** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 8** addresses consequential amendments
 - (d) **Section 9** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the UFD - Urban Form and Development chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in

the relevant s42A Reports, Responses to Preliminary Questions, and written Reply Reports, which are available on the Council's website.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. The provisions of the UFD chapter received over 49 submissions with a total of over 210 original submissions points. A total 42 further submissions were also received, which raised 206 further submission points.

Key issues

12. Given that our decision reports focus only on ‘exceptions’ as explained in paragraph 6 above, this report focuses on the following provisions:
 - Introduction
 - UFD-O1 and UFD-O2
 - UFD – P2
 - UFD – P3
 - UFD-P10

3. Introduction section

13. The following is a summary of the Panel’s recommended amendments in relation to the ‘Introduction - Interpretation and application of this chapter’ section of the UFD chapter, beyond those recommended by the s42A report author.

Provision	Panel recommendations
Introduction ‘Interpretation and application of this chapter’	Delete the majority of the recommended changes and amend the last paragraph so that it is clear that the objectives and policies of this chapter ‘provide direction for assessment of new development proposals’.

14. The submission point we consider here is that of Forest and Bird¹ who requested amendments to the Introduction to clarify that the UDF provisions are also strategic directions and that there is no hierarchy between the chapters. They submitted the wording ‘give effect to’ is directive and elevates the UFD provisions above the SD provisions and all other provisions in the plan. To address this concern, they sought significant changes to the wording of the ‘Interpretation and application of this chapter’ paragraph to clarify that the UFD chapter provides direction and/or guidance for other chapters of the District Plan but that there is no hierarchy between them.
15. The s42A report author recommended accepting the submission in its entirety. However, the only part of the amendments sought by the submitter that was discussed by the report author was the request to use the phrase ‘provide direction’ rather than ‘give effect to’. He agreed with the submitter that *“the existing wording of ‘must give effect to’ implies that the objectives and policies of the Urban Form and Development chapter has precedence over the objectives within Strategic Directions which is not the intent as*

¹ 192.33

set out in the s32 evaluation". In his view, the phrase 'provide direction' is more consistent with *"the intent of the Strategic Directions within [the] NPS"*.

16. The Panel discussed the 'hierarchy' question at length in our Strategic Directions recommendation report. Our position on that issue is as follows:

We agree with the submitter and with the report authors with respect to the Strategic Directions objectives having primacy in terms of informing objectives and policies contained in other chapters, and with the objectives and policies in other chapters to be expressed and achieved as being consistent with the SD objectives. On the one matter where there appears to be some disagreement, we consider that whether or not the Strategic Directions objectives and policies are used to resolve conflicts with other objectives and policies in the plan will become more of a practice matter, to be considered on a case by case basis. This does not require any policy direction.

17. However, the Panel considers the focus of the UFD provisions to be somewhat different to the SD provisions. The s42A report author stated that the UFD policies ***"link directly into those within the General Objectives and Policies for all Residential Zones (RESZ) and the General Objectives and Policies of all Industrial Zones (INZ)."*** [our emphasis]. We are unclear what that direct link is because in our view the purpose of the UFD provisions is to guide the direction of new development in the district, which the s42A report author acknowledges is not provided for in the RESZ and INZ chapters. The UFD provisions do not seem to have any further influence on the remainder of the PDP provisions once the new development areas have been rezoned, with perhaps the exception of UFD-P10, which relates to new development within existing residential zones.
18. Because of this, we do not agree with the recommendation of the s42A report author to accept the submission of Forest and Bird in full. While we agree that 'give effect to' should be replaced with 'provide direction', we do not agree that the remainder of the wording requested by the submitter, and recommended by the s42A report author, should be accepted. In our opinion, the submitter's wording does not provide the clarification sought on the purpose of these provisions. Hence, we recommend a simple amendment to the notified provision that reflects the purpose of the UFD chapter.
19. Accordingly, the Panel recommends that the submission of Forest and Bird is only accepted in part.

4. UFD-O1 and UFD-O2

20. The following is a summary of the Panel's recommended amendments in relation to UFD-O1 and UFD-O2, beyond those recommended by the s42A report author.

Provision	Panel recommendations
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UFD-O1	Amend objective to require capacity be 'provided at all times'.
UFD-O2	Amend objective to require capacity be 'provided at all times'.

21. The submission points we consider here are those of Kāinga Ora² who requested that both UFD-O1 and UFD-O2 be amended to require that *'there is, at all times, at least'* sufficient capacity to meet housing bottom lines. Kāinga Ora considered this change necessary to reflect the requirements of Policy 2 of the NPS-UD. Five submitters³ also sought the addition of *'at least'* sufficient' to UFD-O1 along with a number of amendments to that objective as follows:

"At least sSufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows:..."

22. The s42A report author recommended accepting the submissions in part by beginning the objective with *'At least'*. This was on the basis that it would *"provide some context as to how Council is to implement Policy 2 NPS-UD."* However, he did not extend that recommendation to the second part of Kāinga Ora's request, which sought that *'at all times'* also be included, on the basis that it did not *"provide any additional clarity or context"*. He advised that the Council has been party to numerous development capacity studies, and it is these processes that Council *"ensures that 'at least' and 'at all times' sufficient capacity is provided"*.
23. Ms Dale, the planner for Kāinga Ora, contested this position in her evidence. In her view, *"it is necessary to include 'at all times at least' in order to give effect to, and to achieve consistency with, Policy 2 of the NPS-UD."* She highlighted the fact that the words *'at all times'* were introduced into the NPS-UD in 2020, replacing the phrase *'at any one time'* in the earlier NPS-UDC 2016. In her view, this change *"signals that sufficient development capacity must be provided for as a minimum rather than an ultimate target. Policy 2 of the NPS-UD now very clearly anticipates local authorities seeking to achieve a higher standard than simply 'sufficient'."*
24. The Panel favours Ms Dale's evidence on this matter. We agree with her that the overall direction of the NPS-UD 2020 is that providing *'sufficient'* capacity is a minimum, not an ultimate target. All the planners involved in the Hearing Stream 12D joint witness conference on NPS-UD matters agreed that *"the term 'at least' indicates a preference for enabling rather than constraining development capacity"*.⁴ This is consistent with Objective 2 of the NPS which seeks to *"improve housing affordability by supporting*

² 325.7; 325.8

³ John and Coral Broughton [223.3]; Richard and Geoff Spark [183.2]; Rick Allaway and Lionel Larsen [236.3]; Dalkeith Holdings Ltd [242.3]; Miranda Hales [246.4]

⁴ See JWS – Planning, Hearing Stream 12D, dated 30 August 2024

competitive land and development markets”. This has been an important consideration in how we have approached rezoning requests.

25. As a consequence, we recommend that Kāinga Ora’s submission be ‘accepted’ as opposed to ‘accepted in part’.
26. With respect to the submitters that sought reference to a range of housing types etc, the s42A report author recommended that these submissions be rejected. This was because *“the content of the amendment on types, sizes and densities to UFD-O1 and UFD-O2 are within the proposed Variation 1 amendments to MRZ-O1 and MRZ-P1 and therefore...the provisions do not need to be repeated in the UFD chapter.”*
27. While the Panel accepts that the more detailed zone provisions address these matters, we note here that SD-O2 Urban Development also incorporates some of these elements, for instance SD-O2(4) which “provides a range of housing opportunities”. We have also recommended that Kāinga Ora’s submission on that objective be accepted, which brings it further into line with the NPS-UD.⁵ As SD-O2 is the overarching PDP objective on urban development, we do not consider it necessary to repeat its content in UFD-O1, which is essentially addressing the Council’s requirement to set housing bottom lines in accordance with Policy 7 of the NPS-UD.

5. New Residential Development Areas: UFD-P2, Map A of the RPS, and NPS-UD

28. The following is a summary of the Panel’s recommended amendments to UFD-P2, beyond those recommended by the s42A report author:

Provision	Panel recommendations
UFD-P2	Amend to be more consistent with the provisions of the NPS-UD and the RPS
UFD-P1	Consequential amendment to remove reference to ‘urban centres’ and replace with ‘urban areas’.

29. The submissions we consider here seek a range of changes to UFD-P2 in relation to how development is provided for in the district, particularly in the context of the SD provisions, the CRPS and the NPS-UD. The main themes are as follows:
 - Amend UFD-P2 to refer to Map A of the RPS rather than the Future Development Strategy (FDS) to give effect to Chapter 6 in the Canterbury Regional Policy Statement.⁶
 - Amend the wording of the Policy to remove constraints on residential land

⁵ See recommendation on Kāinga Ora [325.3] Strategic Directions Decision report

⁶ Ecan316.8

development across the entire district, including the removal of the avoid directive in clause 2.⁷

- Amend the policy to align with SD-O2 and Policy 6 of the NPS-UD.⁸
- Amend the policy so that future development only occurs within the future urban development areas already identified within the Future Development Strategy 'Our Space 2048'.⁹

30. The key issue we address here is the concern that the Policy does not give effect to Chapter 6 of the CRPS, which was the focus of the submissions from Environment Canterbury and Christchurch City Council. The s42A report author considered the policy to be consistent with the wider objectives of Chapter 6 (Objective 6.2.2(5) (8) and (9) and Objective 6.2.1(8)). He did not consider it necessary to refer to Map A in the policy *"partly because Councils' new development areas identified in the Proposed Plan implement Map A of the RPS."* In his view, the Policy *"enables Council to meet the requirement of Policy 2 of the NPSUD."*
31. At the hearing, Ms Mitten, a Principal Planner with Environment Canterbury, addressed this matter at length in her evidence. Her concern with referencing the FDS's rather than Map A in the Policy was that an FDS can be amended through a Local Government Act process, which does not require mandatory public consultation or an appeal process, and could be changed so that it would not give effect to the RPS. She was also concerned that the definition of FDS was unclear. She noted that the definition does not require that an FDS be produced under the NPS-UD and that any number of WDC strategies or policies may meet the requirements of the definition.
32. Ms Mitten was also concerned that the wording of UFD-P2(2) would enable residential development within Greater Christchurch outside of the areas identified in Map A and is therefore inconsistent with the RPS. She also addressed the position of a number of further submitters¹⁰ who stated that the NPS-UD allows for development outside of Map A, so the Policy does not need to refer to it. She acknowledged that development outside of Map A may be allowed but only under very strict circumstances, noting that the NPS-HPL criteria will further impact on that.
33. The s42A report author responded to Ms Mitten's evidence in his reply report. In relation to the FDS issue, he drew our attention to clause 3.12(1) and (5) of the NPS-UD. Section 3.12(1) requires Tier 1 authorities to prepare an FDS for their tier 1 urban environment every 6 years and in time to inform the next long-term plan. In his opinion, the FDS is not part of a RPS because Clause 3.12(5) states that *"an FDS may be prepared and published as a stand-alone document or be treated as part of any other document (such as a spatial plan)"*. His concern with the reference to Map A in the policy was that the *Our Space 2018-2048* document clearly identifies the need for further assessment of the growth areas identified within Map A because no detailed analysis of site-specific

⁷ Rolleston Developments Ltd [326.52], J & C Broughton [223.4], Concept Services [230.2], R Allaway & L Larsen [236.5], and Ngāi Tahu Property [411.5]

⁸ Kāinga Ora [325.10]

⁹ Christchurch City Council [360.9]

¹⁰ Richard and Geoff Spark [FS37] Miranda Hales [FS46].

constraints has occurred. As a consequence, some of the identified growth areas may not be suitable development and therefore Map A would not be able to meet the requirements of the housing development capacity requirements of the NPS-UD.

34. To deal with this issue, he advised that clause 1 of Policy UFD-P2 identifies the new residential development areas that form part of Map A and identifies them as Development Areas (DAs) while clause 2 provides for residential development outside of the DAs identified in Map A. Policy UFD-P2(2) is also intended to enable development outside the Greater Christchurch Area (GCA), should it be required.
35. The issue of the different policy context for development within and outside of the GCA was addressed further by the expert planners involved in the JWS at subsequent Hearing Streams. These expert planners also addressed the implications of Objective 6(c) and Policy 8 of the NPS-UD for the urban form established by Map A of the RPS. That policy framework requires local authorities to be responsive to plan changes that would add significantly to development capacity, even if the development is unanticipated by RMA planning documents or is out of sequence with planned land release.
36. The expert planners' JWS for Urban Growth and Development¹¹ all agreed that this policy framework *"provides an additional mechanism in the context of the CRPS Chapter 6 "avoid" requirements that are not necessarily responsive to urban growth and housing capacity"*. This matter was considered in more detail by the experts in subsequent hearings¹² with the expert planners all agreeing that *"responsive does not necessarily mean that proposals qualifying under Policy 8 must be granted. Rather, the policy provides a pathway for the consideration of proposals that are otherwise 'unanticipated' or 'out of sequence'. Further, a positive lens should be applied to such proposals accounting for the significant capacity they provide and the objectives of the NPS-UD to improve affordability and support competitive markets."*
37. Those expert planners also agreed *"that rezoning requests may be considered under Policy 8 regardless of whether there is sufficient development capacity or not under Policy 2 of the NPS-UD."* Mr Wilson elaborated on his opinion on this matter in subsequent hearings¹³ when he said, *"I do not agree with the scenario where a shortfall must exist before additional land can be released"*. He went on to say:

*The interpretation scenario I prefer – interpretation approach 2 in my s42A report– uses the **responsive planning provisions of the NPSUD to step aside from these limitations and restrictions, down-weighting or appropriately weighting them**, enabling the consideration of all development proposals on their merits, insofar as the CRPS provisions give effect to the NPSUD. As the CRPS provisions are not inconsistent with the NPSUD, these must be applied with the NPSUD responsive planning pathway, as s75(3) RMA requires that they are given effect to.*

¹¹ Joint Witness Statement – Urban Growth and Development (Planning) Day 2, 26 March 2024, paragraph 11

¹² Hearing Stream 12D.

¹³ Hearing Stream 12E s42A reply report

*I consider that the CRPS gives effect and context to a “well-functioning urban environment”, **Policy 8 allows the “avoid” or other prohibitive ‘urban limit’ components of the CRPS provisions to be disregarded**, but the other components of these provisions remain to be implemented. However, particularly in regard to cl 3.8 NPSUD, the Chapter 6 provisions still retain strong weight and may ultimately be determinative upon the location and nature of any new urban areas. [our emphasis]*

38. In our initial deliberations at the end of the hearings, we formed the tentative view that the UFD policy framework did not appropriately recognise the different planning regimes within and outside of the GCA as defined by Map A of the RPS. We also agreed with the expert planners that Policy 8 of the NPS-UD, which has not been given effect to in the RPS, requires consideration of development proposals regardless of whether there is significant capacity already provided for by the relevant planning documents.
39. We also agreed with the planners that this policy framework allows us, as Mr Wilson put it, to ‘step aside from’ the limitations and restrictions imposed by Map A and the policy framework of the RPS but that the remainder of the RPS policies must be applied. That means the land does not need to be identified in a planning document for future growth before we can consider it.
40. Our tentative conclusions on these matters led to the following question being put to the s42A report authors in Minute 43:

During the course of the hearings on the UFD chapter (and subsequent chapters) it became apparent that various policies in the UFD chapter (at least P2, P3, P7, and P8) need to be revised to address the different development criteria that applies within the Greater Christchurch Area (Chapter 6 of the CRPS and Map A) and that which applies outside the Greater Christchurch Area (Chapter 5 of the CRPS). Complicating this issue is how the application of the Policy 8 of the NPSUD might apply in this policy context, in particular where feasible development capacity under UFD-01 cannot be met in the urban form required by Map A of the CRPS. The Panel has heard substantial evidence on the need to address shortfalls outside of the areas identified on Map A, and outside the areas identified in UFD-P2(1). To assist the Panel with its deliberations, can you please provide a set of provisions that:

- a) *split the policies into two parts (inside and outside of the GCA), and*
- b) *incorporate a policy basis to address Policy 8 of the NPS-UD.*

41. The s42A report authors who considered this question (Mr Buckley, the s42A Report author of this chapter, and Mr Wilson) noted that while the notified UFD provision did attempt to address these matters, they largely agreed with the Panel’s interim view (and therefore Environment Canterbury and Christchurch City Council) that “further clarity was required to address the distinction between Chapter 5 CRPS (outside of the dashed

line in Map A of the CRPS), and Chapter 6 (inside the dashed line in Map A of the CRPS)." In response, they produced an amended set of UFD policies, which included a substantial rewrite of UFD-P2, to address this issue and Policy 8 of the NPS-UD. Various submission points from Environment Canterbury and Christchurch City Council were identified as providing scope for the proposed changes.

42. The notified UFD-P2 is as follows:

UFD-P2 Identification/location of new Residential Development Areas

In relation to the identification/location of residential development areas:

1. *residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;*
2. *for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:*
 - i. *occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;*
 - ii. *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;*
 - iii. *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;*
 - iv. *concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;*
 - v. *take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;*
 - vi. *are informed through the development of an ODP;*
 - vii. *supports reductions in greenhouse gas emissions; and*
 - viii. *are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.*

43. The s42Areport authors' final recommended version of the policy is broken into two parts, the first addressing the GCA and the second addressing outside the GCA. Both clauses provide for development in identified areas and outside of those areas where the development provides significant capacity and meets certain criteria. The recommended policy (without track changes) is as follows:

UFD-P2 Identification/location of new Residential Areas

Within Greater Christchurch, general residential and medium density residential areas, contribute to well-functioning urban environments by:

- a) *being located only within existing urban areas, Greenfield Priority Areas, or Future Development Areas identified in the Canterbury Regional Policy Statement and development areas identified in the District Plan as of <date of notification>;*

or

- b) *provides significant development capacity which meets all of the following criteria:*
- i. *it responds to a shortfall identified by the most recent Housing and Business Development Capacity Assessment; and*
 - ii. *it is of a high yield relative to either the forecast demand or the identified shortfall, for the entire territorial authority area; and*
 - iii. *it will be realised in a timely manner, with commencement of the development in the short to medium term;*
 - iv. *it provides additional development infrastructure at the time of rezoning to support the proposal, or provides sufficient certainty that this can be provided, including by way of developer funding, developer agreements and other legal mechanisms;*
- c) *are integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of existing and planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available or planned, upgrades, funds and builds infrastructure as required;*
- d) *are strategic over the medium-term and long-term, or identified in the FDS and the DDS;*
- e) *occur in an area that is well connected along transport corridors with good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport*
- f) *concentrate higher density residential housing in locations focusing on activity nodes such as any key activity centres, schools, public transport routes and open space;*
- g) *take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity_values on surrounding sites and streetscapes;*
- h) *are informed through the development of an ODP;*
- i) *support¹⁴ reductions in greenhouse gas emissions, including through settlement patterns that reduce vehicle kilometres travelled and support public and active transport;*
- j) *are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6;*

¹⁴ Environment Canterbury[316.8] wrap up report.

Outside of Greater Christchurch, general residential areas contribute to well-functioning urban environments by:

- k) being located only within existing urban areas, and development areas identified in district plan as at <date of notification>;*
- or***
- a) occurring in a form that concentrates, or integrated with existing urban areas and promotes a coordinated pattern of development;*
- b) providing significant development capacity which meets all of the following criteria:*
 - i. it responds to a shortfall identified by the most recent Housing and Business Development Capacity Assessment; and*
 - ii. it is of a high yield relative to either the forecast demand or the identified shortfall, for the entire territorial authority area; and*
 - iii. it will be realised in a timely manner, with commencement of the development in the short to medium term; and*
 - iv. it provides additional development infrastructure at the time of rezoning to support the proposal, or provides sufficient certainty that this can be provided, including by way of developer funding, developer agreements and other legal mechanisms;*
- c) protecting highly productive land;*
- d) avoiding adverse reverse sensitivity effects, and fragmentation on land used for primary production;*
- e) being integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;*
- f) being strategic over the medium-term and long-term, or identified in the DDS;*
- g) occurring in an area that is well connected along transport corridors with good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;*
- h) taking into account anticipated amenity values on surrounding sites and streetscapes;*
- i) being informed through the development of an ODP;*
- j) supports reductions in greenhouse gas emissions, including through settlement patterns that reduce vehicle kilometres travelled and support public and active transport;*

k) being resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.

The ‘Urban Environment’

44. The Panel has identified a number of issues with the recommended policy, particularly around scope, which we address below. However, the first issue we discuss here is the reference in both parts of the policy to ‘urban environment’, which is defined in the NPS-UD as follows:

means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

*is, or is intended to be, predominantly urban in character; and
is, or is intended to be, part of a housing and labour market of at least 10,000 people*

45. We address the extent of the ‘urban environment’ here because it is an important consideration for these policies. It is also relevant to determining the applicability of the NPS-UD in respect of rezoning submissions, which are considered in our subsequent decision reports. How the urban environment is defined has implications for the housing capacity assessment. A wider definition of the ‘urban environment’ is likely to capture more housing demand compared to a narrower definition.
46. Expert planners for the Council and those representing a number of submitters engaged in expert witness conferencing on the definition of the ‘urban environment’¹⁵. The experts did not agree on what an ‘urban environment’ was. Expert opinion fell into three different camps, which the JWS summarised as follows:

“(a) Experts who consider that the definition of the urban environment for Greater Christchurch is complete and implemented through the dashed line on Map A.

(b) Experts who consider that Map A defines the urban areas of Greater Christchurch but that there is ambiguity in how Map A defines the urban environment for Greater Christchurch.

*(c) Experts who consider there may be other urban environments beyond the dashed line in Map A/Greater Christchurch based on the two limb tests of the NPS-UD definition.”*¹⁶

47. With respect to the first limb of the definition, all planners agreed that the land contained within the existing urban areas, greenfield priority areas, future development areas and other areas contained within the projected infrastructure boundary is (or is intended to be) predominantly urban in character. They also agreed that there may also be additional areas beyond these within the GCA that may also be, or intended to be,

¹⁵ Joint Witness Statement – Urban Environment (Planning) Day 1 Date: 26 March 2024

¹⁶ Paragraph 13

predominantly urban in character but would be subject to a case by-case assessment of urban character.

48. The area of disagreement related to whether all GCA is, or is intended to be, predominantly urban in character, with the planners essentially split on this question. The difference of opinion on this issue primarily related to the degree to which 'predominantly' includes rural areas. Interpretation also differed on what constitutes 'character'.
49. With respect to the second limb of the definition, all the planners agreed that all Greater Christchurch is part of the Christchurch labour and housing market and that areas beyond Greater Christchurch may also be part of the Christchurch labour and housing market, *"but the connection becomes more tenuous with distance from the city, for example, Oxford, but not Lees Valley."*
50. Three of the Council planners¹⁷ consider that *"it is the prerogative of the relevant local authority to determine what an urban environment is for the purposes of applying the NPS-UD in planning decisions."* They consider that *"the outer dashed line on Map A of the CRPS corresponds to the Greater Christchurch 'study area' rather than the 'urban environment'."* Mr Phillips, a planner for Carter Group Property Ltd and Rolleston Industrial Developments Ltd,¹⁸ stated in his evidence for Hearing Stream 12D¹⁹ that the NPS-UD itself defines the 'Greater Christchurch area as the 'urban environment' (Table 1), and that non-statutory documents such as "Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga" (Our Space) and the Greater Christchurch Spatial Plan (GCSP) (as endorsed on 16 February 2024) consolidate that view. This view was endorsed by the legal submissions of Ms Appleyard for Carter Group Property Ltd and Rolleston Industrial Developments Ltd.
51. The Panel does not agree that the definition of 'Tier 1 urban environment' in Table 1 of the NPS-UD assists in determining what the 'urban environment' is for those environments listed. These areas still need to be assessed against the criteria within definition of 'urban environment' to identify the relevant urban environment for the application of the NPS-UD policies. While we agree that the GCA *"is, or is intended to be, part of a housing and labour market of at least 10,000 people"*, we are not convinced that it meets the first part (*"is, or is intended to be, predominantly urban in character"*) of what is a conjunctive test. We note that many of those Tier 1 and 2 local authorities listed in the Appendix contain large areas of rural land so they cannot automatically be considered as predominantly urban or intended to be predominantly urban. We agree with the expert planners who consider this assessment is ultimately a matter of judgement and expertise, having regard to particular facts and circumstances applying to that area.
52. Mr Phillips and others suggest that this assessment has been done in the documents he refers to in his evidence as outlined above. However, the Panel is not convinced that

¹⁷ Ms Manhire, Mr Wilson, Mr Buckley

¹⁸ Carter Group Limited and Rolleston Industrial Developments Limited

¹⁹ Paragraphs 19 to 29

these documents identify the GCA as the ‘urban environment’ for the purposes of the NPS-UD. The maps included in those documents (generically known as Map A in the RPS) merely outline the extent of the Greater Christchurch area. We tend to agree with Mr Wilson’s comments in the Position Paper attached to the JWS²⁰, where he said:

- *Map A, with the outer dashed line for the transport/commuting boundary (that corresponds to the 2007 UDC) existed prior to Our Space, having been in the original CRPS.*
- *Figure 1 of Our Space maps the Greater Christchurch study area (light green), but then maps the urban areas as dark green, continuing the pattern of Map A. Most of the light green area is rural land not intended to become urban as show in the map itself.*
- *At no point in its various incarnations has Map A ever explicitly defined the Greater Christchurch study area as the urban environment, having never been defined with a legend item.*
- *Instead, Map A, including its changes and updates following the NPS-UDC and NPS-UD has continued with mapping urban areas (shaded) and has never defined what the outer dashed line is.*
- *If there was intent within the CRPS to have the Greater Christchurch study boundary as the urban environment boundary, it would have come in through change 1 or prior to that, but that never occurred.*
- *The only CRPS reference to the urban environment came in the s55 changes following the NPSUD in 2022, not as a definition or as a change to Map A, and in itself, is still unclear as to what the “area in Map A” is. This insertion has not resolved the issue.*
- *If the CRPS was to contain an urban environment definition, it would either be as a legend item on Map A, or a definition, or both, but it does not contain these. This would also have to occur via a Schedule 1 RMA process.*
- *Instead, the projected infrastructure boundary defines the urban environment for the purposes of Map A.*

53. The ‘Our Space’ document simply says that *“the Partnership has determined that the Greater Christchurch area shown in Figure 1 **should be the geographic area of focus** for the Update and the relevant urban environment for the purposes of the NPS-UDC requirements.”* Figure 1 itself shows ‘urban area including identified growth areas’ as a darker green colour within the lighter green that depicts the GCA. We have reviewed the GCSP to determine whether the definition of ‘urban environment’ has been advanced in this document, but the same lack of certainty exists. As Mr Phillips notes in his Stream 12D evidence, while the *“the Spatial Plan refers to the urban environment, it does not explicitly define it.”* However, he goes on to note that the GCSP states that *‘The Spatial Plan satisfies the requirements of a future development strategy under the National Policy Statement on Urban Development’* and suggests that this means the entire GCA

²⁰ Page 26

is the urban environment, with Map 2 of GCSP relating to the Greater Christchurch urban environment.²¹

54. Map 2 shows the location of urban areas, both existing and future. However, in the Panel's view it does not suggest the entire area is urban or is intended to be urban. The map illustrates that the urban areas are widely dispersed across the GCA and illustrates how they are linked with transportation networks across the non-urban part of GCA. It is 'drawing a long bow' to suggest the entire area is, or is intended to be, the urban environment for the purposes of NPS-UD, particularly when the NPS-HPL is factored into that assessment.
55. Mr Willis, an expert planner representing the Council in the expert witness conference, elaborated on his view on this issue in a subsequent hearing stream²² when he noted that *"the Greater Christchurch Spatial Plan (GCSP) states that highly productive land within Greater Christchurch is to be protected for food and fibre production (for example 3.4 pages 24 & 58; and 5.4 page 25)."*²³ A significant component of Waimakariri District that falls within the GCA contains highly productive land (HPL) and other rural land. The s42A report author noted:

"the 2018 Boffa Miskell Rural Character Assessment (which informed the Proposed Plan) did assess rural character within the entire Waimakariri District, including the District's area within Greater Christchurch. It did not conclude that the whole of that part of the District within Greater Christchurch is predominantly urban in character. Rather it identified areas of urban character and areas of rural character and indicated that the rural areas were not uniform, with different areas identified such as Coastal Plains, Lower Plains and Waimakariri River Plains."

56. In our view, it is clear from the from 2018 Boffa Miskell Rural Character Assessment that the entire GCA component of the district is not predominantly urban in character. It is also clear to us from GCSP, the RPS and the NPS-HPL that it is not intended for it to be predominantly urban either.
57. Ms Appleyard for Carter Group Property Ltd and Rolleston Industrial Developments Ltd argued *"that if a narrow interpretation was adopted as for example, only including specific existing townships, it would ignore how urban Canterbury functions and would be contrary to the purpose of the NPS-UD in that it would prevent responsiveness and local authorities from adapting to emerging issues, such as climate change."*²⁴ The Panel has difficulty reconciling this argument with the fact that the GCA is subject to spatial planning processes, which address such issues, while she herself highlighted that, with respect to the responsive planning provisions of the NPS-UD, the phrase 'intended to

²¹ Statement of evidence of Jeremy Phillips (Planning) on behalf of Carter Group Limited and Rolleston Industrial Developments Limited, paragraphs 26-29.

²² Hearing Stream 12D

²³ Paragraph 48

²⁴ Legal submissions on behalf of Carter Group Property Limited and Rolleston Industrial Developments Limited, paragraph, paragraph 33

be' does not state who must have the intention for an area to be 'predominantly urban'. This is a proposition that we understood all the planners agreed on. The planners also agreed that the responsive planning provisions allow local authorities to step outside of any limits or constraints imposed on the extent of the 'urban environment'. Given that everyone, including the Panel, agrees that the GCA "*is, or is intended to be, part of a housing and labour market of at least 10,000 people*", we do not consider it fatal for "*unanticipated or out-of-sequence developments coming forward from private developers*"²⁵ that the entirety of the GCA is not an urban environment.

58. On balance, we conclude that the entire GCA within Waimakariri District is not intended to be 'urban environment'. In our view, the shaded areas on Map A, shown as Existing Urban Areas, Future Development Areas and Greenfield Priority Areas, along with any other land that may be within the 'projected infrastructure boundary' will fall within the 'urban environment' of the GCA. But as we have discussed above, this does not stop other areas becoming part of the urban environment 'it if is intended' under the responsive planning provisions, given we agree that the GCA meets the second part of the NPS-UD definition of 'urban environment'.
59. We also agree with the planners that there may well be 'urban environments' outside of the GCA but that these would be subject to a case-by-case assessment of urban character. We would expect places such as Oxford and Ashley to fall within the definition given their commuter links with Rangiora.

Definition of Urban Environment in the PDP

60. A related issue is the submissions on the definition of 'urban environment' within the PDP. This issue was discussed in both the s42A reports for SD and UFD and has implications across both chapters. Two submitters requested changes to this definition through submissions on the SD chapter, with one requesting the inclusion of the LLRZ Overlay in the definition²⁶ and the other seeking the inclusion of Pegasus.²⁷ The s42A report author recommended accepting those submissions. However, his position changed in the UFD s42A report when considering the same submissions along with those of Environment Canterbury²⁸ and Christchurch City Council²⁹ who questioned the consistency of the provisions with the RPS. We understand his concern to be an "*inconsistency with the use of the term "Urban Environment" (defined in the NPSUD) in the Strategic Directions, Urban Form and Development and Natural Hazards chapters.*"
61. To address this issue, he recommended deleting the definition of 'urban environment' and the inclusion of the term 'urban centres' where necessary. He defined this as '*The area encompassing the townships of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus*'. After the response to Minute 43, which lead to the recommended redraft of

²⁵ Ibid, paragraph 27.3

²⁶ A Carr [185.5]

²⁷ Ravenswood Developments Limited [347.4]

²⁸ 316.8 and 316.13

²⁹ 360.9. 360.10 and 360.11

UFD-P2, the phrase ‘urban centre’ was only used in UFD-P1(1), which addresses intensification in urban areas.

62. The Panel is comfortable with the deletion of ‘urban environment’ because that is defined by the NPS-UD but does not apply to all of the urban areas within the district. However, as the s42A report author pointed out in his reply report, deleting this definition does present a difficulty in relation to the application of NH chapter provisions because the ‘urban environment’ definition was initially included in the PDP to identify those areas within the district where the urban flood maps apply. To resolve that concern, the s42A report author recommended a new definition be included as follows:

Urban Flood Assessment

For Waimakariri District, the urban flood assessment comprises the towns of Rangiora, Kaiapoi, Woodend (including Ravenswood), Pegasus, Oxford, Waikuku, Waikuku Beach, The Pines Beach, Kairaki, Woodend Beach, the small towns of Ashley, Sefton, Cust, Ohoka, Mandeville, and all Large Lot Residential Zone areas and Special Purpose Zone (Kāinga Nohoanga).

63. We are comfortable with this recommendation with the exception that it be renamed ‘Urban Hazard Area’, and we have recommended the relevant provisions in the Natural Hazards chapter be amended accordingly.
64. The Panel is uncomfortable with the use of phrase ‘urban centres’ given it is restricted to the townships of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus. The urban ‘area’ is wider than that in the Waimakariri District as it includes urban areas outside of these towns that may be subject to intensification, and it also includes areas that are ‘urban’ but not part of the ‘urban environment’ for the purposes of the NPS-UD, such as township outside the GCA. Hence, we recommend the use of ‘urban area’ in UFD-P1 and UFD-P3 but do not recommend that the term needs to be defined, as its ordinary meaning is clear.

UFD-P2 - The Greater Christchurch Policy Area

65. We now address the content of the new UFD-P2 as recommended by the s42A report authors in response to Minute 43. Turning first to the GCA part of the policy, we note that Clause 1(a) effectively provides for development within the areas shown on Map A. As we discussed above in the introductory section, the submission of Environment Canterbury sought that UFD-P2 refer to Map A of the RPS rather than the FDS to give effect to Chapter 6 of the RPS. The s42A report author did not consider this necessary in the s42A report “*partly because Councils’ new development areas identified in the Proposed Plan implement Map A of the RPS*” but changed his position in the final reply to Minute 43. The recommended clause (a) now refers to “*being located only within existing urban areas, Greenfield Priority Areas, or Future Development Areas identified in the Canterbury Regional Policy Statement and development areas identified in the District Plan*”.

66. While we acknowledge that this may address Environment Canterbury's concern, the Panel prefers the report author's original view that Map A, or the various different areas within it, does not need to be referred to in the policy. The 'development areas' referred to in this clause reflect Map A and, in our opinion, that is all that is required. While we note that some of the Development Areas identified on Map A are potentially constrained by what Mr Wilson described as *'the "avoid" or other prohibitive 'urban limit' components of the CRPS'* (for example, the airport contour and flood hazards in Kaiapoi), our recommendations for rezoning these areas has included an assessment against the responsive planning provisions and 'well-functioning urban environment' criteria of the NPS and Policy 6.3.12 of the RPS.
67. Clause 1(b) would appear to provide for the responsive planning provisions of the NPS-UD. However, as drafted, any development assessed under this clause must meet all of the criteria listed in (a) to (d). Clause (a) requires there to be a 'shortfall' in capacity but as we highlighted above, all planners agreed that there does not need to be a shortfall for Policy 8 of the NPS-UD to apply. In our view, this clause is inconsistent with the responsive planning provisions of the NPS-UD. Subclauses (b) and (c) are also inconsistent with the responsive planning provisions and there are no submissions requesting these additions, or policy support from the higher order documents. In any event, we do not think they are necessary. Hence, we have recommended these clauses be deleted.
68. With respect to subclause (d) we note that infrastructure is already addressed in clause (c), which all development under clauses (a) and (b) is required to achieve. While it is framed slightly differently, we do not think it adds anything extra to the policy and have recommended deleting it.
69. Turning to clauses (c) to (j), we note that many of these matters were included in the original policy so there is scope to retain some of them. However, clause (d) is again at odds with the responsive planning provisions and there is no submission requesting its inclusion. We have recommended its deletion accordingly.
70. We have also recommended deleting part of (i) as it was not part of the original policy and there are no submission requesting that addition, or policy support from the higher order documents.
71. We have also recommended including two additional clauses that address HPL (g) and reverse sensitivity (h) in response to submissions.³⁰ We agree with the submitters that it is appropriate that these matters be considered at the overarching policy level when land is being identified for residential development. We also note these clauses reflect the requirements of both the RPS and the NPS-HPL.

³⁰ Fulton Hogan[41.16]; Aggregate and Quarry Association [127.5]; Daiken New Zealand Ltd [145.11]; NZ Pork [169.12]; Forest and Bird[192.35]; Federated Farmers [414.59]

UFD-P2 - Outside the Greater Christchurch Policy Area

72. Many of the provisions discussed above in relation to the GCA have been included in the policy relating to land outside of the GCA. We have recommended deleting those provisions from the Outside GCA policy for the same reasons.
73. With respect to the chapeau of this policy, in line with our discussion above on the 'urban environment', we are comfortable that it is referenced in the 'Outside GC' policy as there is likely to be environments that meet the NPS-UD definition outside the GC (e.g. Oxford). However, there are also urban areas and settlements in this policy area that do not meet that definition. We have therefore recommended referring to these areas in the chapeau of our recommended policy.
74. We are comfortable with the reference to 'development areas' in clause (a), as these would need to be identified in accordance with Objective 5.2.1 and Policy 5.3.1 of the RPS. Clause (b) was in the original policy and reflects the Policy 5.3.1(1) of the RPS. The s42A report author accepted Kāinga Ora's submission to replace 'or is attached to' from that policy with 'integrated with', which we agree with.
75. Clause (c) addresses the responsive planning provisions of the NPS-UD, but we have recommended limiting its application to the 'urban environment' under that document rather than the entire policy area. We have also recommended deleting subclauses (i) to (iv) for the reasons outlined above.
76. We note that the recommended policy for 'outside GCA' did contain clauses that address HPL and reverse sensitivity. The Panel considers the changes appropriate but have recommended some slight amendments to better reflect the provisions of the RPS and the NPS-HPL. However, we have not included reference to 'fragmentation' in this policy as its intention is to provide for new residential land so that may lead to the fragmentation of land currently used for primary production. However, any such development must comply with the locational constraints that will assist in reducing fragmentation of primary production land.

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

77. The following is a summary of the Panel's recommended amendments to UFD-P3, beyond those recommended by the s42A report author:

Provision	Panel recommendations
UFD-P3	Amend the policy to align with the different requirements for LLRZ within and outside GCA, and for consistency with NPS-UD

78. The submissions we consider here seek a range of changes to UFD-P3 in relation to how large lot residential development is provided for, particularly in the context of the SD provisions, the CRPS and the NPSUD. The main themes are as follows:
- Amend UFD-P3 to refer to Map A of the RPS rather than the Future Development Strategy in order to give effect to Chapter 6 in the Canterbury Regional Policy Statement.³¹
 - Enable it to attach to the GRZ.³²
 - Enable it to be located on the edge of townships.³³
 - Enable new Large Lot Residential Zone development that is not included in the Rural Residential Development Strategy or identified in the District Plan.³⁴
79. The response of the s42A report author to the submissions (who is also the s42A report author for the Hearing Stream 12C LLRZ rezonings) was similar to his response to the submissions on UFD-P2 (which raised similar themes), that the provisions adequately address the provisions of the RPS and *“are suitable to ensure that any site used for large lot residential development is suitable.”*
80. At the hearing, the planner for Environment Canterbury, Ms Mitten, addressed the issue of different policy contexts for development within and outside GCA. She noted that *“Policy UFD-P3 (2) does not specifically mention that this relates to outside of Greater Christchurch only. An amendment to UFD-P3 to specify that this policy applies to the area that is in outside of Greater Christchurch would clarify this further. Given this, I also have concerns regarding the extent to which this policy applies within Greater Christchurch (consistent with the concerns I have outlined above in relation to UFD-P2).”* She suggested some minor amendments that referenced Map A in the policy.
81. The s42A report author addressed Ms Mitten’s concern in his reply report. He advised that:
- “Policy UFD-P3 provides for large lot residential development for areas both inside and outside of the GCP area in accordance with the RRDS. The two areas inside the GCP area (MacDonalds Lane and Swannanoa) comply with RPS Policies 5.3.1 and 6.3.9. Those large lot residential properties outside of the GCP area only Policy 5.3.1 applies. **Those provisions listed in UFD-P3(2) apply to areas inside and outside the GCP area, which are based on both set of RPS policies.**”* [our emphasis]
82. On that basis, he did not recommend any changes to UFD-P3. However, as we have stated above, the Panel formed the tentative view that the UFD policy framework does not appropriately recognise the different planning regimes within and outside of the GCA as defined by Map A of the RPS. As a consequence, we asked that the matter be revisited in the final reply report in response to Minute 43. The final policy recommended by the s42A report authors in the Wrap Up reply report did not

³¹ Environment Canterbury [316.]8

³² Rolleston Industrial Developments Ltd [160.3]

³³ Rainer and Ursula Hack [201.3]; Rick Allaway and Lionel Larsen [236.6]

³⁴ Mark and Melissa Prosser [224.2] CA & GJ McKeever [111.3]; John Stevenson [162.2]; Chloe Chai and Mark McKitterick [256.3]; Keith Godwin [418.3]

recommend any further changes on this matter. We address that and the other changes sought below.

Overarching Issues

83. Before we address the changes sought to the policy, we consider two overarching issues that impact on how the zoning requests for LLRZ can be dealt with. In summary, these are:
- a) Is the LLRZ an 'urban' zone and therefore subject to the provisions of the NPS-UD?
 - b) In relation to the LLRZ Overlay, have these areas been identified for 'future urban development' so that the NPS-HPL does not apply?
84. These matters were addressed in the UFD hearing but considered in more detail by the rezoning hearings. As we noted above, the s42A report author was the same for both hearings.

Is the LLRZ an 'urban' zone?

85. The LLRZ was not only subject to debate and questions from the Panel within the UFD hearing but also discussed at length in the rezoning hearings with a particular focus on the issue of whether it is an 'urban zone' or not. This matter is relevant in determining whether the NPS-UD applies to these zones. The s42A report author for Hearing Stream 12C LLRZ rezonings concluded (at paragraphs 64 to 71) that *"the LLRZ was 'urban' and [I] considered the rezoning requests in this report in terms of their suitability to be an urban zone and within an urban area."* His assessment was based on the RPS definitions for 'Urban' and 'Urban activities', as follows:

Urban (in the Wider Region)

*[Note this definition applies to Chapter 5 – Land use and infrastructure]
A concentration of residential, commercial and/or industrial activities, having the nature of town or village which is predominantly non-agricultural or non-rural in nature.*

Urban activities (greater Christchurch)

means activities of a size, function, intensity or character typical of those in urban areas and includes:

- ***Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;***
- *Business activities, except those that fall within the definition of rural activities;*
- *Sports fields and recreation facilities that service the urban population (but excluding activities that require a rural location);*
- *Any other land use that is to be located within the existing urban area or new Greenfield Priority Area or Future Development Area.*

86. Noting the definition of ‘urban environment’ in the NPS-UD and that *“NPS-HPL includes large lot residential as an urban zone within the definition of ‘urban’”*, he concluded that the NPS does not apply to the LLRZ.
87. In response to the Panel’s preliminary question on the RRDS and the responsive planning provisions of the NPS-UD at the Stream 12 LLRZ rezoning hearing, the s42A report author changed his opinion, essentially on the basis of the “urban environment” definition in the NPS-UD and his interpretation of what “urban in character” is. In essence, he did not consider the LLRZ to be ‘predominantly urban’ in character.
88. Without exception, this change in interpretation was opposed by the submitters who attended the LLRZ hearings. Mr Fowler, legal counsel for Mark and Melissa Prosser at both the UFD and LLRZ hearings,³⁵ addressed the matter in his legal submissions³⁶. He submitted:
66. *That NPS-UD does not elaborate on the phrase “predominantly urban in character”. “Predominantly” means “mainly”, “strongest”, or “prevailing”. “Character” refers to the collective “qualities” or “characteristics” or “features” that distinguish a thing.*
 67. *Giving the phrase its plain and ordinary meaning, considered as a whole, it describes an area of land that has the main or prevailing features and characteristics of an urban environment.*
89. Mr Allan, the planner for the Prosser’s, addressed this issue fully in his supplementary evidence. He did not agree that density alone or the lack of curb and channelling, streetlights, businesses, and community services were determinative of whether an area of land is ‘predominantly’ urban in character. He also analysed the various planning instruments, concluding that LLRZ is ‘urban’.³⁷ Mr Allan stated:
- *NPS-UD Clause 3.35 Development outcomes for zones – the PWDP describes the purpose of LLRZ “is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones”. This is reinforced by LLRZ-O1 and the supporting policies (e.g. LLRZ-P1) and rules (e.g. LLRZ built form standards), thus establishing the predominant low-density residential character as the development outcome intended for LLRZ, as required by clause 3.35(1)(a) and (b), NPS-UD.*
 - *National Planning Standards (NPS) – LLRZ is defined as “areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the low density residential and general residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development”. Use of the term ‘residential’ in the zone name places LLRZ in the suite of residential zones identified in the NPS, which I consider is an intentional naming convention to clearly distinguish the predominant purpose of zones, i.e. residential, rural,*

³⁵ 224

³⁶ Mr C Fowler, Legal Submissions for Mark and Melissa Prosser, Hearing Stream 12C

³⁷ Paragraph 40

commercial.

- *NPS-HPL – while this document is not directly relevant to these proceedings, it does include LLRZ in its definition of ‘urban’.*
- *CRPS – read in context, the definitions of ‘urban’, ‘urban activities’, ‘rural residential activities’ and ‘rural activities’ place LLRZ-enabled development and activity at the ‘urban’ end of the spectrum.*
- *PWDP – defines ‘urban environment’ as per the NPS-UD, and also specifically includes “the small towns of...Mandeville, and all Large Lot Residential Zone areas...”*

90. In her response to the report author’s change in position, Ms Kealey, the planner for Andy Carr³⁸, disagreed that the LLRZ’s *“are not identified as such [urban] within the NPS-UD”*. In terms of urban character, she noted that *“a LLRZ zone must be connected to Council services and is not expected to contain ‘rural’ type activities, such as farming”* and *“that rural activities in the LLRZ are secondary, and the primary purpose, character and amenity therefore are for residential living and not for typically rural activities.”* She concluded that the LLRZ is an urban zone, noting that the higher order documents do not provide an ‘in between’ option.³⁹
91. The planners for the submitters all support the S42A report author’s original position, that the LLRZ is ‘urban’. The Panel is also of the view that the report author’s original position was correct, for the same reasons that have been set out by the planners above.
92. This matter has been complicated by the PDP because the density provisions for the zone (an average of 5,000m²) lead to it being identified as a ‘rural residential’ in the RPS for the GCA, which has an average density of between 1 and 2 households per hectare. However, the zone is named Large Lot Residential, and it is listed in the residential chapter in the District Plan (and there is a Rural Lifestyle zone in the Rural chapter) and in the National Planning Standards as a residential zone. The NPS-HPL also identifies it as urban. All of these do not support the identification of the LLRZ as a non-urban zone.
93. The definition of ‘urban activities’ for GCA in the RPS is as follows:

*“means activities of a **size, function, intensity or character typical of***

***those in urban areas** and includes:*

- ***Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;***
- *Business activities, except those that fall within the definition of rural activities;*
- *Sports fields and recreation facilities that service the urban population (but excluding activities that require a rural location);*

³⁸ Submitter 158

³⁹ Supplementary Evidence of Samantha Kealey, paragraphs 3.10 and 3.11

• *Any other land use that is to be located within the existing urban area or new Greenfield Priority Area or Future Development Area.”* [our emphasis]

94. The confusing component of this is the definition of ‘residential units’, which only need to be at a density of less than 4ha of site area to be considered residential. However, this definition excludes ‘rural residential activities’ which in the GCA are residential units at an average density of between 1 and 2 household per hectare. The reason for the contradictory nature of the densities in these two definitions was not explained to us.
95. We find this confusing given we agree with submitters that the LLRZ is, or is intended to be, an urban zone, and the activities within the zone would comply with definition of ‘urban activities’ in the GCA. It would appear, however, that the s42A report author, along with Ms Mitten, have applied the ‘rural residential’ policy, despite it being identified as a ‘residential zone’ by all other means. Furthermore, we also note that the RPS policies for urban development within the GCA also apply to ‘rural residential development’ (6.3.2 Development form and urban design and 6.3.3 Development in accordance with outline development plans), suggesting it is more urban than rural.
96. We suspect this issue has arisen due to the Council needing to adopt the zonings set by the National Planning Standards. However, the approach taken has caused significant uncertainty and is a matter that should perhaps be addressed via a plan change once the RPS has been reviewed.
97. One of the constraints on ‘rural residential’ in Policy 6.3.9, if it applies, is the requirement that new rural residential development area must be identified in a ‘Rural Residential Development Strategy’ (RRDS). Mr Fowler traversed this issue at length in his legal submissions on the Prosser zoning request.⁴⁰ He addressed the *Black v Waimakariri District Council [2014]* Environment Court decision that was discussed by the s42A report author, highlighting the different legal framework under which that was decided. He also noted that the RPS has not been updated to reflect the most recent iteration of the NPS-UD, highlighting the fact that the RRDS was prepared in 2019 when the May 2020 iteration was not in force.
98. We agree with, and adopt, Mr Fowler’s submissions on this matter. Because we consider this zone to be a residential/urban zone, we agree with him and the submitters’ planners that the responsive planning provisions of the NPS-UD apply. Therefore, the constraint imposed by RRDS is no longer a bar to development provided the locational and design intentions of the subclauses in Policy 6.3.9 are met.
99. We must also note here that the LLRZ is dealt with differently by the RPS where it is located outside GCA. In that policy area, the ‘rural residential’ definition does not contain density limitations and has the following definition:

Rural Residential development means zoned residential development outside or on the fringes of urban areas which for primarily low density residential activities, ancillary activities and associated infrastructure.

⁴⁰ Paragraphs 76 - 88

100. Arguably, this definition does not apply to land 'zoned' as Large Lot Residential particularly given the fact that 'urban' in this policy area is defined as *"a concentration of residential, commercial and/or industrial activities, having the nature of town or village which is predominantly non-agricultural or non-rural in nature"*. The village component of this would appear consistent with the anticipated character of these areas, as discussed above in Mr Allan's and Ms Kealy's evidence. And again, there is also a Rural Lifestyle Zone in this policy area.
101. However, whether LLRZ is urban or rural residential does not appear to have any great significance outside of the GC area as the relevant policy does not distinguish between the two. It requires that both 'urban growth' and 'limited rural residential development' occurs *"in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development"*.

Has the LLRZ Overlay identified land for 'future urban development' so that the NPS-HPL does not apply?

102. The issue we discuss here is whether GRUZ land with a LLRZ Overlay that contains HPL has been identified for 'future urban development' in terms of the NPS-HPL. Land that has been so identified is exempt from the NPS-HPL provisions. We note here that the LLRZ Overlay has been informed by the 'Waimakariri Rural Residential Development Strategy'.
103. As HPL has not yet been mapped in Canterbury in accordance clause 3.5(1) to (5) of the NPS-HPL, clause 3.5(7) is the operative interim definition of HPL. Clause 3.5(7) of the NPS-HPL provides:

"Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

- (a) is*
 - (i) zoned general rural or rural production; and*
 - (ii) and LUC 1, 2, or 3 land; but*
- (b) is not:*
 - (i) identified for future urban development; or*
 - (ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle."*

104. The NPS-HPL defines 'Identified for future urban development' as follows:

(a) identified in a published Future Development Strategy as land suitable for

commencing urban development over the next 10 years; or
 (b) *identified:*

- i. *in a strategic planning document as an area suitable for commencing urban development over the next 10 years; and*
- ii. *at a level of detail that makes the boundaries of the area identifiable in practice.*

105. Leaving aside his position that the LLRZ is not urban, the s42A report author acknowledged that *“the NPS-HPL clearly identifies LLRZ as urban for the context of assessment of its objective and policies”*. He also stated in his response to our questions, that *“the RRDS is a statutory planning document in line with Clause 1.3 interpretation of ‘Identified for future urban development’*. He advised that the overlay is *“used to identify areas where rezoning may occur where the sufficient information has been provided to demonstrate that rezoning is appropriate.”* He did note here that the RRDS itself *“states that Rural Residential is not urban: ‘A rural residential development area shall not be regarded as in transition to full urban development’.”* As will be evident from the discussion above, we disagree with that proposition.
106. However, the key issue here is that that the Overlay areas are not currently subject to a rezoning change to urban or rural lifestyle (so the exception in 3.5.7 (b) (ii) is not available) and hence, the ‘overlay’ must comply with the ‘for future urban development’ exemption in (b)(ii) to avoid the HPL provisions. The s42A report author addressed the NPS-HPL definition of ‘Identified for future urban development’ which he noted required the ‘strategic planning document’ to be at a level of detail that makes the boundaries of the area identifiable in practice. He stated that *“the RRDS did not identify specific boundaries, but deliberately used ‘growth directions’ as insufficient information was available to identify specific properties”* and concluded on this basis that the *“boundaries of properties are not evident in the RRDS [so] it can be assumed that it doesn’t meet the definition of having been ‘Identified for future urban development’.”*
107. The s42A report author’s position was informed by two opinions sought from Council’s legal advisors.⁴¹ Their advice was that *“land within the LLRZ Overlay is HPL for the purpose of the NPS-HPL such that the NPS-HPL is relevant to considering the PDP provisions for the LLRZ Overlay and submissions on the LLRZ Overlay or land within in it.”* While their advice was specific to certain zones, they did not consider the RRDS identified the land *“at a level of detail that makes the boundaries of the area identifiable in practice”* and referred to the Ministry for the Environment’s ‘Guidance to Implementation of the NPS-HPL’ to support that proposition.
108. The position advanced by the s42A report author and Council’s legal advisors was disputed at the Hearing Stream 12C hearing by the planner (Ms Aston) and legal counsel (Mr Cleary) representing the Survus Consultants submission⁴² in relation to 25 Ashley

⁴¹ Buddle Finlay, ‘Application of National Policy Statement for Highly Productive Land to the Large Lot Residential Zone Overlay’, 29 June 2023 and ‘Further advice on application of National Policy Statement for Highly Productive Land to the Large Lot Residential Zone Overlay – Urban Form and Development Policy 3’, 26 June 2024

⁴² 250

Gorge Road and 650 Bay Road. Much of Ms Aston's evidence was in the context of the specific property under consideration but she was comfortable that there was sufficient detail for the RRDS to identify specific properties as preferred rural residential areas. Her evidence stated:

"My view is that there was sufficient detail for the final (as opposed to notified) RRDS to identify specific properties as preferred rural residential areas. The notified RRDS was subject to a submissions and hearing process. That process attracted numerous submissions from landowners requesting that their land be included as a preferred rural residential area. These submissions were for the most part site specific and cadastral based, as they related to individual properties. The hearing panel recommendation report (attached) which summarises submissions states with respect to Oxford (page 9):

The key landowner of the property within the growth direction to the north is in support of the proposal for further rural residential development here".⁴³

109. She went on to say:

"I accept that the RRDS did not provide a cadastral basis to the growth direction, but I hold the view that it did not need to in order to meet the second part of the definition of "identified for future urban development". What "identifiable in practice" means is a different test, and can, for example, relate to any later stage in giving effect to the strategic planning document. The reality being that in practice the boundaries of the LLRZ Overlay have been identified in the PDP, consistent with the intent as stated in the RRDS for the rural residential growth directions to be implemented through the PDP (and presumably potentially, if proposed by landowners, private plan changes). I quote from the Implementation section of the RRDS which clearly anticipates the later rezoning stage in giving effect to the strategic planning document.

"The purpose of the Rural Residential Development Strategy is to determine directions for rural residential growth.

The Waimakariri District Plan Review process is the key vehicle through which the Rural Residential Development Strategy will be implemented. The Proposed Waimakariri District Plan, with revised objectives, policies and rules relating to rural residential development, is intended to be publicly notified in mid-2020.

Most likely the Proposed Waimakariri District Plan will apply a 'Rural Residential Growth Area Overlay' (or similar) which indicates that the area is identified for rural residential development and subsequent rezoning. This will be

⁴³ Aston rebuttal, para 4.41

accompanied by District Plan provisions to enable this approach.”⁴⁴

110. In her view, *“the NPS-HPL cannot be engaged as a means to “wind back the clock” to start afresh and replace what was a quite rigorous public and evidential process to provide for future growth ...”*.⁴⁵ Ms Aston highlighted a number of areas in the s42A Report where the link between the Overlays and the identification of properties in the RRDS had been made.
111. Mr Cleary addressed this issue at length in his legal submissions. He made the observation that *“there must be a reason for inclusion of exemptions in the NPS-HPL. It seems more than logical to suggest their inclusion is recognition of the fact that, prior to gazettal of the NPS-HPL, many local authorities would have expended considerable effort in conjunction with their communities to identify areas that are suitable for future urban development.”* He referred to the Council’s own submission on the NPS-HPL which highlighted the work they had undertaken that culminated in the RRDS.
112. He went on to discuss clause (b) of the definition of ‘identified for future development’ noting that the RRDS meets the definition of a strategic planning document (defined as ‘any non-statutory growth plan or strategy adopted by local authority resolution’). With respect to the word ‘suitable’ for commencing urban development, he submitted that *“the plain ordinary meaning of that word would be appropriate or fit for purpose”* and went on to highlight Ms Aston’s evidence that examined *“the robust analysis undertaken as part of the development of the RRDS, analysis which concluded that four separate areas or locations within the District were suitable for rural-residential development.”*
113. Mr Cleary then addressed Buddle Finlay’s advice which referenced MFE’s guidelines on the application of the NPS-HPL, which considered there should be ‘a high level of certainty’ that the land will be developed for urban use in the next 10 years. He drew our attention to caselaw around the weight to be given to guidelines, noting that the Court in *Gray v Dunedin City Council [2023] NZEnvC 45* were not prepared to give any weight to the discussion of the NPS-HPL in the MfE guidelines. He also highlighted the fact that the definition does not use the word ‘certainty’ and submitted that *“it is not a word that can reasonably be inferred into an interpretation or application of the definition in the context of the RRDS.”*
114. Turning to the test of whether the level of detail is sufficient to make the boundaries of the area ‘identifiable in practice’, Mr Cleary submitted the words ‘in practice’ *“make it explicit that it is not necessarily a requirement that the boundaries of an area are clearly identified in a strategic planning document, for example, at a cadastral level”*. He considered context to be significant here noting that Council has sought to implement the RRDS through an RMA process. He submitted that:

*“In developing the PDP, the Council pursued the option of identifying the locations previously chosen in the RRDS within an LLRZ Overlay. In so doing, this must mean that **in practice** the Council has identified the boundaries of the area of land that*

⁴⁴ Aston rebuttal, para 4.45

⁴⁵ Ibid, para 4.47

are suitable for rezoning as LLRZ. In my submission, it is both inconsistent and absurd to, on the one hand, identify the boundaries of the LLRZ Overlay in a proposed plan and then subsequently assert that those boundaries are not capable of identification in practice.”⁴⁶

115. He went on to say that this is made explicit by Policy UFD-P3(1) which refers to the LLRZ Overlay ‘as identified’ in the RRDS.
116. The Panel favours the detailed evidence of Ms Aston and the comprehensive legal submissions of Mr Cleary on this matter. The RRDS pre-dates the NPS-HPL and if Council had known how that document was to be expressed, we are sure that they would have ensured there was no room for the debate that has occurred here. As it stands now, we agree with the submitter that the areas must have been ‘identifiable in practice’ as the RRDS has been used to identify the areas in the Proposed District Plan. We agree with Ms Aston that a national policy statement should not be used to ‘wind back the clock’ when a ‘quite rigorous public and evidential process’ has been undertaken. Applying a strict legal interpretation in such circumstances is, in our view, unreasonable and not in accordance with the intent of the exemptions of the NPS-HPL.
117. Hence, we conclude that the provisions of the NPS-HPL do not apply to land located with the LLRZ Overlay because it has clearly been identified for future urban development over the next 10 years, being the life of a District Plan.

The Recommended Policy UFD-P3

118. As noted above, UFD-P3 was also subject to the question put to the s42A report authors in Minute 43 in relation to the policy context for such activities inside and outside the GCA. However, this policy was not restructured in the way UFD-P2 has been. The Wrap Up reply report did not include any reason why the policy had not been restructured, but we assume that was because of the s42A report author’s final position that the LLRZ is not urban. As we have concluded that it is, or is intended to be urban, we consider the policy needs further amendment to better align with the NPS-UD and the RPS.
119. As we have concluded that LLRZ is urban, there is an argument to be made that UFD-P3 is not needed (as UFD-P2 applies to urban areas) and that the ‘rural residential’ policies of the RPS do not apply to it. However, we do not have scope to remove UFD-P3 and we have taken the view that within the GCA, the land within LLRZ does fall under those policies because of the density provisions. With respect to outside GCA, that distinction is largely irrelevant as the policy direction is the same for urban and rural residential. This is a matter that Council should perhaps address via a plan change once the RPS has been reviewed.
120. Turning to the policy framework, we agree with the implication of Ms Mitten’s evidence that UFD-P3 conflates the two different policy suites and in our view, this has not been addressed by the Wrap Up reply report version of the UFD-P3. Policy 5.3.1 of RPS (which applies outside GCA), requires urban growth and rural residential development to “occur

⁴⁶ Paragraph 2.25

in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development”. Inside GCA, Policy 6.3.9 states that it must only be provided in accordance with an adopted RRDS, subject to being “outside the greenfield priority areas for development, Future Development Areas, and existing urban areas” (clause 2) and ‘where adjacent to or in close proximity to an existing urban or rural residential area’, it must ‘be able to be integrated into or consolidated with the existing settlement’ (clause 5(k)).

121. Clause 2(c) of the recommended UFD-P3 prevents LLRZ from being on the direct edges of the district’s main towns and this has been the subject of a number of submissions. Clause 5(k) of Policy 6.3.9 does not prevent this and while this restriction may not have been needed because such development has to be identified in the RRDS, we have accepted that the responsive planning provisions of the NPS-UD allow us to step outside the areas identified by that document. However, we can only do so if the development contributes to a well-functioning urban environment as assessed against the criteria of the NPS-UD and the RPS (through its other locational and design policy provisions).
122. Hence, we have recommended that UFD-P3 be broken into three parts that firstly provide for the identified LLRZ Overlay areas (clause 1) and then the requirements of the two different policy contexts of the RPS (inside and outside GCA), being clause 2 and 3, which also provide for the responsive planning provision of the RPS.
123. Clause 2(a) and (b) (which relate to inside GCA) reflect the requirements of the responsive planning provisions of the NPS-UD. The remaining clauses reflect the requirements of the RPS for the GCA. However, clause 2(c) does not need to refer the ‘Future Development Strategy’ as these areas are now identified in the PDP and new areas identified in a FDS prepared after this plan becomes operative will need to comply with the requirements of this policy. This clause also, along with clause (d), renders the need to prevent development on the ‘direct edges’ of these towns redundant, noting that the RPS does not require this in the GCA anyway.
124. Clause 3 reflects the locational and design requirements for these areas outside of the GCA. In terms of our recommended amendments:
 - a. Clause (a) has been amended from the original policy to ensure consistency with Policy 5.3.1 (1) of the RPS, while clause (b) has been included to address Policy 5.3.1 (4) and (5) of the RPS.
 - b. Clauses (d) (HPL) and (e) (reverse sensitivity) have been included in response to submissions and the requirements of the RPS and the NPS-HPL. As discussed in relation to UFD-P2 above, we agree with submitters that these issues must be addressed where identifying land for LLR development.
125. Overall, we consider the recommended amendments to UFD-P3 better reflect the requirements of both the RPS and the NPS-UD for this type of development.

7. UFD-P10 and Reverse Sensitivity

126. The following is a summary of the Panel's recommended amendments to UFD-P10, beyond those recommended by the s42A report author.

Provision	Panel recommendations
UFD- P10	Amend the policy to make it clear that it applies to new development within residential zones. Replace to 'avoid' directive in clause 1 with 'manage'. Delete reference to noise sensitive activities within airport noise contour. ⁴⁷

127. A number of submissions sought a range of changes to the UFD policies to address reverse sensitivity as follows:

- Amend UFD-P1, UFD-P2 and UFD-P3 to avoid reverse sensitivity effects on strategic infrastructure, and to refer to airport noise contours and constraints on Kaiapoi in UFD- P10.⁴⁸
- Oppose all provisions related to the Airport Noise Contour in the UFD-P10 and elsewhere in the plan.⁴⁹
- Amend UFD-P2 and P10 to avoid reverse sensitivity effects on primary production.⁵⁰
- Amend UFD-P10 to minimise/avoid reverse sensitivity effects on HPL.⁵¹
- Amend UFD-P2, P3 and P10 to address reverse sensitivity effects on Heavy Industrial zone⁵² and industrial production.⁵³
- Amend all policies to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas.⁵⁴
- Restructure/minor wording changes to UFD-P10.⁵⁵
- Amend UFD-P10 to apply district wide.⁵⁶

128. However, the submissions we focus on here are those that relate to UFD-P10, as we have recommended the inclusion of a clause addressing reverse sensitivity in UFD-P2 and P3 that align with the requirements of the RPS. We have done so because we agree with submitters that the identification of 'new' development areas must take into account the potential for reverse sensitivity effects.

129. Whereas UFD-P2 and P3 apply to identifying new areas for development, the notified UFD-P10 applies to existing zones in Rangiora and Kaiapoi, a point made by the s42A

⁴⁷ Note this is from Hearing Stream 10A Airport recommendation report which recommends accepting Kainga Ora [325.17]

⁴⁸ Christchurch International Airport Ltd [254.21, 254.22, 254.23 and 254.24]

⁴⁹ Kāinga Ora [325.17]

⁵⁰ Fulton Hogan 41.16 and 41.17; Hort NZ[295.75]

⁵¹ Federated Farmers [414.67]; Environment Canterbury[316.15]

⁵² Daiken New Zealand Ltd [145.11 ,145.12,145.13]

⁵³ Ashley Industrial Services Ltd [48.2]

⁵⁴ MainPower [249.237 and 249.238 and 249.239, 249.240, 249.241, 249.242, 249.243, 249.244, 249.45]

⁵⁵ Transpower195.22; John and Coral Broughton [223.6]; Concept Services [230.3]; Rick Allaway and Lionel Larsen [236.8,236.8]; Waka Kotahi NZ [275.10]; Kāinga Ora [325.17]

⁵⁶ Ashley Industrial Services Ltd [48.2]; Woodend-Sefton Community Board [155.1]; NZ Pork [169.13]

report author in response to the submission and evidence of Fulton Hogan, who sought that the policy be amended to address reverse sensitivity more generally. However, we note that in assessing Fulton Hogan's submission, the report author tends to conflate the issue when he refers to policy 5.3.2(2) and policy 6.3.9 of the RPS. These policies focus on the location of development, hence the changes we recommend to UFD-P2 and P3 above. However, we do agree with the s42A report author that the focus of UFD-P10 should remain on development within existing zones although in our opinion the reference to 'new development areas' is not needed as once they are rezoned, the policy applies to them anyway. We have recommended a consequential amendment that adds the words 'within existing zones' to the title of the policy to make this clear.

130. The submission of Ashley Industrial Services Ltd sought that UFD-P10 apply to residential zones across the district and that reference to 'industrial' activities be included in clause 2. The s42A report author recommended that this be accepted in part, but that was limited to including reference to 'industrial' within the policy. While the report author did recommend extending the policy to Woodend, Ravenswood, and Pegasus to reflect Map A (in response to submissions from Woodend-Sefton Community Board⁵⁷ and NZ Pork⁵⁸), he did not recommend its application to all residential zones in the district.
131. Mr Fletcher presented evidence on this at the hearing, highlighting the fact that reverse sensitivity is not just limited to the identified towns, or Map A towns as recommended by the s42A report author, but is an issue across the District. He requested that the policy's application is extended to all residential zones within the District. He also noted the policy's inconsistency with the SD provisions and the District's Future Development Strategy.
132. We favour the evidence of Mr Fletcher on this point and recommend that the application of the policy be expanded to all residential zones, not just those in GCA. Hence, we recommend that the submission of Ashley Industrial Services Ltd be accepted in full.
133. We would also comment here that Daiken New Zealand Ltd⁵⁹ sought the expansion of the policy to 'rural zones', but this was not recommended by the s42A report author. The report author's response did not appear to address this specific request, but we do agree that this particular policy should not be extend to 'rural zones' as this chapter is addressing urban form and development. We note that this issue is dealt with in SD-O4.
134. Turning now to clause 1 of the policy, this deals with reverse sensitivity in the context of infrastructure. There were several submissions on this clause but here we focus on the submission of Concept Services⁶⁰ who sought the deletion of 'avoid' and its replacement with 'manage'. The s42A report author recommended rejecting this submission on the basis that *"The infrastructure that is listed in the policy is critical, strategic and regionally significant, and is not easily moved or replaced without a significant cost or impact upon*

⁵⁷ 155.1

⁵⁸ 169.13

⁵⁹ 145.15

⁶⁰ 230.3

efficiency. The existing wording is consistent with Policies 5.3.7, 5.3.9, Objective 6.2.1, and Policy 6.3.5 of the RPS."

135. While we acknowledge that some of these provisions do use the word 'avoid', the policy framework referred to largely controls the identification of areas for development, not development within them. As we have noted above, the identification of new developments areas must have regard to potential reverse sensitivity effects on infrastructure under the policies referred to by the report author, a point we have addressed in the context of UFD-P2 and 3. We do not understand his rationale for now requiring 'avoidance' within areas identified for development.
136. The submission of Concept Services states that the *"term 'avoid' is unnecessarily limiting given that such applications will require consultation with the relevant infrastructure operators, and with collaboration there is potential for workable solutions to be found to avoid adverse effects."* Their submission seems to understand that the policy applies to existing zoned areas. The point they make by requesting 'manage' is that the policy must retain the option of being able to show that the activity will not have that effect, rather than just avoiding activities that might have that potential. We agree and recommend that their submission is accepted.
137. While we are not normally in favour of using the word 'manage' in a policy, unless it goes on to say 'how' it will be managed, in this case we note the zone provisions set out how this issue will be managed, a point acknowledged throughout the s42A report.⁶¹ However, we have structured the clause slightly differently to clarify what requires management.
138. For the same reasons as discussed above in relation to clause 1, we do not agree with the s42A report author's recommendation to accept Fulton Hogan's submission 'in part' by changing minimise to 'avoid or mitigate'. The 'avoid' directive of the RPS policy will have been considered by the process involved in identifying the area as suitable for development. As a consequence, we recommend the use of 'mitigate' only, which is consistent with the final position of Fulton Hogan at the hearing. Mr Ensor discussed the lack of clarity around where UFD-P10 applied in his evidence. On the basis that UFD-P10 applied to 'existing' zones, he was comfortable with the use of 'mitigate'.
139. We also agree with Fulton Hogan's request to delete the detail of the methods to achieve this that are listed in the policy. That level of detail is not appropriate in an overarching policy such as this. Hence, we also therefore disagree with s42A report author's recommendation to accept the submissions of Richard and Geoff Spark, John and Coral Broughton, and Rick Allaway and Lionel Larsen who sought the addition of 'or other methods' to this clause.
140. We also briefly comment on the submission of Kāinga Ora⁶² and Christchurch International Airport Ltd⁶³ on UFD-P10. Kāinga Ora sought the deletion of all reference to the

⁶¹ See, for example, paragraphs 116 and 125

⁶² 325.17

⁶³ 254.24

airport noise contour while Christchurch International Airport Ltd requested that the exception noted for development within the airport noise contour only apply to the existing Residential Zone in Kaiapoi, at a density of no more than 600m². In relation to Christchurch International Airport Ltd's submission, the s42A report author stated "*the proposed amendments are inconsistent with Policy 6.3.5 of the RPS which enables new development within the existing residential zoned urban area and residential greenfield area identified for Kaiapoi. The RPS policy does not constrain housing density but enables new development within residential zones in Kaiapoi.*" As noted in the report, this issue is dealt with by our recommendations on development under the airport contour in Hearing Stream 10A, which addresses Policy 6.3.5 of the RPS. Consequential amendments from that decision have been recommended to be made to UFD-P10, which removes reference to the airport contour. As we have discussed above, this policy only applies within existing residential zones so reference to the airport contour is not necessary in the policy. It is a matter that will be had regard to when rezoning requests are considered.

8. Consequential Amendments

141. The recommended restructuring of some of the provisions of the UFD chapter brings into the PDP the reference to the Greater Christchurch Area. We are conscious of the fact that some members of the public using the PDP may not be aware of what the Greater Christchurch Area is. Hence, we have recommended that a definition of the GCA that mirrors the definition in the RPS as follows:

'Greater Christchurch Area' means that part of the Waimakariri District that is located within the boundary of 'Greater Christchurch' as shown on Map A of the Canterbury Regional Policy Statement 2013, July 2021 edition'.⁶⁴

9. Conclusion

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

⁶⁴ Consequential amendment from Environment Canterbury [316.8]

Appendix 1: Submitter attendance and tabled evidence for Urban Form and Development-Hearing Stream 1

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Mark Buckley 	
Kainga Ora	<ul style="list-style-type: none"> • Brendon Liggett • Philip Osborne • Clare Dale • Bal Matheson 	325 & FS 88
NZ Pork	<ul style="list-style-type: none"> • Penelope Cairns • Ian Barugh • Andrew Hodgson 	169 FS 49
Ravenswood	<ul style="list-style-type: none"> • Sarah Everleigh 	347
Richard & Geoff Spark	<ul style="list-style-type: none"> • Ivan Thomson 	183 FS 37
Miranda Hales	<ul style="list-style-type: none"> • Ivan Thomson 	246
Dave Cowley	<ul style="list-style-type: none"> • Ivan Thomson 	FS 41
Transpower	<ul style="list-style-type: none"> • Rebecca Eng • Ainsley McLeod 	195 FS 92
Momentum Land Limited	<ul style="list-style-type: none"> • Chris Fowler 	FS 63
Ara Poutama Aotearoa Department of Corrections	<ul style="list-style-type: none"> • Maurice Dale • Andrea Millar 	52
Ashley Industrial Services	<ul style="list-style-type: none"> • Ken Fletcher • Aaron Fisher 	48
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99
Chorus, Spark, One NZ Group and Forty South, and Connexa Ltd ¹	<ul style="list-style-type: none"> • Graeme McCarrison (Spark) • Andrew Kantor (Chorus) • Colin Clune (One NZGroup and Forty South), • Fiona Matthews (Connexa Ltd) 	62 FS 105
Canterbury Regional Council	<ul style="list-style-type: none"> • Jo Mitten • Lucy de Latour 	316 FS 105
<ul style="list-style-type: none"> • Damian and Sarah Elley, • JP Bailey Family Trust, • Kim Manson and Neihana Kuru, • Ross Fraser, • Louise Marriot 	<ul style="list-style-type: none"> • L N R Delacy 	FS 28, FS 29, FS 30, FS 31, FS 32, and FS 33
Andy Carr	<ul style="list-style-type: none"> • Andy Carr • Samanth Kealey 	21 FS 158
Phillip and Michelle Driver	<ul style="list-style-type: none"> • Philip and Michelle Driver 	FS 51
Malcolm Hanrahan	<ul style="list-style-type: none"> • Malcom Hanrahan 	307
Ohoka Residents Association	<ul style="list-style-type: none"> • David Nixon 	25 FS 84
Horticulture New Zealand	<ul style="list-style-type: none"> • Sarah Cameron • Andrew Hodgson • Helen Atkins 	295 FS 47
Federated Farmers	<ul style="list-style-type: none"> • Lionel Jume • Karl Dean 	414 FS 83
Fulton Hogan	<ul style="list-style-type: none"> • Timothy Ensor 	41 FS 118

¹ Noting that Connexa Ltd was not part of the original submission

MainPower	<ul style="list-style-type: none"> • Mark Appleman • Melanie Foote • Jo Appleyard 	249 FS 58
Rolleston Industrial Development Ltd	<ul style="list-style-type: none"> • Jo Appleyard 	160, 326, 237, 212
Christchurch International Airport Ltd	<ul style="list-style-type: none"> • Darryl Millar • Felicity Hayman • Geoff Page • Natalie Hampson • Jo Appleyard 	254, FS 80
Tabled Evidence		
Kainga Ora	<ul style="list-style-type: none"> • C E Kirman 	325 & FS 88
Transpower	<ul style="list-style-type: none"> • Rebecca Eng • Ainsley McLeod 	195 FS 92
Momentum Land Limited	<ul style="list-style-type: none"> • Chris Fowler 	FS 63
Ara Poutama Aotearoa Department of Corrections	<ul style="list-style-type: none"> • Maurice Dale • Andrea Millar 	52
Ken Fletcher	<ul style="list-style-type: none"> • Ken Fletcher 	99
ECan	<ul style="list-style-type: none"> • Jo Mitten • Lucy de Latour 	316 FS 105
Woolworths New Zealand Ltd	<ul style="list-style-type: none"> • Kay Knight 	282
Daiken New Zealand Ltd	<ul style="list-style-type: none"> • Stephanie Styles 	145
Waka Kotahi NZTA	<ul style="list-style-type: none"> • Claudia Kirkbride 	275 FS110
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Sheena McGuire 	373

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

UFD - Āhuetanga auaha ā tāone - Urban Form and Development

Introduction

The Urban Form and Development objectives and policies are informed by the WDD, which is a document that addresses a range of matters related to growth and development, for both urban and rural environments. The objectives and policies also give effect to higher order documents as required by the RMA, in particular the NPSUD and the RPS.

Interpretation and application of this chapter

For the purpose of District Plan development, including plan changes and resource consents, the objectives and policies in this chapter ~~must be given effect to through more detailed provisions contained in the District Plan~~ provide direction for the assessment of new development proposals.¹

Objectives				
UFD-O1	Feasible development capacity for residential activities <u>At least Ss²</u> ufficient feasible development capacity for residential activity <u>is provided at all times³</u> to meet specified housing bottom lines and a changing demographic profile of the District as follows:			
	Term	Short to Medium Term (2018-2028)	Long Term (2028-2048)	30 Year Time frame (2018-2048)
	Housing Bottom Lines (Development Capacity)	<u>6,300</u> <u>5,600</u> Residential Units	<u>7,100</u> <u>7,650</u> Residential Units	<u>13,400</u> <u>13,250⁴</u> Residential Units
UFD-O2	Feasible development capacity for commercial activities and industrial activities <u>At least Ss⁵</u> ufficient feasible development capacity <u>is provided at all times⁶</u> to meet commercial and industrial development demand.			
Policies				
UFD-P1	Density of residential development In relation to the density of residential development: 1. provide for intensification in urban <u>environments areas⁷</u> through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone; 2. locate any Medium Density Residential Zone so it:			

¹ Forest and Bird [192.33]

² R & G Spark [183.2], J & C Broughton [223.3], R Allaway and L Larsen [236.3], Dalkeith Holdings Ltd [242.3], M Hales [246.4].

³ Kainga Ora [325.7]

⁴ J & C Broughton [223.3], Dalkeith Holdings Ltd [242.3], M Hales [246.4].

⁵ R & G Spark [183.3], R Allaway and L Larsen [236.4], Dalkeith Holdings Ltd [242.4], Miranda Hales [246.5].

⁶ Kainga Ora [325.8]

⁷ A Carr [158.5], Ravenswood Developments Ltd [347.4] and Environment Canterbury [316.8].

	<p>a. supports, and has ready access to, existing <u>or planned</u>⁸ Commercial and Mixed Use Zones, <u>schools, educational facilities</u>⁹, <u>existing or planned</u>¹⁰ public transport and open space;</p> <p>b. supports well connected walkable communities;</p> <p>c. avoids or mitigates natural hazard risk in any high hazard area within <u>existing</u>¹¹ urban areas; and</p> <p>d. located away from <u>does not immediately adjoin</u>¹² any Heavy Industrial Zone.</p>
(a) UFD-P2	<p>Identification/location of new Residential Development Areas¹³</p> <p><u>In relation to the identification/location of residential development areas:</u></p> <p><u>1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;</u></p> <p><u>2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:</u></p> <p><u>a. occur in a form that concentrates, or are integrated with attached to</u>¹⁴, <u>an existing urban environment centres</u>¹⁵ <u>and promotes a coordinated pattern of development;</u></p> <p><u>b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</u></p> <p><u>c. have good accessibility for all people between to</u>¹⁶ <u>housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</u></p> <p><u>d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;</u></p> <p><u>e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</u></p> <p><u>f. are informed through the development of an ODP;</u></p> <p><u>g. supports reductions in greenhouse gas emissions; and</u></p> <p><u>h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.</u></p> <p><u>UFD-2A- Within Greater Christchurch</u></p> <p><u>Within Greater Christchurch, new residential areas shall contribute to well-functioning urban environments and be in accordance with the following:</u></p> <p><u>1. residential development is located within existing urban areas or in areas mapped as 'development areas' in the District Plan and is developed in accordance with an ODP.</u></p>

⁸ Kainga Ora [325.9].

⁹ Ministry of Education [277.12].

¹⁰ Kainga Ora [325.9].

¹¹ Kainga Ora [325.9].

¹² Kainga Ora [325.9].

¹³ Environment Canterbury [316.8] and Christchurch City Council [360.9]

¹⁴ Kainga Ora [325.10].

¹⁵ A Carr [158.5], Ravenswood Developments Ltd [347.4] and Environment Canterbury [316.8].

¹⁶ Kainga Ora [325.10].

2. In circumstances other than provided for by (1) above, residential development shall provide significant development capacity in accordance with the NPSUD 2020, and
 - a) be integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of existing and planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available or planned, upgrades, funds and builds infrastructure as required;
 - b) occur in an area that is well connected along transport corridors which has good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
 - c) concentrate higher density residential housing in locations that focus on activity nodes including key activity centres, schools, public transport routes and open space;
 - d) take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity on surrounding sites and streetscapes;
 - e) support reductions in greenhouse gas emissions;
 - f) be resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6;
 - g) avoid highly productive land, except as provided for under the NPS-HPL;
 - h) avoid or mitigate reverse sensitivity effects on primary production activities, industrial activities and strategic infrastructure; and
 - i) be informed through the development of an ODP.

UFD-2B – Outside Greater Christchurch

Outside of Greater Christchurch, new residential areas shall contribute to well-functioning urban environments and urban areas and be in accordance with the following:

1. It is located within existing urban areas, and development areas identified in district plan and is developed in accordance with an ODP.
2. In circumstances other than provided for by (1) above, it shall:
 - a) occur in a form that concentrates, or integrates with, existing urban areas and promotes a coordinated pattern of development, or
 - b) provide significant development capacity in an urban environment in accordance with the NPSUD 2020, and
 - c) avoid highly productive land except as provided for under the NPS-HPL;

	<ul style="list-style-type: none"> d) <u>avoid or mitigate adverse reverse sensitivity effects on primary production activities, industrial activities and strategic infrastructure;</u> e) <u>be integrated with infrastructure planning and funding decisions by occurring in a manner that makes use of planned transport upgrades, including public transport, and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</u> f) <u>occur in an area that is well connected along transport corridors which have good accessibility for all people to housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</u> g) <u>take into account anticipated amenity values on surrounding sites and streetscapes;</u> h) <u>support reductions in greenhouse gas emissions; and</u> i) <u>be informed through the development of an ODP.</u>
UFD-P3	<p>Identification/location and extension of Large Lot Residential Zone areas¹⁷</p> <p>In relation to the identification/location of Large Lot Residential Zone areas:</p> <ul style="list-style-type: none"> 1. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP; 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: <ul style="list-style-type: none"> a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development; b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy; d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and e. is informed through the development of an ODP. <p><u>In relation to the identification/location of Large Lot Residential Zones:</u></p> <ul style="list-style-type: none"> <u>1. New Large Lot Residential development shall be located in the Large Lot Residential Zone Overlay and be informed through the development of an ODP;</u> <u>2. Other than is provided for in (1) above, new Large Lot Residential development in the Greater Christchurch Area shall:</u> <ul style="list-style-type: none"> <u>a) contribute to a well-functioning urban environment;</u> <u>b) add significant development capacity;</u>

¹⁷ Environment Canterbury [316.9]; Rolleston Industrial Developments Ltd [160.3]; Rainer and Ursula Hack [201.3]; Rick Allaway and Lionel Larsen [236.6]; Mark and Melissa Prosser [224.2] CA & GJ McKeever [111.3]; John Stevenson [162.2]; Chloe Chai and Mark McKitterick [256.3]; Keith Godwin [418.3]; Kainga Ora [325.10].

	<p>c) <u>not be located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend;</u></p> <p>d) <u>be integrated with any existing urban or rural residential area that is adjacent or in close proximity;</u></p> <p>e) <u>occur in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard;</u></p> <p>f) <u>avoid highly productive land;</u></p> <p>g) <u>avoid or mitigate adverse reverse sensitivity effects on primary production activities, industrial activities and strategic infrastructure; and</u></p> <p>h) <u>be informed through the development of an ODP.</u></p> <p>3. <u>Other than is provided for in (1) above, new Large Lot Residential development outside the Greater Christchurch Area shall:</u></p> <p>a) <u>occur in a form that concentrates, or integrates with, existing urban areas and promotes a coordinated pattern of development;</u></p> <p>b) <u>maintain and enhance amenity values and the sense of identity and character of existing urban areas;</u></p> <p>c) <u>occur in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard;</u></p> <p>d) <u>avoid highly productive land;</u></p> <p>e) <u>avoid or mitigate adverse reverse sensitivity effects on primary production activities, industrial activities and strategic infrastructure; and</u></p> <p>f) <u>be informed through the development of an ODP.</u></p>
UFD-P4	<p>Identification/location and extension of Town Centre Zones¹⁸</p> <p>Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy <u>and DDS or Town Centre Plans¹⁹.</u></p>
UFD-P5	<p>Identification/location and extension of Industrial Zones</p> <p>Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy <u>and DDS or WDDS²⁰.</u></p>
UFD-P6	<p>Mechanism to release Residential Development Areas</p> <p>The release of land within the identified new development areas of Kaiapoi, West Rangiora²¹, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium term feasible development capacity and achievement of housing bottom lines.²²</p>

¹⁸ Environment Canterbury [316.8 and 316.9]

¹⁹ Kainga Ora [325.11].

²⁰ Kainga Ora [325.12].

²¹ Richard and Geoff Spark [183.4].

²² Richard and Geoff Spark [183.4], Forest and Bird [192.38], Dalkeith Holdings Ltd [242.5]

<p>UFD-P76²³</p>	<p>Mechanism to provide additional Commercial and Mixed Use Zones²⁴ If proposed, ensure <u>any new commercial growth and activities plan change to create new, or expanded existing Commercial and Mixed Use Zones:</u></p> <ol style="list-style-type: none"> 1. improve commercial self-sufficiency within the town and the Waimakariri District; 2. are commensurate to the population growth forecast for the town subject to the plan change; 3. consider and address any adverse effects that might undermine other town centres and local centres in the District; and 4. address any development capacity shortfall as identified in the Future Development Strategy or WDDS. 5. is are informed through the development of an ODP.
<p>UFD-P87²⁵</p>	<p>Mechanism to provide additional Industrial Zones²⁶ If proposed, <u>ensure industrial growth and activities any plan change to create new, or expanded existing Industrial Zones:</u></p> <ol style="list-style-type: none"> 1. manages adverse effects at the interface between Industrial Zones and arterial roads, Rural Zones, Residential Zones and Open Space and Recreation Zones, through methods such as building setbacks and landscaping; 2. provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; and 3. locates new Industrial Zones in locations adjacent to existing urban <u>areas environments²⁷</u> where it can be efficiently serviced by infrastructure. 4. is informed through the development of an ODP.
<p>UFD-P98²⁸</p>	<p>Unique purpose and character of the Special Purpose Zone (Kāinga Nohoanga) Support a mix of development on Māori Land within the Special Purpose Zone (Kāinga Nohoanga) that:</p> <ol style="list-style-type: none"> 1. enables Te Ngāi Tūāhuriri Rūnanga to fully occupy and use land in accordance with the principles and purposes for which the land was originally set aside; 2. will occur over generations and take place in different parts of the zone, and occur at different times; and 3. connects to reticulated infrastructure where available, but recognises that as public reticulated infrastructure is not available to all parts of the zone, alternative forms of onsite independent individual and communal infrastructure will be required.
<p>UFD-P409²⁹</p>	<p>Managing reverse sensitivity effects from new development <u>within Residential Zones³⁰</u> Within <u>all Residential Zones: and new development areas in Rangiora and Kaiapoi³¹:</u></p> <ol style="list-style-type: none"> 1. <u>avoid manage³² residential activity and development so that has the potential to it will not be impacted by, or³³ will not limit the efficient, and effective and safe³⁴ operation maintenance, repair, development³⁵ and upgrade of critical infrastructure,</u>

²³ RMA Schedule 1 Clause 16(2)

²⁴ Environment Canterbury [316.12]

²⁵ RMA Schedule 1 Clause 16(2)

²⁶ Environment Canterbury [316.13]

²⁷ A Carr [158.5], Ravenswood Developments Ltd [347.4] and Environment Canterbury [316.8].

²⁸ RMA Schedule 1 Clause 16(2)

²⁹ RMA Schedule 1 Clause 16(2)

³⁰ Ashley Industrial Services Ltd [48.2]; Woodend-Sefton Community Board [155.1] and NZ Pork [169.13]

³¹ Ashley Industrial Services Ltd [48.2]; Woodend-Sefton Community Board [155.1] and NZ Pork [169.13]

³² Concept Services [230.3]

³³ Transpower [195.22].

³⁴ Waka Kotahi [275.10].

³⁵ Transpower [195.22] and MainPower [249.245].

	<p>strategic infrastructure, and regionally significant infrastructure including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;³⁶</p> <p>2. minimise <u>mitigate</u> reverse sensitivity effects on <u>industrial activities and</u> primary production from activities within new development areas through setbacks and screening,³⁷ without compromising the efficient delivery of new development area.</p>
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³⁶ Kainga Ora [325.17].

³⁷ Fulton Hogan [41.17] and Daiken New Zealand Ltd [145.15].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 4

Hearing Stream 2 Part 2: District Wide Matters – Historic and Cultural Values – SASM – Sites and Areas of Significance to Māori

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 2** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 4 of 36 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the Part 2: District-wide Matters – Historic and cultural values – SASM – Sites and Areas of Significance to Māori and the submissions received on those provisions. The relevant provisions are:
 - Matters of Discretion and Control
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Section 3 contains** our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 4** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the Sites and Areas of Significance to Māori chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council’s website.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. There were 45 submissions, 127 submission points and 53 further submissions on Sites and Areas of Significance to Māori related provisions.

Key issues

12. The issue in contention on this chapter addressed in this report are the Matters of Discretion.

3. SASM-Matters of Discretion

Overview

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

Provisions	Panel recommendations
SASM-MD1(6) SASM-MD2(9) SASM-MD3(8)	Replace 'suitable' with 'practicable'

Reasons

14. The submission we consider here is that of Waimakariri Irrigation Limited (WIL)¹, which is supported by a further submission from Transpower², who sought amendment to the matters of discretion that assess the functional or operational need for infrastructure to locate within a SASM, and whether alternative locations or layouts/methodology would be suitable. The submitters sought for the word 'suitable' to be replaced with 'practicable'.
15. The s42A report author preferred 'suitable' because:
 - (a) an assessment of the functional or operational need for infrastructure to locate within a SASM will include an assessment of practicability;
 - (b) the word 'practicable' conveys the notion of feasibility which does not include consideration as to whether it is suitable for the infrastructure activity to occur within a SASM.
16. WIL legal submissions set out their position that 'suitable' is an uncertain phrase within a planning context; 'practicable' is more commonly used and understood. Also, it may be suitable in terms of feasibility to locate at an alternative location, however that does not mean it is practicable.
17. Ms McLeod, for Transpower, focused on the need for the National Grid to locate within a SASM. Her view was that clause 6(1) of Schedule 4 of the RMA and Policy 4 of the

¹ 210.15,210.16, 210.17

² FS92

National Policy Statement on Electricity Transmission (NPSET), which each require consideration of alternative locations or methods, only apply where the activity is substantial, and the adverse effects are significant. She sought amendments to the matters of discretion for consideration of alternative locations to apply only where an activity may result in significant adverse effects. The s42A report author disagreed with Ms McLeod's assessment because clause 6(1) of Schedule 4 outlines the requirements of an assessment of environmental effects and has limited relevance to matters of discretion and Policy 4 of the NPSET does not require adverse effects to be significant. He also determined that the extent of the amendments sought by Ms McLeod were beyond the scope of either WIL's original submission or Transpower's further submission.

18. We agree with the s42A report author in respect of Ms McLeod's evidence and lack of scope. However, we favour WIL's legal submissions over the s42A report author's advice. 'Practicable' is more commonly used and understood within the planning context and will include a consideration of what is more suitable given the nature of the SASM overlay, the activity and effects on cultural values. We consider replacing 'suitable' with 'practicable' in SASM-MD1(6), SASM-MD2(9) and SASM-MD3(8) will provide greater certainty for plan users. We therefore recommend that the WIL submission be accepted.

4. Conclusion

19. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-wide Matters – Historic and cultural values – SASM – Sites and Areas of Significance to Māori. Our recommended amendments are shown in Appendix 2.
20. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Sites and Areas of Significant to Māori - Hearing Stream 1

Attendee	Speaker	Submitter No.
Reporting Officer	<ul style="list-style-type: none"> Alan Matheson 	N/A
Transpower	<ul style="list-style-type: none"> Rebecca Eng Ainsley McLeod 	195, FS 92
Chorus, Spark, Vodafone	<ul style="list-style-type: none"> Graeme McCarrison Chris Horne Colin Clune Andrew Kantor Fiona Matthews 	62, FS 105
Federated Farmers	<ul style="list-style-type: none"> Lionel Hume Karl Dean 	414, FS 83
MainPower New Zealand Ltd	<ul style="list-style-type: none"> Mark Appleman Melanie Foote Annabel Hawkins 	249, FS 58

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

SASM - Ngā whenua tapu o ngā iwi - Sites and Areas of Significance to Māori

Introduction

This chapter relates to the management of [sites](#)¹ and areas of cultural significance to Ngāi Tūāhuriri, who hold mana whenua status over the area within the District. It recognises and provides for the relationship of Ngāi Tūāhuriri mana whenua with their ancestral lands, water, [sites](#)², wāhi tapu and other taonga, in the future development of the District.

For a fuller description of the history and relationship of Ngāi Tūāhuriri, refer to the chapter Tangata whenua/mana whenua in Part 1 - Introduction and General Provisions.

Ngā tūtohu whenua are the cultural landscapes which encompass entire catchments, including both the Rakahuri and Waimakariri River catchments, thereby encompassing the whole of the District. Ngā tūtohu whenua is the starting point for establishing the extent of areas of particular cultural interests, associations and sensitivity. There are no specific provisions applying to this broader ngā tūtohu whenua cultural landscape.

The provisions of this chapter apply only to the following described cultural landscapes:

- wāhi tapu and wāhi taonga – are treasured places that include wāhi tapu, which are [sites](#)³ and places that are held in reverence due to their significance according to whakapapa (including urupā, pā, maunga tapu, kāinga, and tūrangā waka). In addition to wāhi tapu, other places are treasured due to their high intrinsic values or their capacity to sustain the quality of life and provide for the needs of present and future generations (including areas important to support ecosystems and [sites](#)⁴ related to food gathering and cultural resources);
- ngā tūrangā tūpuna – larger extents of land within which there is a concentration of wāhi tapu or taonga values, or which are of particular importance in relation to Ngāi Tūāhuriri cultural traditions, history or identity; and
- ngā wai – is water and represents the essence of all life, is integral to tribal identity, and source of mahinga kai.

The objectives, policies, rules, standards and matters of discretion in this chapter seek to protect wāhi tapu/wāhi taonga [sites](#)⁵ from the adverse effects that subdivision, use and development may have on the values of the [sites](#)⁶. They also seek to manage the adverse effects of activities on those [sites](#)⁷ and other [sites](#)⁸ of cultural significance including waterbodies, repo/wetlands, and coastal areas identified as ngā wai, and ngā tūrangā tūpuna landscapes of Ngāi Tūāhuriri cultural significance.

The objectives and policies in this chapter are relevant to the assessment of any resource consent that may affect [sites](#)⁹ and areas of cultural significance to Māori, as set out in this chapter.

¹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

² Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

³ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁴ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁵ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁶ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁷ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁸ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions, particularly strategic objective SD-O5 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga. The provisions also give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to [Sites¹⁰](#) and Areas of Significance to Māori include:

- Earthworks: this chapter contains provisions for earthworks for different zones and activities.
- Natural Character of Freshwater Bodies: this chapter contains provisions that complement the Ngā wai provisions of the SASM chapter.
- Historic Heritage: this chapter contains policy in regard to archaeological sites.
- Energy and Infrastructure: this chapter contains provisions relevant to protecting wāhi tapu [sites¹¹](#) and the rules in this chapter do not apply to activities in the EI chapter.¹²
- Special Purpose Zone (Kāinga Nohoanga): how the [Sites¹³](#) and Areas of Significance to Māori provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the [site¹⁴](#).
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
SASM-O1	Ngā tūtohu whenua The historic and contemporary cultural significance for Ngāi Tūāhuriri mana whenua, of and their relationship with ancestral lands, water, sites¹⁵ , wāhi tapu, wāhi taonga and coastal environment is recognised and provided for.
Policies	
SASM-P1	Integrated management of land and water Adopt an integrated approach that reflects ki uta ki tai (from the mountains to the sea), by recognising the relationship between land use, ecosystems, natural processes and water.
SASM-P2	Urupā Protect urupā from disturbance, except for activities associated with the cultural use, identification and protection of such sites¹⁶ which are undertaken by Te Ngāi Tūāhuriri Rūnanga or their authorised agent.
SASM-P3	Wāhi tapu and wāhi taonga Protect wāhi tapu and wāhi taonga sites¹⁷ from development, disturbance, damage or destruction that would adversely affect the sites¹⁸ and their values and provide for enhancement of cultural and ecological values.

¹⁰ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹¹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹² Transpower New Zealand Limited [195.68]

¹³ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹⁴ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹⁵ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹⁶ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹⁷ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

¹⁸ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

SASM-P4	<p>Ngā tūrangā tūpuna</p> <p>Recognise the historic and contemporary relationship of Ngāi Tūāhuriri with the areas and landscapes identified as ngā tūrangā tūpuna and:</p> <ol style="list-style-type: none"> 1. facilitate opportunities to provide information about the historic occupation or use of these areas and their associated values by Ngāi Tūāhuriri; 2. provide opportunities for representation of Ngāi Tūāhuriri's association and relationship with these areas through the design of public buildings and/or community facilities; 3. manage earthworks involving disturbance of soils through the implementation of a Te Ngāi Tūāhuriri Rūnanga/Heritage New Zealand Pouhere Taonga authorised accidental discovery protocol and opportunity for cultural monitoring; 4. facilitate opportunities to enhance mahinga kai and other customary use of taonga species through planting and landscaping; 5. enhance the natural character and cultural values of waterbodies, repo/wetlands and coastal waters; 6. ensure that natural processes are maintained and original water courses reinstated where practicable, when undertaking earthworks or when structures and infrastructure are located adjacent to or over waterbodies or within the coastal environment; 7. maintain, restore or enhance natural features with cultural values within these areas, such as ngā reporepo (wetlands); and 8. provide opportunities for the recognition of culture values within the design, location and installation of infrastructure, while enabling their safe, secure and efficient installation.
SASM-P5	<p>Ngā Wai</p> <p>Recognise the cultural significance of the waterbodies, repo/wetlands and those parts of the coastal environment identified as Ngā Wai, and manage the effects of land uses, and activities on the surface of water, to:</p> <ol style="list-style-type: none"> 1. protect the health of these waterbodies and associated coastal waters, including by maintaining their natural character where it is high and enabling enhancement where it is degraded, including through the reinstatement of original water courses where practicable; 2. recognise historic and contemporary Ngāi Tūāhuriri customary uses and values associated with these waterbodies and coastal waters and enhance opportunities for customary use and access; 3. ensure any land uses adjoining these sites¹⁹, or structures and activities on the surface of water do not adversely affect taonga species or Ngāi Tūāhuriri customary uses in these areas; 4. ensure new land uses do not create an additional demand for the discharge of sewage or stormwater directly into Ngā Wai, and where the opportunity arises, reduce the need for existing land uses to discharge untreated wastewater or stormwater into these areas; 5. protect the health, natural functions and processes of riparian margins and the coastal environment from the adverse effects of adjoining land use activities; and 6. provide for opportunities for the recognition of cultural values within the design, location and installation of infrastructure, while enabling their safe, secure and efficient installation.
SASM-P6	Archaeological sites

¹⁹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

	Through the identification of sites²⁰ and areas of cultural significance to Ngāi Tūāhuriri, assist Te Ngāi Tūāhuriri Rūnanga and HNZPT to protect identified and any unmarked or unrecorded archaeological sites from modification, disturbance, damage and destruction.
SASM-P7	Access for customary activities Support access of Ngāi Tūāhuriri to sites²¹ of cultural significance in order to undertake customary activities.
SASM-P8	Engagement with rūnanga Te Ngāi Tūāhuriri Rūnanga and the District Council to encourage engagement with the Rūnanga prior to persons undertaking activities and/or applying for resource consent where the activity has the potential to adversely affect identified sites²² or areas of Ngāi Tūāhuriri cultural significance. Where prior engagement with Te Ngāi Tūāhuriri Rūnanga has not been undertaken by an applicant for an activity that has the potential to adversely affect an identified site²³ , the District Council will consult with the Rūnanga.

Activity Rules

How to interpret and apply the rules

1. Rules SASM-R1 to SASM-R4 **do not** apply to Māori Land within the Special Purpose Zone (Kāinga Nohoanga).
2. The following rules **do not** apply to SASM 011, areas shown as 'Ngā reporepo' (wetlands). If there is a resource consent required for an activity within or that would adversely affect reporepo, then the objectives and policies of this chapter would also need to be considered.

SASM-R1	Maintenance of an existing fence	
	<i>This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai in SASM-SCHED1.</i>	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: PER Where: 1. for the maintenance of an existing fence, the extent and/or volume of land disturbance is limited to that necessary to replace existing fence posts in the existing post hole along its existing alignment.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SASM-MD1 - Wāhi tapu and wāhi taonga SASM-MD2 - Ngā Tūranga Tūpuna SASM-MD3 - Ngā Wai Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites²⁴ on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent their written approval.
SASM-R2	Structures that are ancillary to mahinga kai activity or other customary harvesting	

²⁰ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

²¹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

²² Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

²³ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

²⁴ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

	<i>This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai in SASM-SCHED1.</i>	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: PER	Activity status when compliance not achieved: N/A
SASM-R3	Earthworks associated with and structures ancillary to interments in an urupā, burial ground or cemetery	
	<i>This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai in SASM-SCHED1.</i>	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: PER	Activity status when compliance not achieved: N/A
SASM-R4	Earthworks and land disturbance associated with other activities	
	<i>This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai in SASM-SCHED1 except where SASM-R1 to SASM-R3 apply.</i>	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: PER Where: <ol style="list-style-type: none"> the earthworks and land disturbance is limited to: <ol style="list-style-type: none"> planting of trees; gardening; building foundations, septic tank and swimming pool installations where the combined volume of earthworks is 350m³ or less; freestanding sign foundations to a 	Activity status when compliance not achieved or provided for: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> SASM-MD1 - Wāhi tapu and wāhi taonga SASM-MD2 - Ngā tūranga tūpuna SASM-MD3 - Ngā wai Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites²⁷ on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent their written approval.

²⁷ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

	<p>maximum depth of 200mm or to the depth already disturbed (whichever is the greater);</p> <p>e. drain and track maintenance;</p> <p>f. cultivation, stopbanks, roadworks and <u>any</u>²⁵ other activities within land previously disturbed by previous earthworks to the depth already disturbed;</p> <p>g. cultivation to a maximum depth of 200mm;</p> <p>h. a customer connection between a building, other structure, site, and infrastructure as per EI-R4;²⁶ and</p> <p>i. the drilling of a well or bore.</p>	
SASM-R5²⁸	Construction of new community scale natural hazard mitigation works²⁹	
	<i>This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai in SASM-SCHED1.</i> ³⁰	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay³¹	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SASM-MD1 – Wāhi tapu and wāhi taonga</p> <p>SASM-MD2 – Ngā tūranga tūpuna</p> <p>SASM-MD3 – Ngā wai</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being</p>	<p>Activity status when compliance not achieved or provided for: N/A³⁴</p>

²⁵ Chorus New Zealand Limited, Spark New Zealand Limited and Vodafone New Zealand Limited [62.45] and Z Energy Limited [286.18]

²⁶ Chorus New Zealand Limited, Spark New Zealand Limited and Vodafone New Zealand Limited [62.45] and Z Energy Limited [286.18]

²⁸ Environment Canterbury [316.81]

²⁹ Environment Canterbury [316.81]

³⁰ Environment Canterbury [316.81]

³¹ Environment Canterbury [316.81]

³⁴ Environment Canterbury [316.81]

	publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites ³² on the New Zealand Heritage List Rāangi Kōrero, where the consent authority considers this is required, absent their written approval. ³³	
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Matters of Discretion

SASM-MD1	Wāhi tapu and wāhi taonga <ol style="list-style-type: none"> 1. The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tūāhuriri values as determined by Te Ngāi Tūāhuriri Rūnanga through consultation, and how the development or activity responds to, or incorporates the outcome of that consultation. 2. Effects on sites³⁵ of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing). 3. The extent to which sites³⁶ of cultural significance are protected. 4. Any cultural impact assessment that has been undertaken by a Te Ngāi Tūāhuriri Rūnanga mandated writer and the proposal's consistency with values and recommendations identified. 5. In respect of sites³⁷ on the New Zealand Heritage List Rāangi Kōrero, whether HNZPT has been consulted and the outcome of that consultation. 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations, layout or methodology would be suitable³⁸.
SASM-MD2	Ngā tūrangā tūpuna <ol style="list-style-type: none"> 1. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation, including the incorporation of mana whenua associations with areas/sites³⁹ within Ngā tūrangā tūpuna areas. 2. Whether and the extent to which the proposal will result in the disturbance of any culturally significant sites⁴⁰ and proposed mitigation measures. 3. Effects of the proposal on Ngāi Tahu values and proposed mitigation measures. 4. Whether, and the extent to which, the proposed activity will result in the removal of indigenous vegetation and the proposed mitigation measures. 5. Adverse effects on mahinga kai and other customary uses, and access for these purposes. 6. Whether, and the extent to which, the proposal maintains or restores natural features and processes within these areas.

³² Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

³³ Environment Canterbury [316.81]

³⁵ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

³⁶ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

³⁷ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

³⁸ Waimakariri Irrigation Limited [210-15-210-17] and Transpower [FS92]

³⁹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁴⁰ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

	<p>7. Effects on sites⁴¹ of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing).</p> <p>8. The extent to which the proposed activity will affect the natural character and processes of Te Tai o Mahaanui (the coastal environment).</p> <p>9. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout/methodology would be suitablepracticable⁴².</p>
SASM-MD3	<p>Ngā wai</p> <p>1. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation.</p> <p>2. Effects on sites⁴³ of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing).</p> <p>3. Effects of the proposal on Ngāi Tahu values and proposed mitigation measures, including new planting and improved access for customary use.</p> <p>4. Whether, and the extent to which, the proposed activity will result in the removal of indigenous vegetation and the proposed mitigation measures.</p> <p>5. Adverse effects on mahinga kai and other customary uses, and access for these purposes.</p> <p>6. The extent to which the proposed activity will affect the natural character values and natural processes of the water body and its margins, including those within the coastal environment.</p> <p>7. The manner in which any wastewater system and stormwater infrastructure recognise the cultural significance of ngā wai and do not create additional demand to discharge directly to any water body.</p> <p>8. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout/methodology would be suitablepracticable⁴⁴.</p>

Schedules

SASM-SCHED1 - Sites and areas of significance to Māori

SASM ID	Classification	Sub-class	Location/Name	Description
SASM001	Wāhi Tapu	Silent File	Silent File 017	Silent File
SASM002	Wāhi Tapu	Silent File	Silent File 018	Silent File
SASM003	Wāhi Tapu	Silent File	Silent File 019	Silent File
SASM004	Wāhi Tapu	Silent File	Silent File 020	Silent File
SASM005	Wāhi Tapu	Silent File	Silent File 021	Silent File
SASM006	Wāhi Tapu	Silent File	Silent File 022	Silent File

⁴¹ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁴² Waimakariri Irrigation Limited [210-15-210-17] and Transpower [FS92]

⁴³ Remove hyperlink - Heritage New Zealand Pouhere Taonga [178.44]

⁴⁴ Waimakariri Irrigation Limited [210-15-210-17] and Transpower [FS92]

SASM007	Wāhi Tapu	Silent File	Silent File WD1	Silent File
SASM008	Wāhi Tapu	Silent File	Silent File WD2	Silent File
SASM009	Wāhi Tapu	Maunga	Tawera	Tupuna Maunga - features in central tribal traditions
SASM010	Wāhi Tapu	Maunga	Puketeraki	Tupuna Maunga - features in central tribal traditions
SASM011	Wāhi Taonga	Ngā Reporepo		Wetlands. The rules in this chapter do not apply to areas shown as 'Ngā reporepo' (wetlands). If there is a resource consent required for an activity within or that would adversely affect ngā reporepo, then the objectives and policies of this chapter would also need to be considered
SASM012	Ngā Tūranga Tūpuna	Cultural Landscape	Tawera Maunga	Tawera, the Mt Oxford massif including its forests
SASM013	Ngā Tūranga Tūpuna	Cultural Landscape	Waimakariri ki Rakahuri	Cultural Landscape encompassing an area of high coastal settlement (in both contemporary and ancestral senses). It comprises significant clusters of recorded archaeology of Māori origin and silent files
SASM014	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere Manuka	The vast former manuka bush that occurred adjacent to the former course of the Waimakariri River
SASM015	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere a Hohoka	The former podocarp forest extent which centred on present day Ohoka
SASM016	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere a Rangiora	The former podocarp forest extent which

				centred on present day Rangiora
SASM017	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere a Okohana	The former podocarp forest extent which occurred half-way along the south-west portion of the Tuahiwi Reserve MR 873
SASM018	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere a Tuahiwi	The former podocarp forest extent which dominated the bottom half of the Tuahiwi Reserve MR 873
SASM019	Ngā Tūranga Tūpuna	Cultural Landscape	Ngahere a Opiha	A small, former podocarp forest extent which occurred adjacent to the western portion of the Tuahiwi Reserve MR 873
SASM020	Ngā Tūranga Tūpuna	Cultural Landscape	Pukenui	A named promontory in the upper District, likely to have been a navigational marker referenced during usage of the Ara Tawhito trail network
SASM021	Ngā Tūranga Tūpuna	Cultural Landscape	Pukeriki	A named promontory in the upper District, likely to have been a navigational marker referenced during usage of the Ara Tawhito trail network
SASM022	Ngā Wai	Awa/ngā manga	Waimakariri River (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM023	Ngā Wai	Awa/ngā manga	Waiarariki/Eyre River (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM024	Ngā Wai	Awa/ngā manga	Cam/Ruataniwha (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga

				Kai environs, habitats and taonga species
SASM025	Ngā Wai	Awa/ngā manga	Rakahuri (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM026	Ngā Wai	Awa/ngā manga	Te Akeake/Saltwater Creek (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM027	Ngā Wai	Awa/ngā manga	Makirikiri/Makerikeri River (incl. Tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM028	Ngā Wai	Awa/ngā manga	Ōkuku River (incl. tributaries)	River and tributaries (ngā awa me ngā manga) with Mahinga Kai environs, habitats and taonga species
SASM029	Ngā Wai	Awa/ngā manga	Te Tai o Mahaanui	Coastal dune systems, coastal waters (ngā waitai). This feature extends into the CMA. Rules in this chapter only apply to the landward extent of SASM 029
SASM030	Ngā Tutohu Whenua	Cultural Landscape/Catchment	Rakahuri	Mahaanui IMP 2013 section 6.3 Waimakariri (Pg.202-210)
SASM031	Ngā Tutohu Whenua	Cultural Landscape/Catchment	Waimakariri	Mahaanui IMP 2013 section 6.4 Waimakariri (Pg.213-225)

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 5

Hearing Stream 3 Part 2: District-wide matters – HS – Hazardous Substances

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 3** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 5 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the HS – Hazardous Substances Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives HS-O1 and HS-O2
 - Policies HS-P1, HS-P2 and HS-P3
 - Rules HS-R1, HS-R2 and HS-R3
 - Advice Note HS-AN1
 - Matters of Discretion HS-MD1
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 – 4** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 5** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to HS – Hazardous Substances chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More

detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 2: District-wide matters – HS – Hazardous Substances.

Submissions

12. Eight original submissions and one further submission were received on the HS – Hazardous Substances Chapter. The six submissions raised 48 submission points, and generally supported the notified plan provisions, with some amendments sought.

Key issues

13. The issue in contention on this chapter addressed in this report is the Fuel Companies' submission in respect to HS-R1.

3. Fuel Companies

Overview

14. The Panel's recommended amendments to new Rule HS-R1b, over and above the amendments recommended by the reporting officer, is summarised below:

Provisions	Panel recommendations
HS-R1b	Include a single clause requiring that storage is required to be undertaken in accordance with the listed standards.

Amendments and reasons

15. Our evaluation focuses on the amendments sought to HS-R1, in respect to underground hazardous storage facilities. Mr Rowe, planner for the Fuel Companies¹, considered requiring a resource consent for underground storage in a flood hazard area was inefficient, as it would unlikely result in any different or reduced effect to what is already required under other legislative requirement, and it would be unlikely to result in any changes to the design or location of underground storage tanks.
16. Ms Manhire responded to Mr Rowe's evidence in her Reply Report, recommending that HS-R1 be split into two rules; one for aboveground storage and use, and the second for underground storage and use. The latter would be subject to compliance with two particular codes of practice and ensuring protection measures were in place. These recommendations were on the basis of further research she had undertaken, but at the time of writing her Reply Report she had not engaged with Mr Rowe.
17. We received a final memorandum from Ms Manhire on 20 September 2023, which included comments from Mr Rowe on Ms Manhire's recommended two rules. Mr Rowe generally supported the proposed new underground rule but sought that the reference

¹ 276.5

in clause (a) be to general accordance with the codes of practice, and that clause (b) be deleted as it is a matter already covered by the codes of practice.

18. We accept both planners' evidence that HS-R1 should be split into two separate rules. Having considered Ms Manhire and Mr Rowe's evidence in respect to the underground rule, in respect of clause (a), we agree with Ms Manhire that the use of "general" in a permitted activity condition is not appropriate or certain enough, and we agree with Mr Rowe that the clause should be specific to the effect that the rule is designed to address – the flood hazard. We have recommended minor rewording to the clause. In respect of clause (b), we prefer Mr Rowe's evidence that clause (a) adequately addresses protection measures and there is no need to have this repeated. Further, we consider that clause (b) as drafted would be difficult to implement as a permitted activity condition, as it would require an assessment process to determine if appropriate protection measures were in place, without any specific document, standard or code to assess it against. We consider it preferable that the relevant code of practice is incorporated by reference into the rule to provide the necessary certainty. Overall, we find that the revised HS-R1 and new Rule as we recommend them, addressing aboveground and underground hazardous substance storage and use, are the most appropriate means of achieving the relevant objectives of the PDP.

4. Other matters and consequential changes

19. There were no other matters or consequential changes raised.

5. Conclusion

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

**Appendix 1: Submitter attendance and tabled evidence for Hazardous Substances -
Hearing Stream 3**

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Jessica Manhire 	N/A
Environment Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten • Jolene Irvine • Nick Griffiths • Kate Dickson 	316
Fuel Companies	<ul style="list-style-type: none"> • Miles Rowe 	276, FS 104
Tabled Evidence		
N/A	N/A	N/A

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

HS - Matū mōrearea - Hazardous Substances

Introduction

Hazardous substance use, its storage and disposal can pose potential risks for human and ecological health and safety, and for property. These risks are primarily managed by HSNO, HSWA, Health and Safety at Work (Major Hazard Facilities) Regulations 2016, Health and Safety at Work (Hazardous Substances) Regulations 2017.

The District Plan should not duplicate specific legislation or the functions of Regional Council but can control effects that are not otherwise managed. This chapter addresses risk that is not controlled by zone provisions, Regional Council or other legislation. This includes the location of major hazard facilities using or storing hazardous substances, the location of sensitive activities and locations in areas that are prone to ~~flood hazard~~ natural hazards¹.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to hazardous substances include:

- Energy and Infrastructure: this chapter contains rules for energy and infrastructure such as fuel and gas distribution, ~~and~~² storage and also addresses hazardous substances, amongst other activities, located in the National Grid Yard³.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
HS-O1	Hazardous substance use, storage and disposal Hazardous substance use, storage and disposal activities are <u>enabled and</u> ⁴ located, and in the case of flood events, managed, ⁵ so that: <ol style="list-style-type: none"> 1. risk to people, property and the environment from any major hazard facility is minimised, including avoiding unacceptable risk to sensitive activities; 2. risk to any sensitive area is minimised; and 3. risk to land and water as a result of <u>natural hazards, including</u>⁶ flood events,⁷ is minimised.
HS-O2	Sensitive activities

¹ Environment Canterbury [316.33]

² Transpower [195.54]

³ Transpower [195.54]

⁴ Fuel Companies [276.2]

⁵ Fuel Companies [276.2]

⁶ Environment Canterbury [316.34]

⁷ Environment Canterbury [316.34]

	The location of any new sensitive activity minimises reverse sensitivity effects on any existing major hazard facility, and avoids unacceptable risk to the sensitive activity.
Policies	
HS-P1	New major hazard facility Minimise risk to people, property and the environment from any new major hazard facility, or any addition to a major hazard facility by: <ol style="list-style-type: none"> 1. identifying risk to human and ecological health and safety, and to property, though a QRA of any proposed activity, including its site characteristics and any cumulative risk from the use, storage and disposal of hazardous substances on other sites; 2. ensuring the location provides sufficient separation from any sensitive activity to minimise any risk identified in a QRA for the activity and avoids unacceptable risk to existing sensitive activities; 3. locating outside <u>of the National Grid Yard</u>,⁸ any areas of significant indigenous vegetation, significant habitats for indigenous fauna and Sites and Areas of Significance to Māori, and zones and overlays where sensitive areas or activities predominate; and 4. locating outside any high hazard area unless risk associated with the hazard can be mitigated to protect human, and environmental, health and safety.
HS-P2	Sensitive activity location Ensure any new sensitive activity is sufficiently separated from any existing major hazard facility to minimise reverse sensitivity effects for the major hazard facility, and avoid unacceptable risk to the sensitive activity.
HS-P3	Hazardous substance storage and flood hazards Within the Non-Urban Flood Assessment Overlay, Urban Flood Assessment Overlay and the Kaiapoi Fixed Minimum Finished Floor Level Overlay ⁹ , <u>any flood hazard overlays</u> , ¹⁰ any hazardous substance shall be stored to minimise the risk of spillage or leakage and contamination of land and water in a flood event <u>or from sea water inundation</u> . ¹¹

Activity Rules

HS-R1a	<u>Above-ground</u> h¹²azardous substance storage and use	
	<i>This rule does not apply to any major hazard facility provided for under HS-R2.</i>	
Urban Flood Assessment Overlay	Activity status: PER Where: <ol style="list-style-type: none"> 1. Above-ground¹⁵ storage of hazardous substances within 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

⁸ Transpower [195.55]

⁹ Consequential amendment

¹⁰ Environment Canterbury [316.38]

¹¹ Environment Canterbury [316.38]

¹² Fuel Companies [276.5]

¹⁵ Fuel Companies [276.5]

<p>Non-Urban Flood Assessment Overlay</p> <p>Kaiapoi Fixed Minimum Finished Floor Level Overlay¹³</p> <p><u>Coastal Flood Assessment Overlay</u>¹⁴</p>	<p>any hazardous facility is at, or above the finished floor level established either by the Kaiapoi Fixed Minimum Finished Floor Level Overlay,¹⁶ or by a Flood Assessment Certificate issued in accordance with NH-S1, <u>or by a Coastal Flood Assessment</u>¹⁷ Certificate issued in accordance with NH-S2.¹⁸</p>	<p>HS-MD1 - Hazardous substances</p>
<p>HS-R1b</p>	<p><u>Underground hH</u>¹⁹azardous substance storage and use</p>	
	<p><i>This rule does not apply to any major hazard facility provided for under HS-R2.</i></p>	

¹³ Environment Canterbury [316.52]

¹⁴ EC Environment Canterbury [316.39]

¹⁶ Environment Canterbury [316.52]

¹⁷ Consequential amendment

¹⁸ Environment Canterbury [316.39]

¹⁹ Fuel Companies [276.5]

<p>Urban Flood Assessment Overlay</p> <p>Non-Urban Flood Assessment Overlay</p> <p>Kaiapoi Fixed Minimum Finished Floor Level Overlay²⁰</p> <p><u>Coastal Flood Assessment Overlay</u>²¹</p>	<p>Activity status: PER Where: the storage of hazardous substances within any hazardous facility is at, or above the finished floor level established either by the Kaiapoi Fixed Minimum Finished Floor Level Overlay or by a Flood Assessment Certificate issued in accordance with NH-S1.</p> <p><u>1. The underground storage within any hazardous facility is undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum – Design and Installation and HSNOCOP 45 Below Ground Stationary Container Systems for Petroleum – Operation, as relevant to the potential stability and containment of hazardous substances in a flood event</u>²²</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: HS-MD1 - Hazardous substances</p>
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²⁰ Consequential amendment

²¹ Environment Canterbury [316.39]

²² Fuel Companies [276.5]

HS-R2	Any new major hazard facility or addition to a major hazard facility	
General Industrial Zone Heavy Industrial Zone	Activity status: RDIS Where: 1. the activity is not located within a SASM or Fault Awareness Overlay; and 2. the activity is not located within a High Flood Hazard Area, High Coastal Flood Hazard Area ²³ or the Ashley Fault Avoidance Overlay. Matters of discretion are restricted to: HS-MD1 - Hazardous substances	Activity status when compliance not achieved with HS-R2 (1): DIS Activity status when compliance not achieved with HS-R2 (2): NC
General Rural Zone	Activity status: DIS Where: 3. the activity is not located within any SNA or SASM; and 4. the activity is not located within a Fault Awareness Overlay, the Ashley Fault Avoidance Overlay, a High Flood Hazard Area or a High Coastal Flood ²⁴ Hazard Area.	Activity status when compliance not achieved: NC
Rural Lifestyle Zone Residential Zones Commercial and Mixed Use Zones Light Industrial Zone Open Space and	Activity status: NC	Activity status when compliance not achieved: N/A

²³ Consequential amendment

²⁴ Consequential amendment

Recreation Zones		
Special Purpose Zones		
HS-R3	Sensitive activity located within a Major Hazard Facility	
All Zones	Activity Status: NC	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> • Sensitive activity within the site of any major hazard facility or within any Risk Management Contour shown on the planning map. 	

Advice Note

HS-AN1	<p>Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:</p> <ol style="list-style-type: none"> 1. There are additional controls for hazardous substances under the HSNO, the HSWA, Health and Safety at Work (Major Hazard Facilities) Regulations 2016, and Health and Safety at Work (Hazardous Substances) Regulations 2017. These are administered by the Environmental Protection Authority and WorkSafe New Zealand; 2. The rules in this chapter are for any residual risk from hazardous substances on human health and the environment that is not controlled through other legislation, or by the Regional Council. Resource consent may also be required from the Regional Council in relation to hazardous substances, under the LWRP and the CARP. The LWRP contains rules for the discharge and storage of hazardous substances including storage near water bodies, bores, community drinking water and faults. The CARP manages the effects of discharges to air on health and sensitive activities; and 3. Resource consent may be required from the District Council under the NESCS, which prescribes the methods that may be used to assess and manage land that is contaminated, or potentially contaminated from an activity or industry on the HAIL. The Regional Council is to be advised when contaminated land is identified. Resource consent may also be required from Regional Council in relation to disturbance of contaminated land.
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Matters of Discretion

HS-MD1	Hazardous substances <ol style="list-style-type: none"> 1. QRA of the activity, including use of either the individual fatality risk contour or the maximum credible fatality distance, taking into account features of the site and surrounding environment which may affect the site-specific contour. 2. Proposed mitigation in relation to risk identified by the QRA that are not controlled by other legislation or regional council functions. 3. Any effects relating to natural hazard areas identified in the District Plan, including the extent to which hazardous substances can be safely
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	<p>contained to avoid inundation by floodwater or contamination of land or water in the event of a 0.5% AEP flood event for low and medium hazard and a 0.2% AEP flood event for high hazard.</p> <ol style="list-style-type: none"> 4. The level of risk relating to the nature and volume of the hazardous substance, except where this is controlled by other legislation, including the: <ol style="list-style-type: none"> a. probability and potential consequences of an accident leading to the loss of control of hazardous substances; b. potential effects on natural ecosystems and life-supporting capacity of land and water from escape or spillage; c. potential risk and effect on sites and areas of significance to Māori as set out in SASM-SCHED1; d. potential risk and effect on the human health and safety, and on neighbouring activities such as residential activities and areas where people congregate, and the amenity values of these areas and activities; e. potential effects on sensitive activities that would be permitted in the zone near a major hazard facility; and f. potential for cumulative adverse effects considering other activities in the surrounding area that store, use, or dispose of hazardous substances. 5. Reverse sensitivity effects from a sensitive activity on the functioning of a major hazard facility. 6. Effects on any sensitive activity from a major hazard facility establishing in that location. 7. The operational need or functional need for a major hazard facility, or sensitive activity to locate in that location. 8. Any positive effects of the major hazard facility.
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Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 6

Hearing Stream 3 Part 2: District-wide matters- CL- Contaminated Land

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

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

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

Appendix 1: Schedule of attendances**Appendix 2:** Recommended amendments to the Proposed Plan – Tracked from notified version

The Hearings Panel for the purposes of **Hearing Stream 3** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 6 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the CL – Contaminated Land Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objective CL-O1
 - Policies CL-P1 to CL-P4
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** For each submission point and further submission point, we provide a recommendation as to whether it should be accepted or rejected. This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the CL – Contaminated Land chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More

detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 2: District-wide matters – CL Contaminated Land.

Submissions

12. Submissions on the CL- Contaminated Land Chapter generally supported the notified plan provisions, with some amendments sought, along with the deletion of two policies.

Key issues

13. The issues in contention on this chapter addressed in this report are:
 - (a) Objective CL-O1
 - (b) New CL-O2

3. Objective CL-O1

Overview

14. The Panel's recommended amendments to CL-O1, over and above the amendments recommended by the reporting officer, is summarised below:

Provision	Panel recommendations
Objective CL-O1	That the objective be reworded to read "Human health and the environment are protected from the subdivision, use and development of contaminated land"

Amendments and reasons

15. The submissions we consider here are those seeking amendments in relation to Objective CL-O1. Specifically, submitters sought:
 - (a) Amending the reference to people and property to human health¹
 - (b) Amending the objective to include reference to significant adverse effects².
16. The s42A report recommended:
 - (a) Rejecting the amendment to refer to human health; and
 - (b) Rejecting the reference to significant adverse effects
 For the reasons that the notified version gave effect to s31 functions and the RPS.
17. We note that Mr Rowe, planner for the Fuel Companies, in evidence accepted the s42A recommendation. In evidence, Ms Dale planner for Kainga Ora sought an amended wording that would change the wording of the objective to focus on managing contaminated land to protect human health and the environment. We consider that the further amendment sought falls within the scope of the original submission.

¹ Fuel Companies [276.12]

² Kāinga Ora [325.94]

18. Ms Manhire did not change her position in respect of the wording of CL-O1 in her Reply Report.
19. We considered the wording proposed by Ms Dale and the notified version of CL-O1 against s31 RMA and Objective 17.2 and Policy 17.3.2 of the RPS. We generally preferred Ms Dale's evidence and suggested rewording; however, we have further reworded the objective to make it clearer about its focus. We recommend that the Fuel Companies and Kainga Ora's submissions be accepted in part.

4. New Objective CL-O2

Overview

20. The following is a summary of the Panel's recommended amendment:

Provision	Panel recommendations
New CL-O2	Insert a new objective on the benefits of the remediation of contaminated land

Amendments and reasons

21. The submission we consider here is that from Kāinga Ora seeking a new objective to acknowledge that the remediation of contaminated land can have positive benefits for the community and environment³.
22. The s42A report recommended rejection of this submission point, stating it was unclear why an objective recognising possible effects was required and how it would give effect to higher order documents. Ms Manhire was of the view that there was a risk of acting due to insufficient information.
23. Ms Dale provided evidence for Kāinga Ora and suggested amended wording to the original drafting set out in the submission. She outlined how plans can tend to focus on adverse effects and place less weight or ignore positive outcomes. Her view was that it is appropriate to enable and encourage the benefits of remediation in a positively geared planning framework and identified that an objective would enable a balancing of positive and adverse effects and may provide an incentive for remediation. The amended wording was sought to recognise that benefits go beyond land for housing and business activities. The legal submissions from Kāinga Ora set out that there would be no legal impediment to the new objective and its inclusion would be entirely consistent with broader planning principles and s32 RMA.
24. Having reviewed the original wording, we find that the amended wording sought through evidence is within scope of the submission.
25. In reply, Ms Manhire agreed with Ms Dale's reasons and provided a proposed new objective and accompanying s32AA evaluation. We noted Ms Manhire's comment in her reply report "that a council cannot take into account positive effects from the

³ 325.95

proposal when considering whether the effects will be minor but can have regard to mitigating factors". We were slightly unclear about her comment. While this may be true for determining whether a resource consent may be publicly, limited or non-notified, positive effects need to be considered alongside adverse effects in making a decision on a resource consent under s104, and specifically s104(1)(a) and 104(1)(ab). The inclusion of this objective makes the requirement to consider positive effects even more clear, and we therefore agree with its inclusion.

26. The wording proposed by Ms Manhire and Ms Dale differed. We have considered both draft objectives and have recommended an amended wording that is consistent with the drafting of other objectives in the Plan. Our recommended redraft is set out below.

Benefits of the remediation of contaminated land

The benefits of the remediation of contaminated land undertaken in accordance with good practice approaches, on the health and wellbeing of people and communities and the environment, are recognised.

27. We recommend that Kainga Ora's submission be accepted in part.

5. Other matters and consequential changes

28. There were no other matters or consequential changes raised.

6. Conclusion

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

Appendix 1: Submitter attendance and tabled evidence for Contaminated Land - Hearing Stream 3

Attendee	Speaker	Submitter No.
Council reporting officer	<ul style="list-style-type: none"> • Jessica Manhire 	
Kainga Ora	<ul style="list-style-type: none"> • Clare Dale • Mr Mattheson 	325, FS 88
Environment Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten • Jolene Irvine • Nick Griffiths • Kate Dickson 	316
Fuel Companies	<ul style="list-style-type: none"> • Miles Rowe – 4sight 	276, FS 104
Tabled Evidence		
N/A	N/A	N/A

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

CL - Whenua paitini - Contaminated Land

Introduction

Sites are identified as contaminated when land has a hazardous substance in or on it that may have significant adverse effects on human health or the environment.

The District Council is required to implement the NESCS. The NESCS requires that land affected, or potentially affected, by contaminants in soil is identified, assessed and if necessary managed remediated¹ before it is subdivided, used or developed to mitigate adverse effects on human health. The NESCS sets out the activity status for subdivision, use and development of land.

The District ~~Council Plan does not contain any rules for the subdivision, use or development of contaminated land as this is regulated implements resource consents~~² under the NESCS, The District Plan does,³ however, provide the relevant as the NESCS does not contain any⁴ objectives or and⁵ policies relating to contaminated land, as none are provided by the NESCS ~~the District Plan will apply.~~⁶

Regional councils identify and monitor contaminated land. The Regional Council has recorded potentially contaminated land in the LLUR, which is a public database of land with a history of potentially hazardous activities or industries. The information in the LLUR is used by territorial authorities to identify land that is or has been used for a hazardous activity or industry, when preparing Land Information Memoranda and when assessing applications for resource consent.

The Regional Council is ~~also~~⁷ responsible for the avoidance, remediation, or mitigation of adverse effects from the use of contaminated land within the CMA and within the beds of lakes and rivers and the avoidance, remediation, or mitigation of adverse effects from discharges of contaminants into or⁸ ~~on to contaminated~~⁹ land, air or water¹⁰.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objective	
CL-O1	Contaminated land

¹ Fuel Companies [276.11]

² Fuel Companies [276.11]

³ Fuel Companies [276.11]

⁴ Fuel Companies [276.11]

⁵ Fuel Companies [276.11]

⁶ Fuel Companies [276.11]

⁷ Fuel Companies [276.11]

⁸ Fuel Companies [276.11]

⁹ Fuel Companies [276.11]

¹⁰ Fuel Companies [276.11]

	The Human health and the environment are protected from the subdivision, use and development of contaminated land does not adversely affect people, property, and the environment ¹⁴ .
CL-O2	Benefits of the remediation of contaminated land <u>The benefits of the remediation of contaminated land undertaken in accordance with good practice approaches, on the health and wellbeing of communities and the environment, are recognised.</u> ¹²
Policies	
CL-P1	Identify contaminated sites Identify sites potentially containing contaminated land, including sites with contamination from current and historical land uses and activities, by using the Regional Council's LLUR, <u>District Council records</u> , ¹³ and coordinating with the Regional Council in the recording and management of contaminated land.
CL-P2	Best practice management of contaminated land Require applications for subdivision, <u>change of</u> ¹⁴ use or development of contaminated land, or potentially contaminated land, to <u>apply a good practice approach to the include an investigation management</u> ¹⁵ of the ¹⁶ risks and to remediate the contamination, or manage activities on contaminated land, ¹⁷ to protect the human ¹⁸ health of people ¹⁹ and the environment. The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health or the environment than if remediation had not occurred.
CL-P3	Earthworks on contaminated land Discourage the disturbance of contaminated land, unless for the purpose of contamination remediation, where the level, type and toxicity of the contamination could adversely affect natural values, <u>including ecological values</u> ²⁰ .
CL-P4	Disposal of contaminated soil Avoid adverse effects on the health of people and the environment from the disposal of soil from contaminated land.

There are no rules in this chapter. The objectives and policies apply across the Plan.

Advice Notes

¹¹ Fuel Companies [276.12], Kāinga Ora [325.94]

¹² Kainga Ora [325.95]

¹³ Environment Canterbury [316.44]

¹⁴ Kainga Ora [325.97]

¹⁵ Fuel Companies [276.13]

¹⁶ Fuel Companies [276.13]

¹⁷ Fuel Companies [276.13]

¹⁸ Fuel Companies [276.13]

¹⁹ Fuel Companies [276.13]

²⁰ Environment Canterbury [316.46]

CL-AN1	<p>Activities and structures may also be subject to controls outside the District Plan. Other applicable rules or controls within other legislation or ownership requirements include the following:</p> <ul style="list-style-type: none">• The Regional Council's LLUR summarises the information held in its records about land where hazardous activities are known to have occurred or are currently occurring in Canterbury. This is available on the Regional Council's LLUR website. The register should be checked in association with any application for resource consent for subdivision or land development.• A resource consent may be required from the District Council under the NESCS, which prescribes methods used to assess and manage land that is contaminated, or potentially contaminated from an activity or industry on the HAIL. The Regional Council is to be advised when contaminated land is identified.• There are no rules in the District Plan for contaminated land. The NESCS manages subdivision, use and development of contaminated, or potentially contaminated, land. However, the objectives and policies in the District Plan apply to the assessment of any resource consent application.• A resource consent may also be required from the Regional Council in relation to contaminated land.• Contaminated land management guidelines are available on the Regional Council's website.
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Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 7

Hearing Stream 3 Part 2: District-wide matters – NH – Natural Hazards

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

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 3** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 7 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the NH – Natural Hazards Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives NH-O1 to NH-O4
 - Policies NH-P1 to NH-P19
 - Rules NH-R1 – NH-R20
 - Standards NH-S1 and NH-S2
 - Matters of Discretion NH-MD1 – NH-MD4
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 16** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 17** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the NH – Natural Hazards chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More

detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:

- (a) summary of relevant provisions;
- (b) themes raised in submissions; and
- (c) identification of key issues for our subsequent evaluation.

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 2: District-wide matters – NH – Natural Hazards.

Submissions

12. The submissions to this Chapter were diverse and sought a range of amendments. Particular areas of contention included the use and extent of overlays, the definition of a high coastal flood hazard, the appropriate AEP to use for floor levels, managing critical infrastructure and flow path disruption.

Key issues

13. With the exception of the General – Plan wide submission points, we have grouped the issues in contention in this report in line with the s42A report itself, as follows:
 - (a) General – Chapter specific
 - i. Flood assessment certificates (FAC)
 - ii. Removal of the flood assessment overlays to make them non-statutory
 - iii. Extending the flood assessment overlays to cover all of the District susceptible to flooding
 - iv. Ensuring a consistent approach across the chapter to manage offsite flood effects
 - (b) NH-O1 and NH-O2
 - (c) NH-P14
 - (d) NH-P18 and NH-MD1
 - (e) NH-P19
 - (f) New Policy
 - (g) NH-R1 to NH-R3
 - (h) New NH-R4 and NH-R17 – floodwater displacement
 - (i) New NH-R5 and NH-16 (old NH-R6 and NH-R17)
 - (j) New NH-R7 to NH-R9
 - (k) NH-S1 and NH-S2
 - (l) NH-MD1 and NH-MD4
 - (m) NH-MD3
 - (n) Minor Errors
14. In saying that, each of these groupings have a number of sub-categories within them, which we equally respond to.

3. General – Chapter Specific

Overview

15. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

16. The submissions we consider here are those seeking amendments which were general to the Chapter. In summary, these were:
 - (a) Seeking a statutory process for FACs and ensuring they are certain, robust, peer reviewed and open to challenge¹
 - (b) Removal of the flood assessment overlays to make them non-statutory²
 - (c) Extending the flood assessment overlays to cover all of the District susceptible to flooding³
 - (d) Ensuring a consistent and appropriate approach across the chapter to manage offsite flood effects⁴.
17. We have addressed these separately below.
18. We also note here that there were some amendments sought which have flow on implications through the Chapter, but no opposing or further submissions were made and the s42A report author has recommended that these be accepted. In particular, Environment Canterbury sought that the Kaiapoi Fixed Minimum Finished Floor Levels Overlay be amended so that the same approach as in the remainder of the District is applied. Given there were no opposing or further submissions and no evidence to the contrary, we have not addressed this, we rely on the s42A evaluation, and recommend this amendment be accepted. We note that the removal of the Kaiapoi Fixed Minimum Finished Floor Levels Overlay results in recommended amendments to delete reference to the Overlay in the Introduction, How to interpret and apply the rules, NH-R1, NH-R2, NH-R3, NH-R4, NH-R5 and NH-R13. We agree with these recommended amendments, and do not address them further.
19. The other significant amendment sought is in respect to extending the overlays to cover all of the District. We have addressed this below, because of its magnitude.

Flood Assessment Certificates

20. The s42A report recommended that the submission from Federated Farmers be rejected, on the basis that the provision of information and guidance is not new and there is already a level of formality which will be increased through the Flood Assessment Certificates (FACs). Federated Farmers did not address their requested relief in evidence.

¹ Federated Farmers [414.98], Andrea and William 'Rob' Thomson [260.3], McAlpines [226.8]

² Kāinga Ora [325.100, 325.101, 325.102, 325.119, 325.127]

³ Environment Canterbury [316.51]

⁴ Environment Canterbury [316.49]

21. The s42A report author also recommended that the submission from Andrea and William 'Rob' Thomson be rejected on the basis that the FACs are always based on surveyed ground points using modelled flood depths, which have been peer reviewed, and there is an opportunity for applicants to undertake their own flood assessments if they disagree with the Council's assessment. The submitters did not appear at the hearing.
22. McAlpines considered the FAC approach is too uncertain and will not manage increased risk to neighbouring properties. It is relevant here to set out the advice we received on how the FACs work alongside the Flood Assessment Overlays. We were advised that the Overlay would trigger the requirement for an applicant to obtain a FAC which would enable an up-to-date site-specific assessment of flood risk, including whether the site is high hazard. This approach would allow for changes in modelling inputs, such as from stormwater infrastructure changes and land raising. The cost of a FAC was approximately \$100 to \$150⁵.
23. While we note the s42A report author's recommendation that these submissions be rejected, in our view these should be accepted in part, given the FAC provisions and process address the submitters' concerns, at least in part.

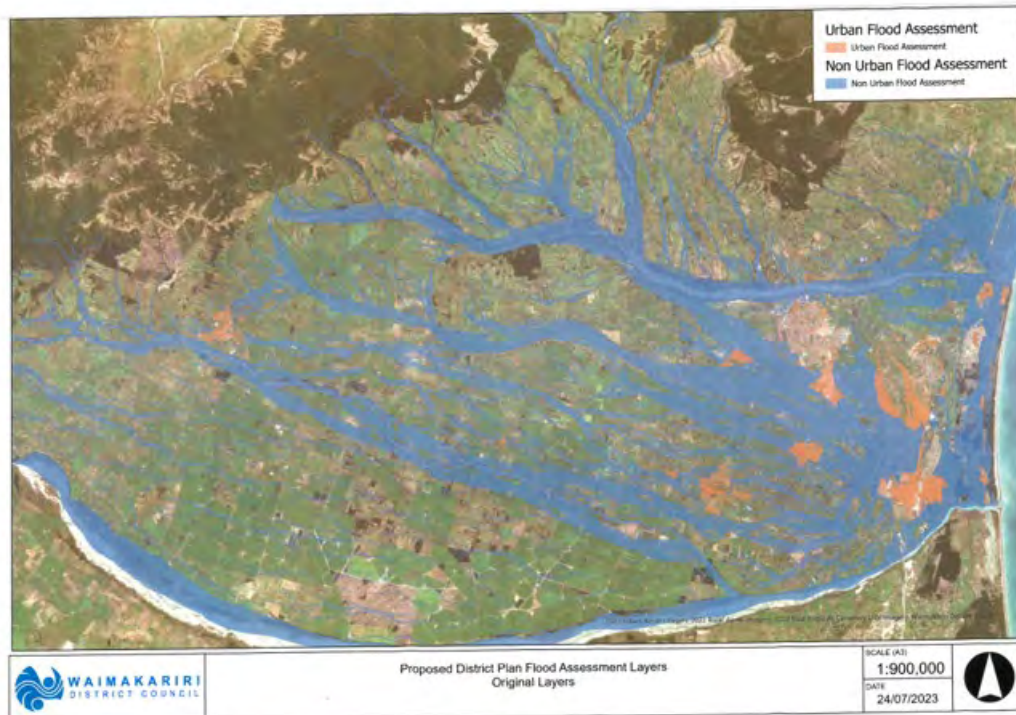
Extending the flood assessment overlays to cover all of the District susceptible to flooding

24. The s42A report author recommended that this submission point be accepted. We have addressed this submission point as our recommendation on this point directly affects our evaluation of the removal of the overlays sought by Kāinga Ora. We note that Kāinga Ora opposed this submission point in its further submission but did not address it at the hearing in planning evidence or legal submissions. Nor did Kāinga Ora provide any expert flooding evidence. We therefore had no evidence before us that opposed the s42A recommendation.
25. This submission was addressed through a Joint Witness Statement (JWS) between Mr Bacon and Mr Griffiths and resulted in new overlays being produced for insertion within the PDP. The JWS sets out that the main difference between the notified and revised overlays is that the notified ones were based on model results, while the revised ones are based primarily on the slope of the land. Model results have only been used in the revised overlays to identify main stream channels in the hill country and to exclude some urban areas (Rangiora, Kaiapoi, Woodened, Oxford and Pegasus) where detailed modelling has been undertaken. The end result was that the experts and the Environment Canterbury and Council's planners agreed that it was appropriate that most areas of the district that could be subject to flooding are captured within the revised overlays. Any areas not included in the overlay that are susceptible to flooding would still need to meeting Building Act and Code requirements.

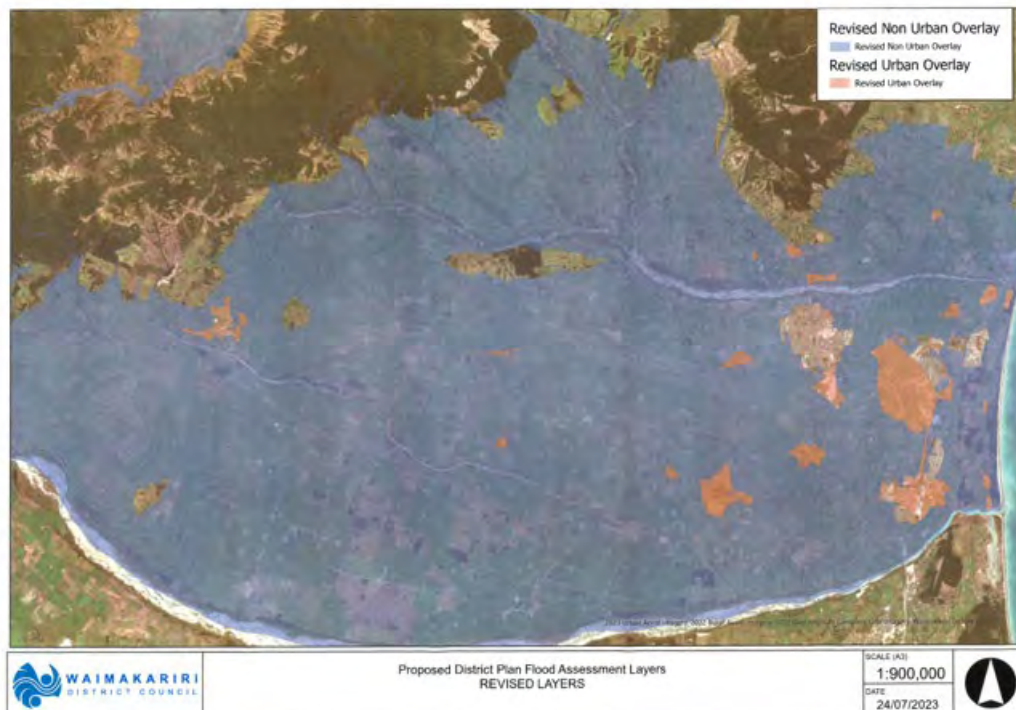
⁵ Response to Preliminary Questions

26. We consider it pertinent to include the notified Flood Assessment Overlay map and the revised Flood Assessment Overlay map agreed by the experts and planners.

Notified Flood Assessment Overlays



Revised Flood Assessment Overlays



27. It is evident that the revised Non-Urban Overlay map extends across the majority of the District. As we were advised at the hearing, the result of the revised Overlay maps would be that a significant portion of the District would be subject to the Flood Overlays, and therefore buildings accommodating natural hazard sensitive activities and certain infrastructure would require FACs in most instances. We discuss these later in this recommendation report.
28. Having no evidence to the contrary, we recommend that this submission point be accepted. In doing so, we note that its acceptance has significant consequential implications.

Removal of the flood assessment overlays

29. A significant part of the hearing and evidence we received was dedicated to the submission points of Kāinga Ora in respect to the Natural Hazards Chapter and specific provisions within the Chapter, which opposed differentiating between urban and non-urban flood assessment overlays. They sought that these overlays and the mapped fixed floor overlay be deleted from the PDP and instead included as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer.
30. Mr Willis, the s42A report author, addressed these submission points through his s42A report. We have consolidated his evaluation against the different points into one single evaluation. The Kāinga Ora submission remained live and contested through the hearing, with Mr Willis providing his final position in his Reply Report. We have focussed on Mr Willis's final recommendation and Kāinga Ora's position as articulated through evidence by Ms Dale and legal submission by Mr Matheson. We thank both Mr Willis and Kāinga Ora for the time spent articulating their positions to us on this matter.
31. Kāinga Ora's position, in summary, was that flood hazard information is dynamic, and it cannot be accurately and effectively mapped as an overlay in the PDP planning maps. Ms Dale's view was that mapping that sits outside the Plan is a useful and legitimate planning tool. Mr Matheson told us that the use of non-statutory layers was lawful and had been adopted elsewhere. He gave us the example of the Auckland Unitary Plan. We were not made aware of other examples. Mr Matheson considered that concerns about natural justice if the flood layer could be changed without public involvement of rights of appeal was more apparent than real, on the basis that the risk exists irrespective. Mr Matheson submitted that it was better to direct a plan user to where they might be able to identify where flood risk might be shown. He supported Ms Dale's proposed amendments to the PDP that would see:
 - (a) New definitions for Urban Flood Assessment Area and Non-Flood Assessment Area, which would replace the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay.
 - (b) Cross-referencing from the PDP to the Waimakariri District Natural Hazards Interactive GIS
 - (c) Subsequent amendments to the following provisions: Introduction, NH-O2, NH-P1, NH-P8, NH-P10, NH-P11, how to interpret and apply rules, NH-R1, NH-R2, NH-R3, NH-R4, NH -R5, NH -R6, NH-R13, NH-R15, NH -R16, NH-S1 and NH-S2.

32. Ms Dale explained that her approach was preferable as:
- (a) It was consistent with Chapter 11 of the RPS and addressed in part by Environment Canterbury [316.51]
 - (b) Applicants and the Council can use the GIS maps to inform an assessment against the definitions in the Plan, or undertake their own assessments using the definitions.
 - (c) The GIS maps would be readily accessible and updated.
 - (d) There would be unnecessary time, cost and resources for numerous plan changes to update the PDP maps every time flooding maps were updated, and new unmapped flood prone areas could be missed.
33. Ms Dale noted that there were some limitations of the non-statutory maps, including a lack of certainty as information may change at any time and the maps may be missed when a search is undertaken on one location in the maps. However, she noted that the requirements of the Building Act for minimum flood levels designed for a 2% AEP would apply regardless. Ms Dale considered that the latter could be addressed by cross-referencing the GIS viewer from the introduction, how to interpret the rules and the definitions would cross-reference the GIS viewer.
34. In his s42A report, Mr Willis recommended that these submission points be rejected, on the basis that:
- (a) Updates in the understanding of flood risk and management requirements are introduced through the FAC, rather than the Flood maps themselves.
 - (b) While overlays may prove to be inaccurate in extent over time as modelled risk evolves, reduced risk can be considered as part of the FAC, and areas not subject to the overlay are captured by the Building Act.
 - (c) Mr Bacon supports the PDP approach.
35. We asked Mr Willis to address the differences in approach between the PDP and Kāinga Ora in his Reply Report, and in particular the steps plan users would take and the relative difference in costs. Mr Willis's view was that the approach articulated by Ms Dale would see an applicant needing to rely on advice notes or other statements in the NH Chapter to determine they had to look at the GIS viewer, and then apply for a FAC. Other hazard overlays would continue to be mapped. The Council approach would see the Overlay being identified on a property search and apply for a FAC, and be able to use the GIS viewer to provide them with additional guidance. Mr Willis also identified that Ms Dale's approach would shrink the agreed new overlay (which we discuss earlier) and potentially exclude some areas that flood. His advice that the costs would not be too dissimilar between the approaches; noting that the flood assessment overlay may need to be updated by way of plan change every 6-8 years when remodelling is done. He noted the cost to Council of keeping the GIS viewer up to date, robust and working.
36. Having considered both planners' evidence, we prefer that of Mr Willis. We agree that the added certainty of having a mapped Overlay that comes up when using the property search function is preferable and is consistent with the other Hazard Overlays (and how the Plan works as a whole). Further, we consider any cost differential is negligible on the

basis of Mr Willis's evidence. We therefore recommend that this group of submissions be rejected.

4. NH-O1 and NH-O2

Overview

37. The Panel's recommended amendments to NH-O1 and NH-O2, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NH-O1	Amend clause 3 to replace "people" with "life" as a consequential amendment.
NH-O2	Amend the objective to explicitly reference critical infrastructure, and to make it clear that it is new critical infrastructure that is to be avoided in high hazard areas.

Amendments and reasons

38. Submitters sought clarity in respect of NH-O1 so that it:
- did not apply to critical infrastructure given that this was addressed through NH-O2⁶
 - more accurately reflected the RPS policy direction to avoid or mitigate high hazard areas inside the urban environment and avoid them otherwise⁷.
39. The s42A report author recommended amendments to the wording of NH-O1, which he further refined following Panel questions. We received no evidence from Summerset in respect to the amendments. Environment Canterbury agreed with the recommended amendments. We accept Mr Willis's recommended amendments as set out in the Reply Report. We have also recommended amending clause 3 to replace "people" with "life" to be consistent with the new clause 2.
40. Federated Farmers⁸ sought amendments to distinguish between infrastructure and critical infrastructure to ensure internal consistency within the Objective. Mr Willis generally agreed that the amendments would help to clarify the application of the objective. These amendments were supported by Federated Farmers. In response to Panel questions, Mr Willis refined the objective to provide greater clarity. We accept Mr Willis's advice and recommend these amendments be accepted. However, we have made some minor amendments to provide greater clarity of how the objective relates to critical infrastructure separately to infrastructure.

⁶ Summerset Retirement Villages (Rangiora) [207.10]

⁷ Environment Canterbury [316.57]

⁸ 414.93

5. NH-P14

Overview

41. The Panel's recommended amendment to NH-P14, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NH-P14	Amend the title to simplify it to "infrastructure and critical infrastructure within fault overlays"

Amendments and reasons

42. The submissions we consider here are the requests by:
- (a) Transpower to replace "avoid" with "only allow" and delete reference to alternatives in clause 2⁹
 - (b) Waimakariri Irrigation Limited to delete reference to small scale critical infrastructure in clause 3¹⁰
 - (c) Mainpower to include reference to operation and functional need in clause 3¹¹
 - (d) Federated Farmers to include reference to critical infrastructure in the title of the policy¹²
43. Except for the amendments sought by Transpower, Mr Willis recommended amendments in response to the two other submissions in his s42A report which we agree with his reasoning for. Following evidence from Ms MacLeod for Transpower which we asked to be responded to, Mr Willis recommended further amendments to Clause 2, which we accept as being a more accurate reflection of RPS policy 11.3.4. We have recommended a further amendment to the title of the policy to simply refer to infrastructure and critical infrastructure, with the detail being best left to the body of the policy.

6. NH-P18 and NH-MD1 – fire and ice hazards

Overview

44. The Panel's recommended amendments to NH-MD1, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NH-MD1	Remove reference to wildfire in clause 8

⁹ 195.59

¹⁰ 210.7

¹¹ 249.172

¹² 414.93

Amendments and reasons

45. The submissions we consider here are:
 - (a) the request by Federated Farmers to delete NH-P18 because of the impact that these setbacks can have on the use of productive land and reduced ability to limit reverse sensitivity effects and that it is unfair to ignore plantation and carbon forestry¹³.
 - (b) The request by Horticulture NZ to delete NH-R7, as a more nuanced approach to fire risk is required¹⁴.
46. Mr Willis initially recommended that the Federated Farmers submission to delete the policy be rejected as the reasons provided were not sufficient. He also recommended that NH-R7 be amended to delete reference to woodlots in clause 1 relating to fire risk. However, following questions from the Panel, Mr Willis recommended that it would be appropriate to delete reference to fire risks from the policy and the setbacks from the associated Rule NH-R7, as the setback requirements in the GRUZ chapter could already be relied upon to address this risk. We agree with Mr Willis's reasons and recommendations. We also agree with Horticulture NZ that shelterbelts are dissimilar to woodlots in respect to fire risk, and it is not appropriate to require the proposed setback from property boundaries. We have also recommended an amendment to NH-MD1 to remove reference to wildfire, as a consequential amendment.
47. We note that both submitters sought deletion of the entire rule (and policy in respect to Federated Farmers). We did not consider that to be appropriate given that there was no duplication of the ice-hazard clause with the GRUZ provisions, and the clause only relates to a few specific roads. We therefore recommend that these submissions be accepted in part.

7. NH-P19

Overview

48. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

49. The submission we consider here is by Environment Canterbury to better reflect a risk-based approach¹⁵. We agree with Mr Willis's recommended amendments and his reasons to amend the policy. In addition to his reasons, we also find that the amendments will assist the Council in assessing any subdivision applications under s106 RMA involving other natural hazards.

¹³ 414.96

¹⁴ 295.90

¹⁵ 316.76

50. We note that we agree with the officer’s reasons to reject the submissions by CA and GJ McKeever, John Stevenson, Chloe Chair and Mark McKitterick and Keith Godwin¹⁶.

8. New Policy

Overview

51. We do not recommend the inclusion of any new policy.

Amendments and reasons

52. Fulton Hogan sought a new policy that would provide for activities that enhance the community’s ability to recover from natural hazard events¹⁷. Fulton Hogan tabled evidence which we considered in our deliberations, alongside Mr Willis’s recommendation that the submission be rejected. We generally concur with Mr Willis’s reasons. In addition, we agree with the submitter that NH-P16 does not address activities that support the community’s ability to recover from natural hazard events and is rather focused on land use change and relocation. However, we consider that the provision for activities is otherwise addressed through the Zone chapters. Further, the submitter is seeking a new “provide for” policy and has not proposed any rules that would implement this policy in the chapter. Without that understanding, we recommend that this submission be rejected.

9. NH-R1 to NH-R3

Overview

53. The Panel’s recommended amendments to NH-R1 to NH-R3, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-R1, NH-R2 and NH-R3	Change the reference from “an existing consent notice” to “an existing resource consent decision”
NH-R3	Change title of the rule to “building additions to existing natural hazard sensitive activities”

Amendments and reasons

54. Environment Canterbury¹⁸ sought initially that the clauses that referenced consent notices be deleted. Ms Mitten supported Mr Willis’s s42A recommended amendment to change “consent notice” to “consent decision”. We generally recommend this amendment is accepted, but with the addition of “resource” between “existing” and “consent” to make it even clearer.

¹⁶ 111.77, 162.78, 256.75 and 418.83

¹⁷ 41.22

¹⁸ 316.77

55. Kāinga Ora¹⁹ sought that the rule be amended for readability. Mr Willis recommended amendments to simplify the rule, which Ms Dale for Kāinga Ora supported, but further requested in evidence that the title of the rule be amended to “natural hazard sensitive activities – building additions”. We agree with Ms Dale that the title is complex and should be simplified. We generally accept Ms Dale’s recommended redrafting, with a re-ordering of the location of “building additions”, as providing the necessary clarity.

10. New NH-R4 and NH-R17– floodwater displacement

Overview

56. The Panel’s recommended amendments to new rules NH-R4 and NH-R17, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-R4	Change clause b to an advice note, making it clear that the rule does not apply to land disturbance
NH-R18	Change clause b to an advice note, making it clear that the rule does not apply to land disturbance.

Amendments and reasons

57. Through its submissions, Environment Canterbury²⁰ sought that:
- Where the rules referenced overland flow paths, they be amended to flood assessment overlays.
 - The rules that addressed the raising of land should be amended to capture all activities that have the potential to cause offsite effects, and not just infrastructure; and the permitted rule should only apply to activities that do not have adverse effects beyond the site.
58. Waka Kotahi NZ Transport Agency²¹ sought clarification of the basis of the 0.25m threshold for earthworks set in NH-R6. This submitter did not provide evidence in respect to their submission or the s42A report.
59. These submissions related to NH-R4 and NH-R17 and NH-MD5 and consequential amendments to NH-R1, NH-R2, NH-R3, NH-R5, NH-R6, NH-R17 and NH-R18. These submissions were the subject of considerable discussion through the s42A reports, responses to preliminary questions, evidence, discussions between experts and the right of reply reports. Following iterations through the s42A report, evidence and the reply report, Council report authors and the Environment Canterbury experts reached agreement of the need for a new rule that would apply to all activities that would

¹⁹ 325.125

²⁰ 316.79, 316.80, 316.86 and 316.87

²¹ 275.23

displace floodwaters and the deletion of clauses that reference overland flow paths in NH-R1 to NH-R3.

60. We agree with Mr Willis and Ms Mitten that the Chapter as notified did not address the effects of floodwater displacement that was not associated with infrastructure, which we agree was a significant oversight. We agree that a single rule to address flood displacement is appropriate. In our preliminary questions and at the hearing, we questioned the vires and “implementability” of the proposed new clause, compared to the certainty of the clause as notified. Mr Willis advised that a similar rule/clause is contained in the Selwyn and Kaikoura District Plans, and as such has been accepted by other Panels as being appropriate. While we are not necessarily comfortable with the vires, both expert planners supported the new clause, and we received no evidence to the contrary. We concur that it is appropriate that the rule is precluded from public, but not limited, notification. We also concur with the recommended new matters of discretion.
61. We have recommended minor amendments to the recommended new rule so that it does not include clause b, and rather clause b is applied as an advice note, making it clear that the rule does not apply to land disturbance. We consider that this is a more effective approach than the rule as proposed in the reply report. Given our concerns relating the vires of these two conditions, we recommend that the Council gives careful consideration to reviewing this approach through a future plan change process.

11. New NH-R5 and NH-R16 – Infrastructure

Overview

62. The Panel’s recommended amendments to new NH-R5 and NH-R16 (NH-R6 and NH-R17 as notified), over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
New NH-R5 (old NH-R6)	Amend the title of the rule so that it is clear that it excludes roads.
New NH-R16 (old NH-R17)	Amend the title of the rule so that it is clear that it excludes roads.

Amendments and reasons

63. The submissions we are addressing here are the requests from:
- (a) Environment Canterbury²² that the rules that addressed the raising of land should be amended to capture all activities that have the potential to cause offsite effects, and not just infrastructure; and the permitted rule should only apply to activities that do not have adverse effects beyond the site.

²² 316.79, 316.80, 316.86 and 316.87

- (b) Transpower²³ that the footprint restriction applies per structure.
 - (c) Mainpower²⁴ that the footprint minimum area is increased to 13m² and more than 3m above ground level.
 - (d) Waka Kotahi NZ Transport Agency²⁵ that the requirement for a flood assessment certificate be reconsidered for critical infrastructure.
64. These submissions were also the subject of considerable discussion through the s42A reports, responses to preliminary questions, evidence, discussions between experts and the right of reply reports. Following iterations through the s42A report, response to preliminary questions, evidence and the reply report, as consequential amendments to the new NH-R4 which covers aboveground earthworks, buildings and structures, Mr Willis recommended deleting NH-R4 as notified and NH-R5, as they would be encapsulated in the new NH-R4. He also recommended that as infrastructure would be captured by the new NH-R4, that NH-R6 be retained to apply to critical infrastructure, excluding roads, as these would either not be damaged to the same extent as other infrastructure (flooding) or are unable to be designed to withstand it (faults).
65. We agree with the recommended amendments as set out in the reply report and find that they will be more efficient and effective. We have recommended a minor amendment to the title of the rule, so it clearly excludes roads. We recommend that these submissions be accepted in part.

12. New NH-R7 – NH-R9 – Community scale natural hazard mitigation works

Overview

66. The Panel's recommended amendments to new rules NH-R7 to NH-R9 (NH-R8 to NH-R10 as notified), and consequential amendments to the Activity Rules section and NH-MD2, and to other related rules within the PDP, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-R7	No amendment
NH-R8	Introduce a new permitted activity relating to sites and areas of significance to Māori and the Wāhi Tapu and Taonga Overlays, where any upgrading works are on land previously disturbed by earthworks, and to no greater in depth. Minor amendments to the wording are recommended by the Panel.

²³ 195.61

²⁴ 249.175

²⁵ 275.33

NH-R9	Include reference to NH-MD2 in the new restricted discretionary rule
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Amendments and reasons

67. The submissions we are addressing here are the requests from Environment Canterbury²⁶ to ensure the effective operation and maintenance of established flood schemes administered by local authorities within all zones. They sought that the rules in other chapters be consolidated into the Natural Hazards chapter and duplication removed.
68. Again, there was considerable discussion on these submissions through the s42A report, evidence and reply reports. Ms Irvine for Environment Canterbury put substantial effort to demonstrate how the permitted pathways for these works in the NH chapter would be largely unachievable due to rules in other chapters. Following discussions at the hearing and our questions to Mr Willis, he recommended more substantive changes to ensure that the NH chapter provided a “one stop shop” for community scale flood protection works, which we consider to be appropriate, and we recommend be accepted. In doing so, he recommended new permitted activity and restricted discretionary activity rules relating to sites and areas of significance to Māori and the Wāhi Tapu and Taonga Overlays, which we agree with. In order to ensure clarity and better implementation, we have amended the wording in the permitted activity rule. We have also introduced NH-MD2 – natural hazard mitigation works as being relevant to the restricted discretionary activity rule, as it would otherwise only be limited to the SASM related matters of discretion which is not appropriate for the activity proposed.
69. We note that the NH s42A report did not address the requested amendments to the ECO Chapter. These requested amendments were addressed in section 3.3 of the ECO s42A report, and we accept and agree with the report author’s recommended amendments.

13. NH-S1 and NH-S2 – Flood and Coastal Flood Assessment Certificates

Overview

70. The Panel’s recommended amendments to NH-S1 and NH-S2, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-S1 and NH-S2	Make a minor grammatical change to the Advisory Notes to refer to the District Plan instead of the plan.

²⁶ 316.81, 316.82 and 316.83

Amendments and reasons

71. The Panel notes that we agree with the amendments to these two standards, as set out in Mr Willis's s42A report, response to preliminary questions and reply report, for the reasons articulated by Mr Willis. We consider that these amendments will make the standards more certain and able to be administered and will appropriately take into account the effects of climate change when assessing natural hazard risk. This implements new Objective NH-O5.

14. NH-MD1 and NH-MD4

Overview

72. The Panel's recommended amendments to NH-MD1 and NH-MD3, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-MD1 and NH-MD4	Do not amend clause 7

Amendments and reasons

73. Environment Canterbury sought deletion of clause 7 of both NH-MD1 and NH-MD4²⁷. Mr Willis recommended amendments to the clause to replace positive with negative and reduction to increase. We consider that the consideration of positive effects is valid under s104(1)(a) of the RMA, and that there are more than adequate criteria for considering the negative effects of an application. We therefore recommend this submission be rejected.

15. NH-MD3

Overview

74. The Panel's recommended amendments to NH-MD3, over and above the amendments recommended by the report author, is summarised below:

Provisions	Panel recommendations
NH-MD3	Amend clause 4 to include "anticipated"

Amendments and reasons

75. The Panel agrees with the recommended amendments to clauses 2, 6, 7 and 9 and the deletion of NH-MD3 for the reasons expressed by Mr Willis in his s42A report, preliminary responses to questions and Reply Report.

²⁷ 316.90

76. Transpower²⁸ sought the deletion of clause 4 in its entirety through both its submission and in Ms MacLeod's evidence. Ms MacLeod was of the view that as drafted, the clause relates to after an event and is inconsistent with RPS Policy 11.3.4, which only refers to during an event. In her view clause 3 provides suitable consideration for during and after an event. She also considered it problematic how this would be addressed through a resource consent application and noted that the Civil Defence and Emergency Management Act already imposes obligations on lifeline utilities. Mr Willis's view was that he considered clause 4 was a relevant matter to consider through a consent process.
77. We generally prefer Mr Willis's evidence, given the requirements on Policy 11.3.4. However, we also agree with Ms MacLeod that this would be problematic to demonstrate through a consent process. Accordingly, we have recommended including "anticipated", so that the exact time to reinstate critical infrastructure does not need to be an absolute requirement. We therefore recommend this submission be accepted in part.

16. Other matters and consequential changes

78. There was one other consequential change that we identified. In recommending amendments to NH-P2, NH-P3 and NH-P4, the Panel Noted that the chapeau referred to "high flood hazard and high coastal flood hazard urban environments", instead of "areas". We recommend amending this reference as a Clause 16 minor amendment.

17. Conclusion

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

²⁸ 195.65

Appendix 1: Submitter attendance and tabled evidence for Natural Hazards - Hearing Stream 3

Attendee	Speaker	Submitter No.
Transpower New Zealand Ltd	<ul style="list-style-type: none"> • Ainsley McLeod 	195, FS92
Environment Canterbury	<ul style="list-style-type: none"> • Joanne Mitten • Jolene Irvine • Nicholas Griffiths • Kate Dickson (Legal) 	316, FS105
Kainga Ora	<ul style="list-style-type: none"> • Clare Dale • Legal Submission (Bal Matheson) 	325, FS88
MainPower New Zealand Ltd	<ul style="list-style-type: none"> • Mark Appleman • Melanie Foote 	249, FS58
Tabled Evidence		
Chorus New Zealand Limited (Chorus), Spark New Zealand Trading Limited (Spark), Connexa Limited (Connexa), One New Zealand Group Limited (One NZ and Forty South)	<ul style="list-style-type: none"> • Chris Horne 	62, FS95
Hort NZ	<ul style="list-style-type: none"> • Sarah Cameron 	295, FS47
Fulton Hogan	<ul style="list-style-type: none"> • Helen Caley 	41, FS118
Fire and Emergency New Zealand	<ul style="list-style-type: none"> • Lydia Shirley 	303
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> • Sheena McGuire 	373, FS99
Federated Farmers	<ul style="list-style-type: none"> • John Hume and Karl Dean 	414, FS83

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

NH - Matepā māhorahora - Natural Hazards

Introduction

The District is susceptible to a wide range of natural hazards, including flooding, fault rupture, liquefaction, tsunami, slope instability, and sea water inundation from storm surges.

When natural hazards occur, they can result in damage to property and infrastructure, and lead to a loss of human life. It is therefore important to identify areas impacted by natural hazards and to restrict or manage subdivision, use and development, including infrastructure, relative to the natural hazard risk posed. This is in order to reduce the risk of damage to property and infrastructure and the potential for loss of human life.

The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to life, property and infrastructure, and whose future effects can be addressed through appropriate measures:

- Flooding, including from sea water storm surges coupled with sea level rise;
- Fault rupture; and
- Liquefaction.

Where ~~freshwater~~ flooding may occur, a certification process enables a site specific assessment based on up-to-date modelling. ~~The approach to freshwater flood management in Kaiapoi involves the use of identified fixed minimum floor levels. The minimum fixed floor levels are shown on the planning map and have been determined from delineating areas or basins within Kaiapoi, with reference to different flood hazards and risks associated with pump failure.~~¹

The main coastal hazard affecting the District is sea water inundation, which occurs through the Waimakariri River and Ashley River/Rakahuri channels. The sea water inundation extends beyond the mapped Coastal Environment inland. Because of this, and the fact that the sea water inundation extent in the District is affected by concurrent freshwater flows present in the rivers, coastal hazards are located within the Natural Hazards Chapter, rather than as a separate coastal hazard contained in the Coastal Environment Chapter. Areas potentially subject to sea water inundation are identified by the Coastal Flood Assessment Overlay.

Flooding and sea level rise are influenced by climate change. It is predicted that rainfall events will become more intense, storm events will become more common and the sea level will rise. The development of the flood assessment and coastal flood assessment overlays incorporate current climate change predictions. For the Waimakariri District, the modelling has been based on the climate change scenario of RCP 8.5, with 1m of sea level rise over the next 100 years.

Modelling indicates that the District is not susceptible to coastal erosion over the next 100 years, even when accounting for climate change, and as such the District Plan does not contain provisions for this hazard.

Slope stability is addressed through the earthworks provisions. These require appropriate measures and are incorporated into earthworks design to maintain stability of sloping sites.

The District is also susceptible to natural hazards such as tsunami, severe winds, and ground shaking from earthquakes. These hazards are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974.

¹ Environment Canterbury [316.52].

A risk-based approach is taken which factors in the need to allow people and communities to use their property and undertake activities, while also ensuring that life or significant assets are not harmed or lost as a result of a natural hazard event. ~~The RPS recognises that for existing urban areas the community has already accepted some natural hazards risk in order to support the ongoing development of the District's existing towns. The RPS accordingly requires development in high hazard areas in these locations to be either avoided or mitigated.~~² The District Plan maps do not identify high ~~flood~~³ hazard areas ~~or high coastal flood hazard areas~~⁴, rather these are identified through the flood assessment certificate process. This enables the most up-to-date technical information to be used. However, as a guide, areas that are potentially high hazard can be identified through the Waimakariri District Natural Hazards Interactive Viewer. This interactive viewer does not form part of the District Plan.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to natural hazards include:

- Earthworks: this chapter contains provisions for earthworks occurring within a natural hazard overlay.
- Subdivision: this chapter contains provisions for subdivision being undertaken within a natural hazard overlay.
- Special Purpose Zone (Kāinga Nohoanga): how the natural hazards provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in Appendices SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

NH-O1

Risk from natural hazards

New subdivision, land use and development other than infrastructure⁵:

1. ~~manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low;~~⁶
~~21~~ is avoided in the Ashley Fault Avoidance Overlay and high hazard areas ~~for flooding~~⁷ outside of the urban hazard area⁸ ~~environment~~ where the risk to life and property are unacceptable; ~~and~~
2. avoids or mitigates natural hazard risk in the existing urban hazard area⁹ to ensure that any increased risk to life and property from natural hazards is acceptable; and¹⁰

² Environment Canterbury [316.50].

³ Environment Canterbury [316.50].

⁴ Environment Canterbury [316.50].

⁵ Summerset Retirement Village [207.10] and Environment Canterbury [316.57]

⁶ Environment Canterbury [316.57].

⁷ Environment Canterbury [316.54].

⁸ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

⁹ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

¹⁰ Environment Canterbury [316.57].

	3. outside of the urban environment, in all other instances, ¹¹ is undertaken to ensure natural hazard risk, including coastal hazard risk, ¹² to people ¹³ life ¹³ and property is avoided or mitigated and the ability of communities to recover from natural hazard events is not reduced.
NH-O2	Infrastructure <u>and critical infrastructure</u>¹⁴ in natural hazard overlays For infrastructure <u>and critical infrastructure</u> ¹⁵ within natural hazard overlays: <ol style="list-style-type: none"> 1. existing infrastructure, <u>including critical infrastructure,</u>¹⁶ can be upgraded, maintained and replaced; 2. new non-critical infrastructure, <u>excluding critical infrastructure</u>¹⁷ does not increase the risk to life or property from natural hazard, including coastal hazard, events and is designed to maintain its integrity and ongoing function during and after natural hazard events, or is easily replaced; 3. <u>new</u>¹⁸ critical infrastructure is avoided in high flood hazard areas and high coastal flood hazard areas,¹⁹ unless there is a functional need or operational need for the location or route.
NH-O3	Natural hazard mitigation Adverse effects on people, property, infrastructure and the environment resulting from methods used to manage natural hazards are avoided or, where avoidance is not possible, mitigated.
NH-O4	Natural <u>defences features</u>²⁰ Natural <u>defences features</u> and systems are maintained to reduce the susceptibility of people, communities and property and infrastructure from natural hazard events.
NH-O5	<u>Climate change</u> <u>The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for when assessing natural hazard risk.</u> ²¹
Policies	
NH-P1	Identification of natural hazards and a risk-based approach Identify natural hazards, including coastal hazards, through the use of overlays and assess the risk for the management of subdivision, use and development within the overlays based on: <ol style="list-style-type: none"> 1. the sensitivity of the building occupation to loss of life, damage to property from a natural hazard and the ability for communities to recover after a natural hazard event; and 2. the level of hazard presented to people and property from a natural hazard, recognising that climate change will alter the frequency and severity of some natural hazard events.
NH-P2	Activities in high hazard areas for flooding within urban areas

¹¹ Environment Canterbury [316.57].¹² Environment Canterbury [316.57].¹³ Environment Canterbury [316.7].¹⁴ Federated Farmers [414.93].¹⁵ Federated Farmers [414.93].¹⁶ Federated Farmers [414.93].¹⁷ RMA Schedule 1 Clause 16(2).¹⁸ RMA Schedule 1 Clause 16(2).¹⁹ Environment Canterbury [316.54].²⁰ Environment Canterbury [316.60].²¹ Environment Canterbury [316.61].

	<p>Manage Avoid or mitigate adverse effects arising from²² subdivision, use and development for natural hazard sensitive activities within high flood hazard and high coastal flood hazard²³ urban environments areas²⁴ to ensure that:</p> <ol style="list-style-type: none"> 1. minimum floor levels are incorporated into the design of development to ensure the risk to life and potential for building damage from flooding is mitigated; and 2. the increase in²⁵ risk from flooding to on surrounding properties is not significantly increased no more than minor²⁶ and the net flood storage capacity is not reduced; and 3. the conveyance of flood waters is not impeded; or 4. the nature of the activity means the risk to life and potential for building damage from flooding is low.
NH-P3	<p>Activities in high hazard areas for flooding outside of urban areas</p> <p>Avoid subdivision, use and development for natural hazard sensitive activities outside urban environments urban hazard areas²⁷ in high flood hazard and high coastal flood hazard²⁸ urban environments areas²⁹ unless:</p> <ol style="list-style-type: none"> 1. the activity incorporates mitigation measures so that the risk to life, and building damage is low; 2. the increase in³⁰ risk from flooding to on surrounding properties is not significantly increased; no more than minor³¹; 3. the conveyance of flood waters is not impeded; and 4. the activity does not require new or upgraded community scale natural hazard mitigation works.
NH-P4	<p>Activities outside of high hazard areas for flooding</p> <p>Provide for subdivision, use and development associated with natural hazard sensitive activities outside of high flood hazard and high coastal flood hazard³² urban environments areas³³ where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the nature of the activity means the risk to life and potential for building damage from flooding is low; or 2. minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is mitigated avoided³⁴; and 3. the increase in³⁵ risk from flooding to on surrounding properties is not significantly increased no more than minor³⁶ and the net flood storage capacity is not reduced; and 4. the ability for the³⁷ conveyancing of flood waters is not impeded.
NH-P5	<p>Activities within the Fault Awareness Overlay and Ashley Fault Avoidance Overlay</p> <p>For activities within fault overlays:</p>

²² Environment Canterbury [316.63].

²³ Environment Canterbury [316.54].

²⁴ RMA Schedule 1 Clause 16(2).

²⁵ Environment Canterbury [316.49].

²⁶ Environment Canterbury [316.49].

²⁷ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

²⁸ Environment Canterbury [316.54].

²⁹ RMA Schedule 1 Clause 16(2).

³⁰ Environment Canterbury [316.49].

³¹ Environment Canterbury [316.49].

³² Environment Canterbury [316.54].

³³ RMA Schedule 1 Clause 16(2)..

³⁴ Environment Canterbury [316.63].

³⁵ Environment Canterbury [316.49].

³⁶ Environment Canterbury [316.49].

³⁷ Environment Canterbury [316.49].

	<ol style="list-style-type: none"> 1. only allow subdivision, use and development for natural hazard sensitive activities in the Ashley Fault Avoidance Overlay where the risk to life or property is low; and 2. manage subdivision in the Fault Awareness Overlay so that the risk to life and property is low.
NH-P6	Subdivision within the Liquefaction Hazard Overlay Manage subdivision within the Liquefaction Hazard Overlay to ensure that the risk to life and property is low.
NH-P7	Additions to existing natural hazard sensitive activities Provide for additions to buildings for existing natural hazard sensitive activities where it can be demonstrated that: <ol style="list-style-type: none"> 1. the additions provide for the continued use of the existing building; and 2. the change in on site risk from the building additions to life and property is low; and 3. the increase in³⁸ risk from the natural hazard to on surrounding properties and people is not significantly increased no more than minor.³⁹
NH-P8	Subdivision, use and development other than for any natural hazard sensitive activities Allow for subdivision, use and development associated with activities that are not natural hazard sensitive activities within all natural hazard overlays as there is a low risk to life and property.
NH-P9	Community scale n Natural hazard mitigation works ⁴⁰ Natural hazard mitigation works: <ol style="list-style-type: none"> 1. undertaken by the Crown, the Regional Council or the District Council are enabled where community scale natural hazard mitigation works are necessary to protect existing communities from natural hazard risk which cannot reasonably be avoided, and any adverse effects on the values of any identified SNA⁴¹ ONL, ONF, SAL, scheduled natural character areas, the coastal environment, and Sites and Areas of Significance to Māori are mitigated; or 2. not undertaken by the Crown, the Regional Council or the District Council, will only be acceptable where: <ol style="list-style-type: none"> a. the natural hazard risk cannot reasonably be avoided; b. any adverse effects of those works on the values of any areas identified as SNA⁴² ONL, ONF, SAL, scheduled natural character areas and the coastal environment, and on sites and areas of significance to Māori are avoided, remedied or mitigated in accordance with the provisions in those chapters⁴³; c. the mitigation works do not transfer or create unacceptable hazard risk to other people, property, infrastructure or the natural environment; and d. the mitigation works do not involve the construction of private flood mitigation measures such as stopbanks, or floodwalls to protect new hazard sensitive activities as these works could⁴⁴ result in significant residual risk to life or property if they fail.
NH-P10	Maintenance and operation of existing infrastructure Allow for Enable ⁴⁵ the operation, maintenance, replacement, minor upgrading, repair and removal of all existing infrastructure in identified natural hazard overlays.

³⁸ Environment Canterbury [316.49].³⁹ Environment Canterbury [316.68].⁴⁰ Ministry of Education [277.28].⁴¹ Department of Conservation [419.58].⁴² Department of Conservation [419.58].⁴³ Environment Canterbury [316.82].⁴⁴ Ministry of Education [277.28].⁴⁵ Transpower [195.57].

NH-P11	<p>New below ground infrastructure and upgrading of infrastructure outside of high hazard areas</p> <p>Provide for new and upgrading of existing below ground infrastructure outside of high flood hazard and high coastal flood hazard⁴⁶ areas, where:</p> <ol style="list-style-type: none"> 1. if located within a flood assessment or coastal flood assessment overlay, the original ground level is reinstated at completion of the works; 2. it does not increase the risk to life or property from natural hazard events; 3. it does not result in a reduction in the ability of people and communities to recover from a natural hazard event; and 4. it is designed to maintain reasonable and safe operation during and after a natural hazard event.
NH-P12	<p>New below ground infrastructure and upgrading of infrastructure within high flood⁴⁷ hazard areas</p> <p>Provide for the installation of new and upgrading of existing below ground infrastructure in high flood hazard or high coastal flood hazard⁴⁸ areas where:</p> <ol style="list-style-type: none"> 1. the infrastructure does not exacerbate the natural hazard risk or transfer the risk to another site; 2. the conveyance of flood waters is not impeded; 3. there is a functional need or operational need for the infrastructure to be located in a high flood hazard or high coastal flood hazard⁴⁹ area and there are no practical alternatives⁵⁰; and 4. the location and design of the infrastructure address relevant natural hazard risk and appropriate measures have been incorporated into the design to provide for the continued operation.
NH-P13	<p>New above ground critical infrastructure and upgrading of critical infrastructure within high flood hazard areas</p> <p>Only allow for the new and upgrading of existing above ground critical infrastructure in high flood hazard or high coastal flood hazard⁵¹ areas where:</p> <ol style="list-style-type: none"> 1. there is a functional need or operational need for that location, <u>including as a result of the linear nature of some infrastructure</u>,⁵² and there are no practical <u>reasonable</u>⁵³ alternatives; 2. the location and design of the infrastructure address relevant natural hazard risk and appropriate measures have been incorporated into the design to provide for the continued operation; and 3. the infrastructure does not exacerbate the natural hazard risk or transfer the risk to another site.
NH-P14	<p>New infrastructure and upgrading of infrastructure <u>and critical infrastructure</u>⁵⁴ within fault overlays</p> <p>Within the fault overlays:</p> <ol style="list-style-type: none"> 1. provide for new and upgrading of existing non-critical infrastructure, <u>excluding critical infrastructure</u>⁵⁵ below and above ground in the Ashley Fault Avoidance Overlay where: <ol style="list-style-type: none"> a. it does not increase the risk to life or property from a natural hazard event; and

⁴⁶ Environment Canterbury [316.54].⁴⁷ Environment Canterbury [316.54].⁴⁸ Environment Canterbury [316.54].⁴⁹ Environment Canterbury [316.54].⁵⁰ Waimakariri Irrigation Limited [210.6].⁵¹ Environment Canterbury [316.54].⁵² Waka Kotahi [275.22].⁵³ Transpower [195.58].⁵⁴ Federated Farmers [414.93].⁵⁵ RMA Schedule 1 Clause 16(2).

	<p>b. it does not result in a reduction in the ability of people and communities to recover from a natural hazard event;</p> <p>2. only allow avoid⁵⁶ new and upgrading of existing critical infrastructure below and above ground in the Ashley Fault Avoidance Overlay unless where there is no reasonable alternative, in which case the infrastructure must be is designed to⁵⁷:</p> <p>a. maintain, as far as practicable, its integrity and ongoing operation during and after natural hazard events; or</p> <p>b. be able to be reinstated in a timely manner;</p> <p>3. enable small scale critical infrastructure and other infrastructure in the Fault Awareness Overlay, while ensuring that larger critical infrastructure does not increase the risk to life or property from natural hazard events unless:</p> <p>a. there is an operational or functional need or⁵⁸ there is no reasonable alternative, in which case the infrastructure must:</p> <p>a. be designed to maintain, as far as practicable, its integrity and ongoing operation during and after natural hazard events; or</p> <p>b. be able to be reinstated in a timely manner.</p>
NH-P15	<p>Natural features providing natural hazard resilience</p> <p>Protect natural features which assist in avoiding or reducing the impacts from natural hazards, such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches⁵⁹ from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features.</p>
NH-P16	<p>Redevelopment Land use change⁶⁰ and relocation in coastal hazard and natural hazard overlays</p> <p>Encourage redevelopment, or⁶¹ changes in land use where that would reduce the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events.</p>
NH-P17	<p>Hard engineering natural hazard mitigation within the coastal environment</p> <p>Only allow hard engineering natural hazard mitigation within the coastal environment that reduces the risk of natural hazards when:</p> <ol style="list-style-type: none"> 1. soft engineering measures would not provide an appropriate level of protection and it can be demonstrated that there are no other reasonable alternatives; 2. the construction of hard engineering measures will not increase the risk from coastal hazards on adjacent properties that are not protected by the hard engineering measures; 3. where managed retreat has not been adopted and there is an immediate risk to life or property from the natural hazard; and 4. it avoids the modification or alteration of natural defences features⁶² and systems in a way that would compromise their function as natural defences; and 5. significant adverse effects on natural defences and systems from those measures are avoided, and any other adverse effects are avoided, remedied or mitigated.⁶³
NH-P18	<p>Fire and ice hazards risks⁶⁴</p>

⁵⁶ Transpower [195.59].

⁵⁷ Transpower [195.59].

⁵⁸ Transpower [195.59].

⁵⁹ CA & GJ McKeever [111.72], John Stevenson [162.75] Chloe Chai and Mark McKitterick [256.72] and Keith Godwin [418.79].

⁶⁰ Environment Canterbury [316.74].

⁶¹ Environment Canterbury [316.74].

⁶² CA & GJ McKeever [111.72], John Stevenson [162.75] Chloe Chai and Mark McKitterick [256.72] and Keith Godwin [418.79].

⁶³ Environment Canterbury [316.75].

⁶⁴ Federated Farmers [414.96].

	Manage wildfire and ⁶⁵ vehicle crash risk on roads affected by ice hazard through restrictions on the planting of woodlots and shelterbelts.
NH-P19	Other natural hazards Encourage the consideration of <u>a risk-based approach for</u> ⁶⁶ other natural hazards as part of subdivision, use and development <u>to achieve an acceptable level of risk, and where there is uncertainty in the likelihood or consequences of a natural hazard event, encourage the adoption of a precautionary approach.</u> ⁶⁷

Activity Rules

How to interpret and apply the rules

1. Some sites may have more than one overlay applying. The rules of all the applicable overlays apply.
- ~~2. For rules that refer to the Kaiapoi Fixed Minimum Finished Floor Level Overlay, the minimum floor level is specified in the planning map.⁶⁸~~
3. Rules that refer to a Flood Assessment Certificate or Coastal Flood Assessment Certificate require a certificate to be obtained from the District Council to determine compliance with the rule. The alternative is to apply for resource consent as set out in the rule.
4. The District Council will issue a certificate, upon application, in accordance with the published Council guidance on the matter.
5. Certificates are valid for three years from the date of issue. If a land use consent is required, the five year period provided under the RMA to give effect to the resource consent overrides the three year certificate lifespan.
6. The Flood Assessment Certificate and Coastal Flood Assessment Certificate specify circumstances when required minimum building floor levels or land levels will not be provided.
7. The AEP flood event risk level, minimum floor levels and overland flow path locations are to be determined by reference to:
 - a. the most up to date models, maps and data held by the District Council and the Regional Council; and
 - b. any information held by, or provided to, the District Council or the Regional Council that relates to flood risk for the specific land.
8. The rules in the following District Wide chapters do not apply to community scale natural hazard mitigation activities addressed in rules NH-R7, NH-R8 and NH-R9:⁶⁹
 - a. CE - Coastal Environment;
 - b. ECO – Ecosystems and Indigenous Biodiversity, with the exception of ECO-R1 and ECO-R2 which apply to NH-R9;
 - c. NATC – Natural Character;
 - d. SASM – Sites and Areas of Significance to Maori;
 - e. NFL – Natural Features and Landscapes; and
 - f. EW – Earthworks.
9. The flooding rules in this chapter only apply if an activity is proposed on a portion of a site that is identified as being subject to flooding or within a Flood Assessment Overlay, as opposed to

⁶⁵ Federated Farmers [414.96].

⁶⁶ Environment Canterbury [316.76].

⁶⁷ Environment Canterbury [316.76].

⁶⁸ Environment Canterbury [316.52].

⁶⁹ Environment Canterbury [316.82].

being proposed on a site that has flooding or the Flood Assessment Overlay located elsewhere on the site.⁷⁰

Non-Coastal Hazards

NH-R1	Natural hazard sensitive activities	
Urban Flood Assessment Overlay Kaiapoi Fixed Minimum Finished Floor Level Overlay⁷¹	Activity status: PER Where: <ol style="list-style-type: none"> the building is erected to the level specified in an existing <u>resource consent notice decision</u>⁷² that is less than five years old; or the building: <ol style="list-style-type: none"> does not exceed the permitted building coverage for the zone; and <ol style="list-style-type: none"> if located within the Kaiapoi Fixed Minimum Finished Floor Level Overlay, the building has a finished floor level equal to or higher than the minimum finished floor level shown on the planning map; or if not located within the Kaiapoi Fixed Minimum Finished Floor Level Overlay,⁷³ <u>the building has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1;</u>⁷⁴ and is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1.⁷⁴ 	Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to: NH-MD1 - Natural hazards general matters Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NH-R2	Natural hazard sensitive activities	
Non-Urban Flood Assessment Overlay Rural Zones⁷⁵	Activity status: PER Where: <ol style="list-style-type: none"> the building is erected to the level specified in an existing <u>resource consent notice decision</u>⁷⁷ that is less than five years old; or 	Activity status where compliance with NH-R2 (1), NH-R2 (2)(b), NH-R2 (2)(c) and NH-R2 (3) is not achieved: RDIS Matters of discretion are restricted to: NH-MD1 - Natural hazards general matters

⁷⁰ RMA Schedule 1 clause 16(2)

⁷¹ Environment Canterbury [316.52].

⁷² Environment Canterbury [316.77].

⁷³ Environment Canterbury [316.52].

⁷⁴ Environment Canterbury [316.79].

⁷⁵ Environment Canterbury [316.78].

⁷⁷ Environment Canterbury [316.77].

<p>Special Purpose Zone (Rangiora Airfield)⁷⁶</p>	<p>2. if located within the Non-Urban Flood Assessment Overlay,⁷⁸ the building:</p> <ul style="list-style-type: none"> a. is not located on a site within a high flood⁷⁹ hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1; and b. has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1;and c. is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1; or⁸⁰ <p>3. if the activity is a residential unit or a minor residential unit and is located outside of the Non-Urban Flood Assessment Overlay and located within Rural Zones it has a finished floor level that is either:</p> <ul style="list-style-type: none"> i. 400mm above the natural ground level; or ii. is equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1.⁸¹ 	<p>Activity status where compliance with NH-R2 (2)(a) is not achieved: NC Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>NH-R3</p>	<p>Natural hazard sensitive addition to existing natural hazard sensitive activities</p>	
<p>Urban Flood Assessment Overlay Kaiapoi Fixed Minimum Finished Floor Level Overlay⁸² Non-Urban Flood Assessment Overlay Ashley Fault</p>	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. the addition to a building does not result in a new or additional natural hazard sensitive activity establishing on the site; and 2. the addition: <ul style="list-style-type: none"> a. is not located within the Ashley Fault Avoidance Overlay; or b. is erected to the level specified in an existing subdivision resource consent notice decision or on an approved 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NH-MD1 - Natural hazards general matters</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

⁷⁶ Daniel Smith [10.1].

⁷⁸ Environment Canterbury [316.78].

⁷⁹ Environment Canterbury [316.54].

⁸⁰ Environment Canterbury [316.79].

⁸¹ Environment Canterbury [316.78].

⁸² Environment Canterbury [316.52].

<p>Avoidance Overlay Rural Zones⁸³ Special Purpose Zone (Rangiora Airfield)⁸⁴</p>	<p>subdivision consent plan⁸⁵ that is less than five years old; or</p> <p>e. if located in the Kaiapoi Fixed Minimum Finished Floor Level Overlay, any building footprint addition has a finished floor level equal to or higher than the minimum finished floor level shown on the planning map; or⁸⁶</p> <p>cd. if located within the Non-urban Flood Assessment Overlay, the addition is located on a site outside of a high hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1.⁸⁷</p> <p>d. if located within any Flood Assessment Overlay, the building footprint addition is:</p> <ul style="list-style-type: none"> i. located on a site outside of a high flood hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1; and⁸⁸ ii. is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1; and⁸⁹ iii. has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1; or <p>e. if the activity is a residential unit or a minor residential unit and is located outside of the Non-Urban Flood Assessment Overlay and located within Rural Zones it has a finished floor level that is either:</p>	
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⁸³ Environment Canterbury [316.78].

⁸⁴ Daniel Smith [10.1].

⁸⁵ Environment Canterbury [316.77].

⁸⁶ Environment Canterbury [316.52].

⁸⁷ Summerset [207.13].

⁸⁸ Summerset [207.13].

⁸⁹ Environment Canterbury [316.79].

	<p>i. 400mm above the natural ground level; or</p> <p>ii. is equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1. ⁹⁰</p>	
NH-R4⁹¹	<u>Above ground earthworks, buildings and new structures</u>	
<p><u>Urban Flood Assessment Overlay</u></p> <p><u>Non-Urban Flood Assessment Overlay</u></p>	<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <p>1. <u>the above ground earthworks, buildings and new structures:</u></p> <p>a. <u>will not increase flooding on another property through the diversion or displacement of floodwaters; or</u></p> <p>b. <u>meets the definition of land disturbance.</u></p> <p><u>Advice note: to avoid confusion, buildings and structures still need to meet the other provisions in this chapter.</u></p>	<p><u>Activity status where compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>NH-MD5 - Floodwaters displacement and flowpath disruption</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u></p>
NH-R4⁹²	<u>Below ground infrastructure and critical infrastructure</u>	
<p><u>Urban Flood Assessment Overlay</u></p> <p><u>Kaiapoi Fixed Minimum Finished Floor Level Overlay</u></p> <p><u>Non-Urban Flood Assessment Overlay</u></p>	<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <p>1. <u>the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level.</u></p>	<p><u>Activity status where compliance is not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>NH-MD3 – Natural hazards and infrastructure</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u></p>

⁹⁰ Environment Canterbury [316.78].⁹¹ Environment Canterbury [316.79]⁹² Environment Canterbury [316.79]

	Advisory Note • This rule applies in addition to EI-R1 to EI-R56.	
NH-R5⁹³	Above ground infrastructure that is not critical infrastructure	
Urban Flood Assessment Overlay Kaiapoi Fixed Minimum Finished Floor Level Overlay Non-Urban Flood Assessment Overlay	Activity status: PER Where: 1. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level; and 2. new infrastructure or an extension to existing infrastructure: a. has a footprint of less than 10m ² ; or b. is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1; or c. is limited to a customer connection.	Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to: NH-MD3 – Natural hazards and infrastructure Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
	Advisory Note • This rule applies in addition to EI-R1 to EI-R56.	
NH-R6⁹⁴	Above ground critical infrastructure, <u>excluding roads</u>⁹⁴ <u>This rule does not apply to roads.</u> ⁹⁵	
Fault Awareness Overlay Urban Flood Assessment Overlay Kaiapoi Fixed Minimum Finished Floor Level Overlay⁹⁶ Non-Urban Flood Assessment Overlay	Activity status: PER Where: 1. if located with the Fault Awareness Overlay, new critical infrastructure or an extension to existing upgraded critical ⁹⁷ infrastructure has a footprint of less than 100m ² per structure ⁹⁸ ; and 2. if located within a Flood Assessment Overlay or the Kaiapoi Fixed Minimum Finished Floor Level	Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to: NH-MD3 - Natural hazards and infrastructure Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

⁹³ Environment Canterbury [316.79]⁹⁴ Waka Kotahi [275.23].⁹⁵ Waka Kotahi [275.23].⁹⁶ Environment Canterbury [316.52].⁹⁷ RMA Schedule 1 clause 16(2)⁹⁸ Transpower [195.61].

	<p>Overlay⁹⁹ <u>new or upgraded critical infrastructure</u>¹⁰⁰:</p> <p>a. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level; and¹⁰¹</p> <p>ab. the infrastructure is located on a site outside of a¹⁰² <u>high flood</u>¹⁰³ hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1; or and</p> <p>bc. new infrastructure or an extension to existing infrastructure:</p> <p>i. has a footprint of less than 103m² per structure attached to the ground¹⁰⁴; or</p> <p>ii. c is located 3m or more¹⁰⁵ above ground level, excluding any support base, towers or poles, at an elevation higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1;¹⁰⁶ or</p> <p>iii. d has a finished floor level equal to or higher than the minimum finished floor level as stated</p>	
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⁹⁹ Environment Canterbury [316.52].

¹⁰⁰ RMA Schedule 1 clause 16(2)

¹⁰¹ Environment Canterbury [316.79].

¹⁰² RMA Schedule 1 clause 16(2)

¹⁰³ Environment Canterbury [316.54].

¹⁰⁴ Transpower [195.61] and MainPower [249.176].

¹⁰⁵ MainPower [249.176].

¹⁰⁶ MainPower [249.176].

	<p>in a Flood Assessment Certificate issued in accordance with NH-S1;¹⁰⁷ and</p> <p>d. new buildings, or extensions to existing buildings that increase the footprint of the</p> <p>existing infrastructure, are not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1.¹⁰⁷</p>	
	Advisory Note <ul style="list-style-type: none"> This rule applies in addition to EI-R1 to EI-R56. 	
NH-R76	Woodlots and shelterbelts	
Rural Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. any woodlot or shelterbelt shall comply with the following fire hazard setback distances, measured from the outside extent of the canopy at the time of planting:</p> <p>a. 30m from any boundary of any adjoining site; and</p> <p>b. 10m from any road.¹⁰⁸</p> <p>12. any woodlot or shelterbelt established on the north side of South Eyre Road, Tram Road, Oxford Road, or Birch Hill Road shall comply with the following ice hazard height and setback distances:</p> <p>a. trees adjoining the road boundary shall be maintained at a height of no greater than 3m;</p> <p>b. trees capable of growing up to 6m in height shall be setback 5m from the road boundary; and</p> <p>c. trees capable of growing 8m in height or higher shall be setback 15m from the road boundary.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NH-MD1 - Natural hazards general matters</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

¹⁰⁷ Environment Canterbury [316.79].

¹⁰⁸ Federated Farmers [414.96] and Horticulture NZ [295.90].

NH-R87	Maintenance of existing community scale natural hazard mitigation works	
All Zones	Activity status: PER	Activity status where compliance is not achieved: N/A
NH-R98	Upgrading existing community scale natural hazard mitigation works	
	<i>The rule does not apply to the planting of vegetation as part of natural hazard mitigation works.</i>	
All Zones	Activity status: PER	Activity status where compliance is not achieved: N/A
<u>SASM</u> <u>Wāhi Tapu Overlay</u> <u>Wāhi Taonga Overlay</u> <u>Ngā Tūranga Tūpuna Overlay</u>	<u>Activity status: PER¹⁰⁹</u> <u>Where:</u> 1. <u>the upgrading works and any other associated activities:</u> a. <u>are located on land that has previously been disturbed by earthworks; and</u> b. <u>any earthworks are of no greater depth than the depth previously disturbed.</u>	<u>Activity status where compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SASM-MD1 - Wāhi tapu and wāhi taonga</u> <u>SASM-MD2 - Ngā tūranga tūpuna</u> <u>SASM-MD3 - Ngā wai</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent their written approval.¹¹⁰</u>
Ashley River / Rakahuri Saltwater Creek Estuary ONF Waimakariri River ONF Ashley River / Rakahuri SAL	Activity status: RDIS Matters of discretion are restricted to: NH-MD2 - Natural hazard mitigation works	Activity status where compliance is not achieved: N/A
NH-R409	Construction of new community scale natural hazard mitigation works	
	<i>The rule does not apply to the planting of vegetation as part of natural hazard mitigation works.</i>	

¹⁰⁹ Environment Canterbury [316.81].¹¹⁰ Environment Canterbury [316.81].

All Zones	Activity status: PER Where: 1. the works are limited to soft engineering natural hazard mitigation; and 2. the works are not located within a site and area of significance to Māori (refer also to Rule SASM-R5).¹¹¹	Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to: NH-MD2 - Natural hazard mitigation works
Ashley River / Rakahuri Saltwater Creek Estuary ONF Waimakariri River ONF Ashley River / Rakahuri SAL	Activity status: RDIS Matters of discretion are restricted to: NH-MD2 - Natural hazard mitigation works	Activity status where compliance is not achieved: N/A
<u>SASM Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūrangā Tūpuna Overlay Ngā Wai Overlay</u>¹¹²	<u>Activity status: RDIS</u>¹¹³ <u>Matters of discretion are restricted to:</u> <u>NH-MD2 – Natural Hazard mitigation works</u> <u>SASM-MD1 - Wāhi tapu and wāhi taonga</u> <u>SASM-MD2 - Ngā tūrangā tūpuna</u> <u>SASM-MD3 - Ngā wai</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent their written approval.</u> ¹¹⁴	<u>Activity status where compliance is not achieved: N/A</u>

¹¹¹ Environment Canterbury [316.81].¹¹² Environment Canterbury [316.81].¹¹³ Environment Canterbury [316.81].¹¹⁴ Environment Canterbury [316.81].

NH-R140	New and upgrading of above and below ground existing infrastructure that is not critical infrastructure	
	<i>This rule shall not apply to customer connections.</i>	
Ashley Fault Avoidance Overlay	Activity status: RDIS Matters of discretion are restricted to: NH-MD3 - Natural hazards and infrastructure	Activity status where compliance is not achieved: N/A
NH-R121	Natural hazard sensitive activities	
Ashley Fault Avoidance Overlay	Activity status: DIS	Activity status where compliance is not achieved: N/A
NH-R132	Upgrading of existing or construction of new non-community scale natural hazard mitigation works for flood mitigation	
	<i>The rule does not apply to the planting of vegetation as part of natural hazard mitigation works.</i>	
Urban Flood Assessment Overlay Kaiapoi Fixed Minimum Finished Floor Level Overlay¹¹⁵ Non-Urban Flood Assessment Overlay	Activity status: DIS	Activity status where compliance is not achieved: N/A
NH-R143	New and upgrading of above and below ground critical infrastructure	
Ashley Fault Avoidance Overlay	Activity status: DIS RDIS¹¹⁶ Where: 1. the critical infrastructure involves any of the following: a. electricity substations, networks, and transmission and distribution installations, including the National Grid and the electricity distribution network; b. supply and treatment of water for public supply; c. stormwater and sewage treatment and disposal systems;	Activity status where compliance is not achieved: NC

¹¹⁵ Environment Canterbury [316.52].¹¹⁶ Transpower [195.62].

	<p>d. radiocommunication and telecommunication installations and networks;</p> <p>e. strategic road and rail networks;</p> <p>f. petroleum storage and supply facilities;</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>NH-MD3 - Natural hazards and infrastructure</u>¹¹⁷</p>	
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Coastal Hazards

NH-R154 Natural hazard sensitive activities within the urban environment urban hazard areas ¹¹⁸		
Coastal Flood Assessment Overlay	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the building is erected to the level specified in an existing subdivision resource consent decision notice or on an approved subdivision consent plan that was approved after 1 January 2021, and is less than five years old¹¹⁹; or the building: <ol style="list-style-type: none"> does not exceed the permitted building coverage for the zone; and has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1. 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NH-MD4 - Natural hazards coastal matters</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> Further information on hazards including technical reports and hazard maps identifying areas potentially subject to freshwater flooding, seawater inundation 	

¹¹⁷ Transpower [195.62].

¹¹⁸ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

¹¹⁹ Environment Canterbury [316.77].

	flooding and areas that are potentially high hazard flooding ¹²⁰ areas can be found on the Waimakariri District Natural Hazards Interactive Viewer. This further information does not form part of the District Plan.	
NH-R165	Natural hazard sensitive activities outside the urban environment <u>urban hazard areas</u> ¹²¹	
Coastal Flood Assessment Overlay	Activity status: PER Where: <ol style="list-style-type: none"> 1. the building is erected to the level specified in an existing subdivision consent notice decision or on an approved subdivision consent plan¹²² that was approved after 1 January 2021, and is less than five years old; or 2. the building is identified as being subject to 0.29m <u>0.3m</u>¹²³ or less of coastal flooding as stated in a Coastal Flood Assessment Certificate and has finished floor level equal to or higher than the minimum finished floor level as stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2. 	Activity status where compliance is not achieved: RDIS (see NH-R165 (3))
Coastal Flood Assessment Overlay	Activity status: RDIS Where: <ol style="list-style-type: none"> 3. the building is identified as being subject to between 0.3m and 0.99m <u>more than 0.3m and less than 1m</u>¹²⁴ of coastal flooding as stated in a Coastal Flood Assessment Certificate and is to be erected on raised land or utilises a combination of raised land and a raised floor level equal to or higher than the minimum requirements stated in a Coastal Flood 	Activity status where compliance is not achieved: NC

¹²⁰ Environment Canterbury [316.54].

¹²¹ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

¹²² Environment Canterbury [316.77].

¹²³ RMA Schedule 1 Clause 16(2) amendment.

¹²⁴ RMA Schedule 1 Clause 16(2) amendment.

	<p>Assessment Certificate issued in accordance with NH-S2.</p> <p>Matters of discretion are restricted to:</p> <p>NH-MD4 - Natural hazards coastal matters</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> Further information on hazards including technical reports and hazard maps identifying areas potentially subject to freshwater flooding, seawater inundation flooding and areas that are potentially high hazard flooding areas can be found on the Waimakariri District Natural Hazards Interactive Viewer. This further information does not form part of the District Plan. 	
NH-R176	Above ground critical infrastructure excluding roads¹²⁵	
Coastal Flood Assessment Overlay	<p>Activity status: PER</p> <p>Where:</p> <p>1. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level;¹²⁶ and</p> <p>a. new infrastructure or an extension to existing infrastructure has a footprint of less than 10m²; or¹²⁷</p> <p>1b. any new building that is identified as being subject to 0.29m <u>0.3m</u>¹²⁸ or less of coastal flooding as stated in a Coastal Flood Assessment Certificate and has finished floor level equal to or higher than the minimum finished floor level as stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2; or</p> <p>2e. if not a building, new <u>or upgraded critical</u>¹²⁹</p>	<p>Activity status where compliance is not achieved: for NH-R17 (1), NH-R17 (1)(a) and NH-R17 (1)(c): RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NH-MD3 - Natural hazards and infrastructure</p> <p>Activity status where compliance is not achieved for NH-R17 (1)(b): RDIS (see NH-R17 (2))</p>

¹²⁵ Waka Kotahi [275.23].

¹²⁶ Environment Canterbury [316.79].

¹²⁷ MainPower [249.178] and Transpower [195.63].

¹²⁸ RMA Schedule 1 Clause 16(2) amendment.

¹²⁹ RMA Schedule 1 Clause 16(2) amendment.

	<p>infrastructure, excluding any support base, towers or poles, is located <u>3m or more above ground level or has a footprint of less than 13m² per structure attached to the ground. above ground level at an elevation higher than the minimum floor level as stated in a</u></p> <p>Coastal Flood Assessment Certificate issued in accordance with NH-S2.¹³⁰</p>	
Coastal Flood Assessment Overlay	<p>Activity status: RDIS Where:</p> <p><u>23. any building that is identified as being subject to between 0.3m and 0.99m more than 0.3m and less than 1m¹³¹ of coastal flooding, as stated in a Coastal Flood Assessment Certificate, is erected on raised land or utilises a combination of raised land and a raised floor level equal to or higher than the minimum requirements stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2.</u></p> <p>Matters of discretion are restricted to: NH-MD4 - Natural hazards coastal matters</p>	<p>Activity status where compliance is not achieved: NC</p> <p><u>i. Any National Grid building that does not contain a habitable room: RDIS¹³²</u></p> <p><u>Matters of discretion are restricted to:</u> <u>NH-MD3 - Natural hazards and infrastructure</u></p> <p><u>ii. Any other building: NC</u></p>
NH-R18¹³³	Below ground infrastructure and critical infrastructure	
Coastal Flood	<p>Activity status: PER Where:</p>	<p>Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to:</p>

¹³⁰ MainPower [249.178] and Transpower [195.63].

¹³¹ RMA Schedule 1 Clause 16(2) amendment.

¹³² Transpower [195.63].

¹³³ Environment Canterbury [316.79].

Assessment Overlay	1. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level.	NH-MD4 – Natural hazards coastal matters
NH-R17 ¹³⁴	Above ground earthworks, buildings and new structures	
Coastal Flood Assessment Overlay	<p>Activity status: PER Where:</p> <p>1. the above ground earthworks, buildings and new structures: a. will not increase flooding on another property through the diversion or displacement of floodwaters; or b. meets the definition of land disturbance.</p> <p><u>Advice note:</u> to avoid confusion, buildings and structures still need to meet the other provisions in this chapter.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to: <u>NH-MD5 - Floodwaters displacement and flowpath disruption</u></p> <p>Notification <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u></p>
NH-R198	Construction of new community scale natural hazard mitigation works involving hard engineering natural hazard mitigation	
	<i>The rule does not apply to the planting of vegetation as part of natural hazard mitigation works.</i>	
Coastal Flood Assessment Overlay	Activity status: DIS	Activity status where compliance is not achieved: N/A
NH-R2019	Upgrading of existing or construction of new non-community scale natural hazard mitigation works for coastal flood hazard mitigation	
	<i>The rule does not apply to the planting of vegetation as part of natural hazard mitigation works.</i>	
Coastal Flood Assessment Overlay	Activity Status: NC	Activity status where compliance is not achieved: N/A

Natural Hazard Standards

¹³⁴ Environment Canterbury [316.79].

NH-S1 Flood Assessment Certificate

1. The District Council will issue a Flood Assessment Certificate (which will be valid for three years from the date of issue) that specifies:
 - a. whether the activity is located on a site that is within a high ~~flood~~¹³⁵ hazard area; and
 - b. whether the activity is located within an overland flow path; and
 - c. where the activity is located on land that is within the Urban Flood Assessment Overlay, the minimum finished floor level in accordance with (e); or
 - d. where the activity is located on land that is within the Non-Urban Flood Assessment Overlay and is located on land that is outside of a high ~~flood~~¹³⁶ hazard area, the minimum finished floor level in accordance with (e); and
 - e. the minimum finished floor level shall be calculated as the highest of the following:
 - i. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Localised Rainfall Event plus up to 500mm freeboard (including allowances for climate change)¹³⁷; or
 - ii. flooding predicted to occur in a 0.5% AEP (1 in 200-year) Ashley River/Rakahuri Breakout Event concurrent with a 5% AEP (1 in 20-year) Localised Rainfall Event plus up to 500mm freeboard (including allowances for climate change)¹³⁸; or
 - iii. flooding predicted to occur in a 0.5~~4~~% AEP (1 in 200~~4200~~-year) Storm Surge Event concurrent with a 5% AEP (1 in 20-year) River Flow Event with an allowance for sea level rise ~~based on an RCP8.5 climate change scenario~~¹³⁹, plus up to 500mm freeboard.

Activity status where compliance is not achieved: N/A

2. Freeboard will be applied as follows:
 - a. Low Hazard - 400mm freeboard

¹³⁵ Environment Canterbury [316.54].

¹³⁶ Environment Canterbury [316.54].

¹³⁷ Environment Canterbury [316.61].

¹³⁸ Environment Canterbury [316.61].

¹³⁹ Environment Canterbury [316.61].

b. Medium to High Hazard - 500mm freeboard¹⁴⁰

Advisory Notes

- An application form and guidance on how to obtain a Flood Assessment Certificate are available on the District Council's website.
- Certificates are valid for three years from the date of issue. If a land use consent is required, the five year period provided under the RMA to give effect to the resource consent overrides the three year Certificate lifespan.
- Under NH-S1 the District Council will not provide a required minimum floor level for high flood¹⁴¹ hazard areas within the Non-Urban Environment Hazard Area¹⁴² Flood Assessment Area. A resource consent will be required in this situation.
- Further information on hazards including technical reports and hazard maps identifying areas potentially subject to freshwater flooding, sea water inundation flooding and areas that are potentially a high hazard area can be found at the Waimakariri District Natural Hazards Interactive Viewer. This further information does not form part of the District Plan.
- The AEP flood event risk level, minimum floor levels and overland flow path locations are to be determined by reference to:
 - The most up to date models, maps and data held by the District Council and the Regional Council; and
 - Any information held by, or provided to, the District Council or the Regional Council that relates to flood risk for the specific land.
- The inclusion of climate change allowances should always be based on the latest government advice and the latest available data. A 100 year horizon should be used wherever possible and if forecast values do not extend to 100 years then the longest available horizon should be used. The climate change or emissions scenario should align with the latest government advice. Note that emissions scenario RCP8.5 was used in 2021 to develop the current iteration of the District Plan.¹⁴³

NH-S2 Coastal Flood Assessment Certificate

- The District Council will issue a Coastal Flood Assessment Certificate (which will be valid for three years from the date of issue) for a site within the Coastal Flood Assessment Overlay that specifies:
 - a. whether the activity is located on a site that is likely to be affected by sea water storm surge flooding; and
 - b. whether the activity is located on a site that is within a high coastal flood hazard area¹⁴⁴; and
 - c. where the activity is located on a site that is within the Non-Urban Flood Assessment Overlay and is outside of a high coastal flood¹⁴⁵ hazard area and (a) is met, the minimum land level in

Activity status where compliance is not achieved: N/A

¹⁴⁰ Environment Canterbury [316.88].

¹⁴¹ Environment Canterbury [316.54].

¹⁴² Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

¹⁴³ Environment Canterbury [316.61].

¹⁴⁴ Environment Canterbury [316.54].

¹⁴⁵ Environment Canterbury [316.54].

- accordance with (d), or the minimum land and finished floor level combination in accordance with (e);
- d. the minimum land level shall equal:
- i. the flooding level predicted to occur in a 0.54% AEP (1 in ~~4200~~¹⁴⁶-year) Storm Surge Event concurrent with a 5% AEP (1 in 20-year) River Flow Event with an allowance for sea level rise of 1m based on an RCP8.5 climate change scenario¹⁴⁷;
- e. the minimum land and floor level combination shall equal:
- i. land filled to be within 300mm of the required land level under (d); and
 - ii. a floor level that meets the minimum level specified in NH-S1.

Advisory Notes

- NH-S2 only applies for natural hazard sensitive activities outside urban hazard areas under NH-R15 and above ground critical infrastructure under NH-R16.^{148 149}
- An application form and guidance on how to obtain a Flood Assessment Certificate are available on the District Council's website.
- Certificates are valid for three years from the date of issue. If a land use consent is required, the five year period provided under the RMA to give effect to the resource consent overrides the three year Certificate lifespan.
- Under NH-S2 the District Council will not provide a required minimum floor/land level for high coastal flood¹⁵⁰ hazard areas within the Non-Urban Flood Assessment Area. A resource consent will be required in this situation.
- Further information on hazards including technical reports and hazard maps identifying areas potentially subject to freshwater flooding, sea water inundation flooding and areas that are potentially high hazard flooding¹⁵¹ areas can be found on the Waimakariri District Natural Hazards Interactive Viewer. This further information does not form part of the District Plan.
- The AEP flood event risk level, minimum floor levels and overland flow path locations are to be determined by reference to:
 - The most up to date models, maps and data held by the District Council and the Regional Council; and
 - Any information held by, or provided to, the District Council or Regional Council that relates to flood risk for the specific land.
- Freeboard will be applied as follows:
 - a. Low Hazard - 400mm freeboard
 - b. Medium to High Hazard - 500mm freeboard¹⁵²

¹⁴⁶ Environment Canterbury [316.88].

¹⁴⁷ Environment Canterbury [316.61].

¹⁴⁸ RMA Schedule 1 Clause 16(2) amendment.

¹⁴⁹ Environment Canterbury [316.8 and 316.13] and Christchurch City Council [360.9, 360.10 and 360.11]

¹⁵⁰ Environment Canterbury [316.54].

¹⁵¹ Environment Canterbury [316.54].

¹⁵² Environment Canterbury [316.88].

- The inclusion of climate change allowances should always be based on the latest government advice and the latest available data. A 100 year horizon should be used wherever possible and if forecast values do not extend to 100 years then the longest available horizon should be used. The climate change or emissions scenario should align with the latest government advice. Note that emissions scenario RCP8.5 was used in 2021 to develop the current iteration of the District Plan.¹⁵³

Matters of Discretion

NH-MD1	<p>Natural hazards general matters</p> <ol style="list-style-type: none"> 1. <u>The extent to which the The setting of minimum floor levels are not achieved by the proposal and the effect of the lower levels, and the effects of</u>¹⁵⁴ minimum land levels and the predicted sea water and other inundation that will occur on the site. 2. The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, including taking into account: <ol style="list-style-type: none"> a. <u>the building material and design proposed;</u> b. <u>the anticipated life of the building;</u> c. <u>the proposed use of the building, including whether it is a retail, commercial or industrial activity or has a low staff occupancy rate, that would lessen the adverse effects of it being damaged in a natural hazard event;</u> d. <u>whether the building is relocatable; and</u> e. <u>for redevelopments, the extent to which overall risk will change as a result of the proposal.</u>¹⁵⁵ 3. The extent to which site access will be compromised in a natural hazard event and any alternative access provided. 4. The extent to which the proposal causes flood water displacement or flow path disruption onto other sites. 5. The extent to which any flood mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with flood management. 6. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community. 7. The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape. 8. In relation to wildfire and¹⁵⁶ ice, the degree of risk posed to life and property due to the non-compliance. 9. In relation to tsunami risk, the nature of the proposed activity and the ease of evacuation. 	<p>Natural I</p> <ol style="list-style-type: none"> 2. The wat 3. The dan taki the to w 4. The any 5. The distr 6. The and mar 7. The that and 8. The rela 9. In r non 10. In eva
NH-MD2	<p>Natural hazard mitigation works</p> <ol style="list-style-type: none"> 1. The extent to which the natural hazard risk cannot be avoided. 2. Any adverse effects of those works on the natural and built environment and on the cultural and spiritual values of Ngāi Tūāhuriri, including any matters specified in CE-MD1, ECO-MD1, NATC-MD3, NATC-MD4, NATC-MD5, NATC-MD6 and CE-MD1, SASM-MD1, SASM-MD2 and SASM-MD3.¹⁵⁷ 3. Any adverse effects on the values of any identified ONL, ONF or SAL including any matters specified in NFL-MD1. 	

¹⁵³ Environment Canterbury [316.61].

¹⁵⁴ Summerset [207.14].

¹⁵⁵ Summerset [207.14].

¹⁵⁶ Federated Farmers [414.96] and Horticulture NZ [295.90]

¹⁵⁷ Environment Canterbury [316.81].

	4. The extent to which the mitigation works transfer, or create, unacceptable hazard risk to other people, property, infrastructure, or the natural environment.
NH-MD3	<p>Natural hazards and infrastructure</p> <ol style="list-style-type: none"> Any increase in the risk to life or property from natural hazard events. Any negative effects¹⁵⁸ on the ability of people and communities to recover from a natural hazard event. The extent to which the infrastructure will suffer damage in a hazard event and whether the infrastructure is designed to maintain reasonable and safe operation during and after a natural hazard event. The <u>anticipated</u> time taken to reinstate critical infrastructure following a natural hazard event. The extent to which the infrastructure exacerbates the natural hazard risk or transfers the risk to another site. The ability for flood water conveyance to be maintained.¹⁵⁹ 7. The extent to which there is a functional need and operational need for that location and there are no practical reasonable¹⁶⁰ alternatives. 8. The extent to which any mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with hazard management. 9. The <u>positive</u> benefits derived from the installation of the infrastructure.¹⁶¹ 10. Any effects on cultural values.¹⁶²
NH-MD4	<p>Natural hazards coastal matters</p> <ol style="list-style-type: none"> The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, taking into account: <ol style="list-style-type: none"> proposed land and floor levels; the building material and design proposed; the certainty of the modelling; and the time frame over which sea level rise inundation is predicted to occur. The extent to which the building is readily relocatable and when inundation is predicted to occur as a result of sea level rise, including the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building, and proposals to manage residual risk. The extent to which site access will be compromised in a coastal hazards event and any alternative access provided. The extent to which any coastal flooding mitigation measures are proposed, their effectiveness and environmental effects, including displacement onto surrounding sites and disruption of flow paths and any benefits to the wider area associated with flood management. The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from coastal hazards, including taking into account maintenance and repair costs that might fall on the wider community. Whether there are any positive effects from a reduction in floor or land levels in relation to accessibility, the height of the existing building, neighbouring buildings or the streetscape or the financial viability of the development.¹⁶³

¹⁵⁸ Transpower [195.65].¹⁵⁹ Environment Canterbury [316.79].¹⁶⁰ Transpower [195.58] and [195.65].¹⁶¹ Transpower [195.65].¹⁶² Transpower [195.65].¹⁶³ Environment Canterbury [316.91].

	7. Whether the site is located within an existing urban area and raised land or floor levels would create an unreasonable burden on the ability to continue to use an existing building and support the local community.
<u>NH-MD5</u>	<u>Floodwaters displacement and flowpath disruption</u> ¹⁶⁴ <ol style="list-style-type: none">1. <u>The likely extent of flooding on the site;</u>2. <u>The potential for the activity to exacerbate flooding on any other site; and</u>3. <u>The extent to which the earthworks, building or new structure impedes the free passage of floodwaters.</u>

¹⁶⁴ Environment Canterbury [316.79].

Relevant planning map amendments

Overlay amendments

Liquefaction Hazard Overlay

Amend the Liquefaction Hazard Overlay so that it only captures the gold coloured 'liquefaction damage is possible' area (i.e. it excludes the green coloured 'liquefaction damage is unlikely' area) and is limited to areas within the Waimakariri district.¹⁶⁵

Urban and Non-urban Flood Assessment Overlays

Replace the Urban and Non-Urban Flood Assessment Overlays with the overlays as agreed in the Joint Witness Statement included as Appendix D (this includes an overlay based on the 200-year return period (0.5% AEP)).¹⁶⁶

Kaiapoi Fixed Minimum Floor Level Overlay

Delete the Kaiapoi Fixed Minimum Floor Level Overlay and replace it with the Urban Flood Assessment Overlay.¹⁶⁷

Apply the Urban Flood Assessment Overlay, as applicable, to those areas recommended to be rezoned from Rural to Urban¹⁶⁸.

Relevant definitions

Community scale natural hazard mitigation works

Community scale natural hazard mitigation works means:

*a natural hazard mitigation scheme works that serves multiple properties and is are constructed and administered by the District Council, the Crown, the Regional Council or their nominated contractor or agent.*¹⁶⁹

Coastal hazard mitigation works means:

*Any means work and or structure designed to prevent or mitigate coastal hazards, such as coastal erosion and seawater inundation. It includes soft engineering natural hazard mitigation beach re-nourishment, dune replacement, and sand fences, seawalls, groynes, gabions and revetments and hard engineering natural hazard mitigation.*¹⁷⁰

~~*'High coastal flood hazard area'*~~
~~*means:*~~

- ~~*a. land likely to be subject to coastal erosion, including the cumulative effects of sea level rise, over the next 100 years; and*~~
- ~~*b. land subject to water depth of 1 metre or greater in a 1% AEP (1 in 100-year) storm surge event (excluding tsunami), concurrent with 5% AEP (1 in 20-year) river flow event with a median sea level rise projection over the next 100 years based on an RCP8.5 high emissions scenario.*~~¹⁷¹

¹⁶⁵ Environment Canterbury [316.53]

¹⁶⁶ Environment Canterbury [316.78]

¹⁶⁷ Environment Canterbury [316.52]

¹⁶⁸ Consequential amendment to Large Lot Residential and Residential Rezoning

¹⁶⁹ Environment Canterbury [316.56]

¹⁷⁰ 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever [266.177], Department of Conservation [419.8].

¹⁷¹ Environment Canterbury [316.54]

~~‘High flood hazard area’~~
means:

- ~~a. land where there is inundation by floodwater, and where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% Annual Exceedance Probability flood event.¹⁷²~~

High Hazard Area means:

- a. land likely to be subject to coastal erosion; and or¹⁷³
- b. land where there is inundation by floodwater and where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% Annual Exceedance Probability flood event.

When determining a. and b. above, the cumulative effects of climate change over the next 100 years (based on latest national guidance) and all sources of flooding (including fluvial, pluvial, and coastal) must be accounted for.¹⁷⁴

Natural feature, in relation to the Natural Hazards Chapter, means:

natural ponding areas, wetlands, water body margins and riparian margins, terraces, dunes, and beaches. It excludes artificial water races and drainage infrastructure such as swales and Stormwater Management Areas.¹⁷⁵

Natural hazard sensitive activity means:

buildings and conversions of existing buildings¹⁷⁶ which:

- a. contain one or more habitable rooms; ~~and/or~~
- b. ~~contain one or more employees (of at least one full time equivalent)~~ are serviced with a sewage system and connected to a potable water supply; and/¹⁷⁷ or
- c. ~~are~~ is a place of assembly;
- except that this shall not apply to:
- i. ~~regionally significant infrastructure or critical¹⁷⁸~~ infrastructure;
- ii. any ~~attached garage or¹⁷⁹~~ detached garage to a residential unit or minor residential unit that is not a habitable room;
- iii. any building with a footprint of less than 25m²; ~~or~~
- iv. any building addition in any continuous 10-year period that has a footprint of less than 25m²; or
- v. any building with a dirt/gravel or similarly unconstructed floor.¹⁸⁰

Soft engineering natural hazard mitigation

¹⁷² Environment Canterbury [316.54].

¹⁷³ Environment Canterbury [316.54].

¹⁷⁴ Environment Canterbury [316.54].

¹⁷⁵ John Stevenson [162.168], Chloe Chai and Mark McKitterick [256.168], CA and GJ McKeever [111.168] and Keith Goodwin [418.169].

¹⁷⁶ Environment Canterbury [316.77].

¹⁷⁷ Environment Canterbury [316.55].

¹⁷⁸ RMA Schedule 1 Clause 16(2) amendment.

¹⁷⁹ Environment Canterbury [316.55].

¹⁸⁰ Environment Canterbury [316.55].

means the use of natural materials, features and processes, including vegetation to stabilise waterway banks, and absorb wave energy and reduce coastal erosion and inundation, but does not include earth engineered bunds.¹⁸¹ Soft engineering techniques include planting, beach re-nourishment, beach and bank re-profiling and the restoration of natural features such as dunes, coastal wetlands/saltmarsh and floodplains.

Upgrading

In relation to the natural hazards chapter, means the replacement, renewal, improvement or realignment of a network utility structure or building, or natural hazards mitigation works that:

- a. is within 5m of the alignment or location of the original structure or building; and
- b. does not increase the footprint of the original structure or building by greater than 10 percent across any continuous 5-year period; or

c does not include works limited to maintenance for community scale natural hazard mitigation works flood schemes, it does not increase the footprint of the original scheme by greater than 10 percent across any continuous 5-year period.

Note: upgrading does not include works limited to maintenance.¹⁸²

Coastal Environment Chapter

CE-R3 Any building or structure

This rule does not apply to buildings or structures located in existing Residential Zones that are within 20m of identified coastal natural character areas, or the maintenance, repair or replacement of existing flood protection works administered by ECan.¹⁸³

Earthworks Chapter

~~EW-P2 Earthworks within Flood Assessment Overlays~~¹⁸⁴

~~Allow earthworks within the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay where:~~

- ~~1. the earthworks do not increase the flooding risk to the site or neighbouring sites through the displacement of flood waters;~~
- ~~2. the earthworks associated with proposed subdivision, development or use do not increase the risk to life or property; and~~
- ~~3. the ability to convey flood waters is not impeded as a result of the earthworks.~~

~~EW-R4-~~

~~Earthworks for community scale natural hazards mitigation works~~

~~Activity status: PER~~

~~Where:~~

~~EW-S1 to EW-S7 are met.~~

~~Activity status where compliance not achieved: DIS~~

~~EW-R5 Earthworks within an overland flow path~~

~~Activity status: PER~~

~~Where:~~

¹⁸¹ 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd [266.16]

¹⁸² Environment Canterbury [316.82].

¹⁸³ Environment Canterbury [316.81]

¹⁸⁴ Environment Canterbury [316.81] for all the EW changes

- ~~1. EW-S1 to EW-S7 are met; and~~
- ~~2. the height of any filling does not exceed 0.25m above the ground level at (18 September 2021); or~~
- ~~3. the filling is for a building platform that is located greater than 2m from any site boundary within the Urban Flood Assessment Overlay, or greater than 10m from any site boundary within the Non-Urban Flood Assessment Overlay; or~~
- ~~4. the flood depth in a 0.5% AEP event is less than 100mm.~~

~~Activity status where compliance not achieved: RDIS~~

~~Matters of discretion are restricted to:~~

~~EW-MD4 - Natural hazards~~

~~Advisory Notes~~

~~A Flood Assessment Certificate issued in accordance with NH-S1(b) will identify whether the site is located within an overland flow path.~~

~~The District Council holds publicly available information showing flood modelling for the District.~~¹⁸⁵

Natural Character Chapter

NATC-R2 Planting of non-indigenous vegetation

Activity status: PER

Where:

1. planting is for one of the following purposes:
 - ~~a. erosion or flood control purposes where undertaken by or on behalf of the Regional Council or the District Council or their nominated contractor or agent; or~~¹⁸⁶

Natural Features and Landscapes Chapter

Activity Rules

How to interpret and apply the rules

...

(2) The rules within this chapter shall not apply to the activities provided for in NH-R8 (the maintenance of existing community scale natural hazard mitigation works), NH-R9 (upgrading existing community scale natural hazard mitigation works) and NH-R10 (construction of new community scale natural hazard mitigation works).¹⁸⁷

NFL-R5

This rule does not apply to structures and buildings provided for under NFL-R1 to NFL-R4, NFL-R8 ~~or natural hazards mitigation structures for flooding.~~¹⁸⁸

Sites and Areas of Significance to Maori Chapter

~~SASM-R5 — Construction of new community scale natural hazard mitigation works~~¹⁸⁹
~~This rule applies to Wāhi Tapu/Wāhi Taonga, Ngā Tūrangā Tūpuna and Ngā Wai in SASM-SCHED1.~~

¹⁸⁵ Environment Canterbury [316.81]

¹⁸⁶ Environment Canterbury [316.81]

¹⁸⁷ Environment Canterbury [316.81]

¹⁸⁸ Environment Canterbury [316.81]

¹⁸⁹ Environment Canterbury [316.81]

~~Wāhi Tapu Overlay~~

~~Wāhi Taonga Overlay~~

~~Ngā Tūranga Tūpuna Overlay~~

~~Ngā Wai Overlay~~

~~Activity status: RDIS~~

~~Matters of discretion are restricted to:~~

~~SASM-MD1 - Wāhi tapu and wāhi taonga~~

~~SASM-MD2 - Ngā tūranga tūpuna~~

~~SASM-MD3 - Ngā wai~~

~~Notification~~

~~An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga and HNZPT, in respect of sites on the New Zealand Heritage List Rārangi Kōrero, where the consent authority considers this is required, absent their written approval.~~

~~Activity status when compliance not achieved or provided for: N/A~~

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 8

Hearing Stream 4 Part 2: District-wide matters – CE- Coastal Environment

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

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 4** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 8 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the CE – Coastal Environment Chapter and the submissions received on those provisions. The relevant provisions are:
 - Objectives
 - Policies
 - Rules
 - Matters of Discretion.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to CE – Coastal Environment Chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant

s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:

- (a) summary of relevant provisions;
- (b) themes raised in submissions; and
- (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were 69 original submission points, from 11 original submitters. There were two further submission points from two further submitters.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- The preservation and protection of natural character in the coastal environment, and
 - Forestry in the Coastal Environment Overlay.

3. CE-O1 Natural character values

Overview

13. The following is a summary of the Panel's recommended amendments to Objective CE-O1 (and consequential amendments to the Introduction and CE-MD1), over and above those recommended by the s42A report author:

Provision	Panel recommendations
CE - Introduction	Amend the Introduction to include reference to 'protection' of the natural character of the coastal environment.
CE-O1	Amend the objective to include reference to 'protection' of the natural character attributes of the coastal environment, in addition to their restoration and rehabilitation.
CE-MD1	Amend CE-MD1 to include consideration of any proposed restoration or rehabilitation.

Reasons

14. The submission we consider here is that by Forest & Bird¹. This submitter, in addition to Federated Farmers² and Department of Conservation³, sought amendments to better align CE-O1 with the relevant objectives and policies of the NZCPS, in particular with NZCPS objective 2, and NZCPS policies 13 and 14.

¹ 192.84

² 414.158

³ 419.115

15. Forest & Bird requested that 'restored or rehabilitated' should be included in the objective in place of 'maintained and enhanced', and that 'protected' be included in the objective to sit alongside 'preserved'. The submitter also sought that the word "protect" be included in CE-O1, as follows:

"The natural character attributes of the coastal environment of the District are preserved, ~~maintained~~ protected, ~~and enhanced~~ restored and rehabilitated."

16. Ms Nicky Snoyink, in her statement for Forest & Bird, said that this will make the objective much clearer in terms of the plan giving effect to Policy 13 of the NZCPS which is for the "preservation of natural character of the coastal environment **and** to protect it from inappropriate subdivision, use and development."

17. Forest & Bird also requested a consequential change to the CE Introduction to correct the first sentence so that it is in line with Policy 13 of the NZCPS, that is to include "protection" from inappropriate activities, as follows:

"The preservation of the natural character of the coastal environment and the protection of it from inappropriate subdivision, use and development is a matter of national importance under the RMA."

18. In response to the submissions the section 42A report author, Mr Peter Wilson, recommended that CE-O1 is amended as follows:

The natural character attributes of the coastal environment of the District are preserved, ~~maintained~~, ~~and enhanced~~ restored or rehabilitated.

19. In addition he recommended that a consequential change is made to CE-MD1 to include: "Whether any restoration or rehabilitation of the natural character of the coastal environment is proposed".

20. We accept Mr Wilson's reasons for those specific changes, as we agree 'restored or rehabilitated' better aligns with the NZCPS. The Panel asked Mr Wilson to respond, in his Reply Report, to the other points raised by Forest & Bird. In response Mr Wilson considered including 'protect' is not appropriate because it is only used in policy 17 of the NZCPS relating to historic heritage⁴. From our own reading of the NZCPS we do not agree with that, noting that 'protect' is also used in other objectives and policies (Objective 2 & 6, Policy 6, 7, 11, 13 & 15). Also, the objectives in the CRPS that Mr Wilson refers to also use the word 'protect'. Overall, we are more persuaded by Ms Snoyink's evidence on this and consider that the amended wording requested by Forest & Bird is appropriate and will better give effect to Policy 13 of the NZCPS.

21. We note also that the recommended change to CE-MD1 in the s42A report to refer to rehabilitation and restoration was not carried through to the recommended changes in the Reply Report. We consider this was an omission, and it should be included in addition to the other matters of discretion that were recommended to be added by Mr

⁴ S42A Reply Report dated 11 August 2023, paragraph 30

Wilson in his Reply Report and in a memorandum to the Panel following his post-hearing meeting with Forest & Bird⁵. Accordingly, we have recommended that rehabilitation and restoration should be included as a relevant matter of discretion in CE-MD1.

4. CE-P2 Preservation of natural character

Overview

22. The following is a summary of the Panel’s recommended amendment to Policy CE-P2 which differs only in respect to the wording recommended by the s42A report author:

Provision	Panel recommendations
CE – P2	<p>Change the title of the policy to “preservation and protection of natural character”</p> <p>Amend clause 6 so that maintaining indigenous biodiversity in the coastal environment is ‘subject to ECO-P7’.</p>

Amendments and Reasons

23. The submission we consider here is that by Forest and Bird⁶ who sought better alignment with the NZCPS and the ECO chapter, requesting specifically the express reference to ECO-P7 which provides a framework for managing the effects of regionally significant infrastructure on indigenous biodiversity in the coastal environment.
24. Mr Wilson accepted in part Forest & Bird’s submission that requested the following amendment to clause 6:

*6. maintaining indigenous biodiversity, where it is not already covered by ECO-P7
~~including remnant vegetation and habitats of indigenous species~~*

25. We agree with the reasoning of Mr Wilson, described in the s42A report as being:

“ECO-P7 is more consistent with the NZCPS and I do not consider that there is a need to retain the reference to indigenous biodiversity when another district-wide policy covers it. This is the same for ECan, as CE-P2 is limited to the natural character of values of vegetation only, with indigenous biodiversity [is] dealt with in its own policy, which is already by way of Policy ECO-P7”.

26. However, we prefer the words “subject to ECO-P7 maintaining indigenous biodiversity” as they more accurately describe the relationship between the ECO and CE provisions. We have also recommended amending the name of the policy to include ‘protection’ as a consequential amendment to our acceptance of the Forest & Bird submission point

⁵ S42A Reply Report dated 11 August 2023, paragraph 36, and Memorandum from Mr Wilson dated 22 October 2023

⁶ 192.87

and to better describe the intent of this policy which is to preserve and to protect the natural character values of the coastal environment.

5. CE-R4 Plantation Forestry

Overview

27. The following is a summary of the Panel's recommended amendment to Rule CE-R4, which differs in part from the amendments recommended by the s42A report author and in the Wrap Up Reply Report.

Provision	Panel recommendations
CE – R4	Amend to replace the references from 'Plantation Forestry' to 'Commercial Forestry'.

Amendments and Reasons

28. The submission we consider here is by Federated Farmers⁷ which was to widen the rule from "plantation forestry" to include "all afforestation activities". As explained in the s42A report this would essentially permit carbon forestry in the Coastal Environment Overlay, but outside of some identified natural character areas, and also restricted to plantation forestry existing prior to the enactment of the NESPF, that is set back at least 20 metres from any identified coastal natural character area.
29. Mr Wilson expressed concern at the widening of the rule in this way, noting the effects on natural character from plantation forestry and carbon forestry which are indistinguishable in effect, and he considered that the objectives, in particular CE-O1 would not be achieved if carbon forestry remained outside the scope of CE-R4.
30. In the s42A report Mr Wilson recommended that as well as including carbon forestry in the rule, the rule applying to plantation forestry in the Coastal Environment Overlay should be changed from a permitted activity to a non-complying activity to address his concerns outlined above. In our pre-hearing written questions, the Panel had questioned whether there is scope for this. Mr Wilson's response was that he considered the scope for the inclusion of carbon forestry to the rule derives from the Federated Farmers submission, and the scope to delete the permitted activity component derives from Rayonier⁸, considered in his Overarching and Part 1 matters s42A report for Hearing Stream 1.
31. We do not accept there is scope to make forestry a non-complying activity in the CE Overlay. Federated Farmers had sought a more permissive regime for carbon forestry and the submission by Rayonier was simply to better align the PDP provisions with the NES-PF and not to make specific changes to activity status of forestry in the Coastal Environment Overlay.

⁷ 414.165

⁸ 171.1

32. While we acknowledge the s42A report author's comments that the Coastal Environment chapter objectives and policies seek to preserve the natural character, CE-R4 does this by limiting permissible plantation forestry only to that which existed prior to the enactment of the NES-PF as well as the other restrictions that apply as outlined above. If those conditions are not met the activity becomes non-complying. There was no evidence from any party including from Mr Wilson to support changing the activity status of plantation forestry (including carbon forestry) in the coastal environment, noting also Mr Wilson's evidence that carbon forestry has effects that are indistinguishable from plantation forestry.
33. We also note Mr Wilson's advice that notified CE-R4 is also inconsistent with the NES-PF clause 14(3)(c) which requires a 30m setback from the CMA, and the Council may also wish to review that as part of a future plan change or review of the provisions.
34. Following the hearing, the s42A report authors produced a Reply Report on Wrap Up Matters, and one recommendation was to amend the PDP to give effect to the latest version of the NES-CF⁹ which essentially replaces the NES-PF. We agree with making the relevant changes, under section 44A(6) of RMA, to give effect to the new NES-CF, and this simply means changing the title of CE-R4 from 'Plantation Forestry' to 'Commercial Forestry' to reflect the new definition.
35. For the reasons outlined above we do not accept the other amendments in the Wrap Up Reply Report, which were to delete the clauses in CE-R4 applying to permitted activity forestry (i.e. activity shall be limited to forestry existing prior to the NES-PF and to have setbacks from any identified coastal natural character area setback provisions). However, we have recommended a minor amendment to replace the reference to "*the date the NES-CF was enacted*" by inserting the actual date it was enacted for reasons of efficiency and certainty, and we have changed the reference in Clause 1 from 'plantation forestry' to 'commercial forestry' to be consistent with the NES-CF.
36. We further note that any 'plantation forestry' existing prior to the date that the NES-CF was enacted, which is not otherwise covered by the updated definition of 'commercial forestry', is expected to have 'existing use rights' in the Coastal Environment in any case
37. For the above reasons we are recommending that the Federated Farmers' submission is accepted in part.

6. Other matters and consequential changes

38. The Panel did not identify any other matters or consequential changes.

⁹ National Environmental Standard for Commercial Forestry.

7. Conclusion

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

Appendix 1: Submitter attendance and tabled evidence for Coastal Environment - Hearing Stream 4

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Peter Wilson 	
Federated Farmers of New Zealand Inc.	<ul style="list-style-type: none"> • Lionel Hume • Karl Dean 	414 FS 83
Royal Forest and Bird Protection Society Inc.	<ul style="list-style-type: none"> • Nicky Snoyink 	192 FS 78
Director-General of Conservation / Tumuaki Ahurei	<ul style="list-style-type: none"> • Pene Williams • Amy Young 	419 FS 77
Transpower New Zealand Ltd	<ul style="list-style-type: none"> • Ainsley McLeod 	195 FS 92
Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten 	316
Tabled Evidence		
Waimakariri Irrigation Ltd	<ul style="list-style-type: none"> • Ben Williams • Kirsty Jacomb 	210
MainPower New Zealand Ltd	<ul style="list-style-type: none"> • Jo Appleyard • Annabelle Lee 	249

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

CE - Te taiao o te takutai moana - Coastal Environment

Introduction

The preservation of the natural character of the coastal environment [and the protection of it¹](#) from inappropriate subdivision, use and development is a matter of national importance under the RMA.

The coastal environment in the District comprises of beach, sand dune, estuary and upland areas, and coastal vegetation. The mapped extent of the coastal environment stretches across the District boundary from the mouth of the Waimakariri River to north of the Ashley River/Rakahuri Saltwater Creek Estuary.

The coastal environment has been identified through considering the coastal landscape, ecology and natural character. Under the RMA, areas landward of the CMA are managed by the District Council, whereas areas seaward of the CMA are managed by the Regional Council. The landward extent of the coastal environment includes areas zoned Settlement, Special purpose (Pines Beach and Kairaki Regeneration), Natural Open Space and Rural Lifestyle.

The District Plan must give effect to national direction instruments such as the NZCPS. The policies in the NZCPS are wide-ranging and while many are covered in this chapter, other chapters of the District Plan contain policies and rules that give effect to the NZCPS.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to the topic of the coastal environment include:

- Natural Features and Landscapes: this chapter contains rules for natural features that are located in the coastal environment.
- Ecosystems and Indigenous Biodiversity: this chapter contains policy and rules relating to the protection of indigenous biodiversity within the coastal environment.
- Natural Character of Freshwater Bodies: this chapter has provisions that control certain activities inside setback areas along the margins of rivers, streams, lakes and wetlands.
- Earthworks: this chapter controls land disturbance activities associated with sand dunes, vegetation on the sand dunes and setbacks from water bodies.
- Energy and Infrastructure: this chapter contains provisions that allow for existing infrastructure and ancillary vehicle access tracks, while controlling new infrastructure within those areas of the coastal environment containing high natural character.
- The main coastal hazard affecting the district is sea water inundation, which extends beyond the mapped Coastal Environment. Because of this, and the fact that the sea water inundation extent is affected by concurrent freshwater flooding, the sea water inundation provisions are located within the Natural Hazards Chapter.
- Natural Open Space Zone, Rural Lifestyle Zone, and the General Residential Zone chapters as these are the underlying zones of the Coastal Environment overlay.
- Sites and Areas of Significance to Māori: this chapter has identified the coastal environment as a Ngā Wai.
- Any other District-wide matter that may affect or relate to the site.

¹ Forest and Bird [192.84],

- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
CE-O1	Natural character values The natural character attributes of the coastal environment of the District are preserved, maintained, and enhanced <u>protected, restored or rehabilitated</u> ² .
CE-O2	Ngāi Tūāhuriri values The relationship of Ngāi Tūāhuriri and their culture and traditions with their ancestral lands, water, significant areas and taonga in the coastal environment is recognised and values associated with this are protected.
CE-O3	Public access Public access to and along the landward edge of the CMA is maintained and enhanced where this does not create adverse effects.
CE-O4	Activities in the Coastal Environment People and communities are able to provide for their social, economic and cultural well-being, recognising that the protection of natural character and indigenous biodiversity ³ , public access or cultural values does not preclude subdivision, use or development, where this does not compromise these values.
Policies	
CE-P1	Recognising natural character Recognise that the following attributes contribute to the natural character of the coastal environment: <ol style="list-style-type: none"> 1. natural elements, processes and patterns; 2. biophysical, ecological, geological and geomorphological aspects; 3. natural landforms such as dunes, wetlands, estuaries and freshwater springs; 4. the natural movement of water and sediment; 5. the natural darkness of the night sky; 6. places or areas that are wild or scenic; 7. a range of natural character from pristine to modified; and 8. the experience of the above elements, including the sound and smell of the sea, including Ngāi Tūāhuriri associations with these attributes.
CE-P2	Preservation <u>and protection</u>⁴ of natural character Recognise the natural character values identified in CE-SCHED1, CE-SCHED2, and other areas of the coastal environment, and protect them by: <ol style="list-style-type: none"> 1. avoiding all adverse effects from subdivision, use or development within areas <u>places</u>⁵ of ONC, and areas adjoining the CMA; 2. avoiding significant adverse effects, including cumulative effects, from subdivision, use or development within areas of HNC, or VHNC; 3. avoiding, remedying or mitigating any other adverse effects on natural character attributes in the coastal environment; 4. avoiding the clearance of indigenous vegetation, and the planting of non-indigenous vegetation within identified coastal natural character areas; 5. avoiding activities that damage the stability of coastal dune systems; and

² Forest and Bird [192.84], Federated Farmers [414.158], Department of Conservation [419.115].

³ Forest and Bird [192.85].

⁴ Forest and Bird [192.85]

⁵ Mainpower [249.3].

	6. <u>subject to ECO-P7</u> ⁶ maintaining indigenous biodiversity, including remnant vegetation and habitats of indigenous species.
CE-P3	Restoration of natural character Enable opportunities to restore and rehabilitate natural character within the coastal environment, such as through the removal of plant and animal pests, supporting initiatives for regeneration of indigenous vegetation and habitats, and providing for the natural regeneration of indigenous vegetation.
CE-P4	Ngāi Tūāhuriri cultural values Protect and maintain the values of Ngāi Tūāhuriri with respect to the coastal environment by: <ol style="list-style-type: none"> 1. recognising and providing for the relationship between mana whenua and sites and areas of the coastal environment with cultural significance; 2. providing for access to the CMA for mahinga kai and other customary activities; 3. providing opportunities for Te Ngāi Tūāhuriri Rūnanga involvement in decision-making in relation to the coastal environment; 4. engaging with Te Ngāi Tūāhuriri Rūnanga where activities in the coastal environment have the potential to adversely affect identified sites and areas of significance to Māori, including any silent file area; and 5. considering the incorporation of mātauranga Māori in the design, development, or operation of activities in the coastal environment, where this will enhance recognition of the cultural and traditional relationship of mana whenua to the coastal environment.
CE-P5	Public access to the Coastal Marine Area Maintain existing and provide for new public access where this does not create adverse effects on: <ol style="list-style-type: none"> 1. indigenous flora and fauna; 2. dunes, estuaries or any water body located in the coastal environment; 3. sites of cultural significance; 4. public health or safety; and the rights of private property owners, where these are significantly compromised.
CE-P6	Activities in the coastal environment Manage activities in the coastal environment by: <ol style="list-style-type: none"> 1. providing for existing activities, or new activities where these do not conflict with natural character values; 2. limiting the further expansion or intensity of plantation-commercial⁷ forestry to preserve natural character values; and 3. ensuring that any new subdivision, use or development: <ol style="list-style-type: none"> a. is set back from the CMA boundary, and any identified coastal natural character area, to preserve natural character values and public access; b. maintains the character and extent of existing settlements near the coastal environment; and c. limits the prominence of built form and avoids creating strong visual contrasts.
CE-P7	Infrastructure in the coastal environment <u>Notwithstanding CE-P2, R</u> ecognise and provide for the maintenance, upgrade and development of <u>regionally significant</u> infrastructure that has a functional need or

⁶ Forest and Bird [192.87]⁷ s44A of RMA.

operational need to be located in the coastal environment, where ~~this does not create~~ adverse effects to the identified coastal natural character areas are minimised⁸.

How to interpret and apply the rules

(1) The rules within the CE Chapter do not apply to energy and infrastructure activities⁹

Activity Rules

CE-R1	Use of motor vehicles	
Jockey Baker Creek - VHNC area Te Kōhanga Wetlands - HNC area Tūtaepatu Lagoon - HNC area Ashley River/ Rakahuri Saltwater Creek Estuary - ONC	Activity status: PER Where: 1. the motor vehicle is used for conservation activities, customary harvesting or is an emergency service vehicle.	Activity status when compliance not achieved: NC
CE-R2	Public amenities	
Coastal Environment Overlay	Activity status: PER Where: 1. any building or structure for public amenities shall be set back a minimum of 20m from any identified coastal natural character area, as listed in CE-SCHED1 or CE-SCHED2; 2. any individual building shall have a maximum building footprint of 75m ² ; and 3. the maximum height of any building shall be 4m-; <u>and</u> 4. <u>the use of land for any</u>	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CE-MD1 - Buildings and structures

⁸ Transpower [195.100, 195.101]

⁹ Transpower [195.101]

	<p><u>walking or cycling path for public amenities is</u></p> <p>a) <u>Limited to 2.5m maximum width;</u></p> <p>and</p> <p>b) <u>Will comply with CE-S1 standards for bird-breeding periods</u>¹⁰</p>	
Te Kōhanga Wetlands - HNC area Tūtaepatu Lagoon - HNC area	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CE-MD1 - Buildings and structures</p>	Activity status when compliance not achieved: N/A
Jockey Baker Creek - VHNC area Ashley River / Rakahuri Saltwater Creek Estuary - ONC	<p>Activity status: DIS</p>	Activity status when compliance not achieved: N/A
CE-R3	Any building or structure	
	<i>This rule does not apply to buildings or structures located in existing Residential Zones that are within 20m of identified coastal natural character areas.</i>	
Coastal Environment Overlay	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any building and/or structure shall be set back a minimum of 20m from any identified coastal natural character area, as shown on the planning map; 2. any individual building shall have a maximum building footprint of 75m²; 3. the maximum height of any building shall be 4m; and 4. the painted exterior building and/or structure materials, which when graded using British Standard BS5252:1976 Framework for Colour Co- 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CE-MD1 - Buildings and structures</p>

¹⁰ Forest and Bird [192.93].

	<p>ordination for Building Purposes, meet the following standards:</p> <ul style="list-style-type: none"> a. where the materials are not used for a roof cladding, they are of a colour which has a reflectivity value of no more than: <ul style="list-style-type: none"> i. 60% for greyness groups A or B; ii. 40% for greyness group C. b. where the materials are used for a roof cladding, they are of a colour which has a reflectivity value of no more than 40% for greyness groups A, B or C. 	
Te Kōhanga Wetlands - HNC Tūtaepatu Lagoon - HNC	<p>Activity status: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>CE-MD1 - Buildings and structures</p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>
Jockey Baker Creek - VHNC area Ashley River / Rakahuri Saltwater Creek Estuary - ONC	<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved:</p> <p>N/A</p>
CE-R4	Plantation Commercial forestry¹¹	
Coastal Environment Overlay	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> 1. the activity shall be limited to plantation forestry existing prior to <u>1 May 2018</u>¹² the enactment of the NESPF, that is set back at least 	<p>Activity status when compliance not achieved:</p> <p>NC</p>

¹¹ Federated Farmers [414.165], and section 44A(6) of RMA.

¹² The date that the NES-PF was enacted

	20m from any identified coastal natural character area, as shown on the planning map.	
Jockey Baker Creek - VHNC Te Kōhanga Wetlands - HNC Tūtaepatu Lagoon - HNC Ashley River/ Rakahuri Saltwater Creek Estuary - ONC	Activity status: NC	Activity status when compliance not achieved: N/A
CE-R5	Construction of a new road	
Coastal Environment Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A
Jockey Baker Creek - VHNC Te Kōhanga Wetlands - HNC Tūtaepatu Lagoon - HNC Ashley River/ Rakahuri Saltwater Creek Estuary - ONC	Activity status: NC	Activity status when compliance not achieved: N/A

CE-S1	<u>Standards for bird breeding periods</u>	
<u>Jockey Baker Creek - VHNC</u> <u>Te Kōhanga Wetlands - HNC</u> <u>Tūtaepatu Lagoon - HNC</u>	1. <u>Construction and maintenance activities for cycleways and walkways within 20m of identified coastal natural character areas will avoid activities that</u>	<u>Activity status when compliance not achieved: RDIS</u>

**Ashley River/ Rakahuri
Saltwater Creek Estuary
- ONC**

disturb native breeding birds for the following identified species and breeding periods:

<u>Wrybill</u>	<u>1 August – 28 February</u>
<u>Banded Dotterel – Tuturiwhatu</u>	
<u>Black Fronted Tern – Tarapiroe</u>	
<u>Black Billed Gull – Tarāpuka</u>	
<u>Black Stilt – Kaki</u>	
<u>Pied Stilt – Poaka</u>	
<u>South Island pied oystercatcher – Torea</u>	

2. If breeding birds are found, construction and maintenance activities will cease in that location until breeding season has completed and/or nesting is completed¹³.

Matters of discretion are restricted to:

1. CE-MD1 Buildings and structures and public amenities

Advice Notes

CE-AN1	The Ashley River/Rakahuri Saltwater Creek Estuary - Outstanding Natural Character area <u>and Jockey Baker Creek – Very High Natural Character Area</u> ¹⁴ <u>is are</u> located on both the landward side and seaward side of the CMA. Resource consent is required from. The District Council manages for any land use and subdivision activities occurring on the landward side of the CMA. The regional council manages land use activities For activities seaward of the CMA, resource consent must be given from the Regional Council ¹⁵ .
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Matters of Discretion

CE-MD1	<p>Buildings and structures and public amenities¹⁶</p> <ol style="list-style-type: none"> 1. The extent of indigenous vegetation clearance. 2. Measures to minimise avoid, remedy, and mitigate any adverse effects on sensitive habitats such as dunes, rivers, lakes or wetlands. 3. The extent to which the proposal will integrate into, and be sympathetic to the landscape, including the scale, form, design and finish (materials) proposed and mitigation measures such as planting. 4. Mitigation measures to minimise the tsunami risk to people and property.
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¹³ Forest and Bird [192.93].

¹⁴ **Note the addition of Jockey Baker Creek is not identified with track changes in the CE Reply Report**

¹⁵ RMA Schedule 1 Clause 16(2) amendment

¹⁶ Forest and Bird [192.94].

	<ol style="list-style-type: none"> 5. The extent to which the proposal would compromise existing public access to the CMA. 6. The use of natural elements such as landforms and vegetation within the site to mitigate the visibility of the proposal. 7. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation. 8. <u>Whether any restoration or rehabilitation of the natural character of the coastal environment is proposed;</u>¹⁷ 9. <u>Measures to avoid, remedy, and mitigate adverse effects on natural character values;</u>¹⁸ 10. <u>Where there is a functional or operational need to locate infrastructure, or carry out maintenance, repair and upgrade of existing critical infrastructure, within the coastal environment;</u>¹⁹ 11. <u>Adverse effects on breeding birds and their habitat, including measures such as stopping works upon discovery of nearby bird nesting sites and setbacks from known bird breeding areas</u>²⁰.
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Coastal Environment - Schedules

All Natural Character assessments are based on the overall rating of each of the following Natural Character attributes:

- Abiotic systems and landforms
- Terrestrial biotic landforms
- Landcover and land use
- Perceptual and experiential values

CE-SCHED1 - Outstanding Natural Character Areas in the Coastal Environment

Ashley River / Rakahuri Saltwater Creek Estuary				
	Abiotic	Biotic		Experiential
Overall Rating	Abiotic Systems & Landforms	Terrestrial Biotic Landforms	Land Cover & Land Use	Perceptual/Experiential
Very High Natural Character	Very High	Very High		High
Natural Character Attributes <ul style="list-style-type: none">The mapped extent of this ONC area is defined by the waters of the river mouth and the lagoon and excludes the more modified parts of the adjacent land. The mapped area does include areas below MHWS. However, for this area of ONC, it is difficult to separate out marine and terrestrial components based on their interdependency.				
Abiotic Systems and Landforms <ul style="list-style-type: none">Braided Ashley River/Rakahuri mouth and saltmarshes retain high legibility through lack of modification.				

¹⁷ Forest and Bird [192.92, 192.93].

¹⁸ Forest and Bird [192.92, 192.93].

¹⁹ Mainpower [249.6].

²⁰ Forest and Bird [192.92].

- It is a largely unmodified example of a large river mouth and saltmarsh community with its hydrological and geomorphological processes largely intact.
- The Ashworth Spit contains sand dunes²¹

Terrestrial Biotic Systems & Land Cover/Land Use

- The estuary supports very high ecological values and includes extensive areas of saltmarsh vegetation.
- Provides outstanding habitat for a very high diversity of coastal and wetland bird species, including migratory species.
- It provides a significant habitat for the life cycle of fish, including providing flatfish nursery habitats.

Perceptual/Experiential

- The estuary retains high experiential, legibility and naturalness values due to lack of modification.
- The estuary provides opportunities for whitebaiting, fishing and bird watching.

Additional Comments

- The 'Marine' component retains high levels of natural character, as mapped within the 'Draft Marine' Canterbury Regional Council Study 2017.
- The coastal area is largely confined to the immediate estuary/river mouth. The surrounding areas are farmed and highly modified.
- Excludes the more modified pastoral land and areas of settlement.

Jockey Baker Creek - Very High Natural Character

	Abiotic	Biotic		Experiential
Overall Rating	Abiotic Systems & Landforms	Terrestrial Biotic Landforms	Land Cover & Land Use	Perceptual/Experiential
Very High Natural Character	Very High	Very High		High

Natural Character Attributes

- This creek is now an estuarine saltmarsh that has relatively intact sequences of intertidal - supratidal saltmarsh and freshwater shallow water habitats that are dominated by native vegetation.
- This wetland is utilised by wading birds and waterfowl and provides good habitat for the threatened (Nationally Critical) Australasian Bittern.
- High experiential values.

Additional Comments

- More modified area of land excluded from area, including stopbank, rock armouring, drains and culverts.

Tūtaepatu Lagoon - High Natural Character

	Abiotic	Biotic		Experiential
Overall Rating	Abiotic Systems & Landforms	Terrestrial Biotic Landforms	Land Cover & Land Use	Perceptual/Experiential

²¹ Forest and Bird [192.95].

High Natural Character	High	Very High		High
Natural Character Attributes <ul style="list-style-type: none">• Tūtaepatu Lagoon provides a very important habitat for indigenous fauna, including birds and freshwater fish and is of high ecological significance.• It supports large populations of some bird species and a high diversity of waterfowl.• Generally low levels of modification, and high levels of naturalness.				
Additional Comments <ul style="list-style-type: none">• Pine forest plantations and modified land excluded from this mapped area.				
Te Kohanga Wetlands - High Natural Character				
	Abiotic	Biotic		Experiential
Overall Rating	Abiotic Systems & Landforms	Terrestrial Biotic Landforms	Land Cover & Land Use	Perceptual/Experiential
High Natural Character	High	High		High
Natural Character Attributes <ul style="list-style-type: none">• A number of wetland areas are the focus of extensive ecological restoration efforts.• A number of recreational opportunities including walking, cycling, and horse riding.• High experiential values, including naturalness and tranquillity.				
Additional Comments <ul style="list-style-type: none">• Extensive pine forest plantations and the introduced sand binder marram grass have substantially modified the coastal environment and are excluded from this mapped area.				

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 9

Hearing Stream 4

Part 2: District-wide matters – NATC – Natural Character of Freshwater Bodies

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

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 4** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 9 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the NATC – Natural Character of Freshwater Bodies Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives NATC-O1 to NATC-O3
 - Policies NATC-P1 to NATC-P6
 - Rules NATC-R1 – NATC-R10
 - Standards NATC -S1 and NATC-S2
 - Matters of Discretion NATC-MD1 – NATC-MD6.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the NATC – Natural Character of Freshwater Bodies chapter have been taken into account in our

deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. This chapter attracted 19 original submitters, who made a 128 submission points. Of these, 49 were in support, 54 seeking amendment, and 25 opposed. There were also eight further submitters who made 53 further submission points.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- NATC-O1 and NATC-O2
 - NATC-P6
 - Integration with the EI chapter.

3. NATC-O1 and NATC-O2

Overview

13. The following is a summary of the Panel's recommended amendments to NATC-O2, beyond those recommended by the s42A report author.

Provision	Panel recommendations
NATC-O2	Amend the title of the objective to <i>"Restoration or enhancement of degraded natural character"</i> Amend the objective to read <i>"Degraded natural character of surface freshwater bodies and their margins is enhanced or restored, where this is appropriate."</i>

Reasons

14. The submissions we consider here are those seeking amendments to NATC-O1 and NATC-O2. In summary, these were:
- (a) Retain NATC-O1 as notified.¹
 - (b) Retain NATC-O2 as notified.²
 - (c) Replace 'preservation' in NATC-O1 with 'protection'.³
 - (d) Replace 'restoration' in NATC-O2 with *'Where practicable, prioritise restoration'*.⁴

¹ Mainpower [249.142], Rolleston Industrial Developments Ltd [326.281] and Federated Farmers [414.128]

² Mainpower [249.143], Rolleston Industrial Developments Ltd [326.282]

³ Waimakariri Irrigation Ltd [210.25 and 26], Dairy Holdings [420.13 and 14]

⁴ Waimakariri Irrigation Ltd [210.25 and 26], Dairy Holdings [420.13 and 14]

- (e) Align the reference to freshwater in the two objectives, (NATC-O1 refers to the ‘freshwater environment’ whereas NATC-O2 refers to ‘freshwater bodies’).⁵
 - (f) Delete NATC-O2 in its entirety.⁶
15. In relation to NATC-O1, the s42A report author recommended that the submission of Forest and Bird be accepted by replacing ‘freshwater environment’ with ‘freshwater bodies’, which is the phrase used consistently throughout the PDP. However, the s42A report author did not recommend any further change. In relation to the use of ‘protection’ instead of ‘preservation’ in NATC-O1, the report author considered that this objective implements Objective 7.2.1(2) of the RPS but stated that ‘protection’ is not used within that objective *“and to include one would be to be inconsistent with the CRPS.”*
 16. In our preliminary questions to the report author, the Panel sought clarification on this comment given Objective 7.2.1(2) of the RPS uses the phrase *“protected from inappropriate subdivision, use and development”*, which reflects the wording of s6(a) of the RMA. In response to this question, the report author considered this phrase to be *“a specific example of how the overall preservation directive is to be given effect to, and is a rephrasing of s6(a) RMA”* and went on to say *“that preservation is a stronger directive than protect”* and that *“to introduce a directive term other than “preserve” would be inconsistent with the CRPS.”* At the hearing, the report author acknowledged the issue raised with ‘preserve’ being a more stringent test but was not in favour of including ‘protection’ in the objective also because this would just ‘parrot the RPS’. The officer was of the opinion that the policies set out what activities are considered appropriate (or not) in these environments and that the rule framework, which provides for permitted, restricted discretionary and discretionary activities, addresses the submitters’ primary concern.
 17. The Panel essentially agrees with the sentiment expressed by the submitters on this point, noting that the objective does not address the second part of s6(a) RMA which is reflected in Objective 7.2.1(2) of the RPS. However, merely substituting ‘preserve’ with ‘protect’ does not assist with overcoming what could be seen as a shortcoming in the objective, as the submissions do not request that the introduction set out or state what these resources are to be protected from, which is inappropriate subdivision, use, and development. That led the Panel to review the structure of the policy suite to determine if the report author is correct that *“the policies set out what is inappropriate”*.
 18. On balance, we accept the s42A report author’s position on this. NATC-P4 is to “preserve natural character values” and requires certain things to be done to protect those values. Both NATC-P5 and P6 enable activities and structures that have a functional or operational need to be located in these areas. Hence, the specific concern of the submitters, and the wider concern of the Panel, in relation to the directiveness of the objective is overcome by the policies outlining what will not conflict with the preservation of these values. On that basis, we are comfortable with the final position reached by the report author on NATC -O1.

⁵ Forest and Bird [192.64, 192.65]

⁶ Federated Farmers [414.129]

19. Having said that we would recommend that Council, in any future plan change or variation process, reconsider the approach taken to a number of the objectives in the PDP that address the s6 'matters of national importance' in the Act. The protection afforded by this section of the Act is, in several instances, qualified by that protection being from 'inappropriate subdivision, use and development'. Plans must ensure that this is appropriately recognised and provided for.
20. Turning to NATC-O2, the concern of the submitters is that there is no requirement in either the Act or higher order documents to require 'restoration' of natural character where it is degraded. Federated Farmers sought that the objective be deleted while WIL and Dairy Holdings requested it be amended to read "*where practicable, prioritise restoration...*". The s42A report author did not support any change to the objective, stating in reference to the 'where practicable' phrase that "*an objective should not be subjective in the sense that it applies in some situations and not others*" but noted that an assessment against the policies would largely achieve a similar result. In terms of the higher order direction, the report author advised that this was provided by the RPS.
21. The Panel notes that Objective 7.2.1(2) of the RPS uses the phrase 'where appropriate' in respect to restoring or enhancing natural character values, while Policy 7.3.2 is to "*improve natural character values where they have been degraded to unacceptable levels.*" Our understanding is that 'improving' something is not the same as 'restoring' which is something that generally focuses on preserving and returning it to its original state. The RPS does not, therefore, appear to contain any policies that speak directly to restoring natural character values.
22. Based on the evidence we heard at the hearing, our opinion is that NATC-O2 is more directive than required by the CRPS. Furthermore, the policy that is to achieve the objective only requires the 'promotion of opportunities' to restore and rehabilitate. We are not particularly clear on how that policy will be given effect to and by whom. As a consequence, the Panel accepts the submissions of Waimakariri Irrigation Ltd and Dairy Holdings Ltd.
23. However, we consider that NATC-O2 should be more accurately aligned with Objective 7.2.1(2) of the RPS, so our recommendation does not adopt the wording proposed by the submitters. We have therefore recommended the adoption of the phrasing from the RPS, and a slight structural change, so that the objective reads "*Degraded natural character of surface freshwater bodies and their margins is enhanced or restored, where this is appropriate.*" As a consequence of this amendment, we also recommend that the title of the objective be renamed as "Restoration or enhancement of degraded natural character".

4. NATC-P6 New and existing structures within and over freshwater bodies

Overview

24. The following is a summary of the Panel's recommended amendments to NATC-P6, beyond those recommended by the s42A report author:

Provision	Panel recommendations
NATC-P6	Retain 'Provide for' in the chapeau of the policy and replace the recommended reference to 'does not disturb' with 'minimises adverse effects on' in sub-section 4.

Reasons

25. The submissions we consider here are those seeking a range of minor amendments to NATC-P6. The s42A report author recommended accepting a number of these changes including the following:
- (a) replacing "provide for" with "consider" at the beginning of the chapeau.⁷
 - (b) replacing 'disturb' with "have a significant adverse effect on".⁸
26. The s42A report author supported the Forest and Bird submission on the basis that *"NATC-P6 does not provide for structures, it should be considering the suitability of structures subject to the six criteria within the policy"*. The report author considered 'provide for' enabling and a *"stronger direction than 'consider', which is similar to 'have regard to' and 'take into account', subject to criteria."* In response to a question from the Panel on this matter, the report author supported and recommended the wording to be changed to *"Consider the provision of..."*.
27. Forest and Bird did not attend the hearing or table any evidence on this issue. However, both Federated Farmers (who opposed the Forest and Bird submission) and Transpower attended the hearing and addressed this matter. Dr Hume, for Federated Farmers, questioned the point of the amendment if it did not alter the application of the policy as suggested by the s42A report author. He believed the policy should provide for structures subject to appropriate conditions based on consideration of the policy.
28. Ms McLeod, the planner for Transpower, was of the opinion that *"the use of 'consider' in the manner proposed is unusual, uncertain and inconsistent with the expression used in policies throughout the Proposed District Plan"*. She did not agree that to 'provide for' necessarily permits activities and noted that *"the extent to which new and upgraded structures are 'provided for' is appropriately qualified by clauses (1) to (5) of Policy NATC-P6"*.

⁷ Forest and Bird [192.70]

⁸ Transpower [195.78]

29. The Panel agrees with both Dr Hume and Ms McLeod on this matter. In the Panel's view, 'provide for' is a well understood phrase that is commonly used in planning provisions, as well as in s6 of the RMA itself. We agree with Ms McLeod that in the context this plan, 'provide for' is the most appropriate policy direction given the policy is supported by a permitted and restricted discretionary rule framework. As a consequence, we have retained the original phrase.
30. Ms McLeod also gave evidence on Transpower's submission to replace 'disturb' with 'have a significant adverse effect on'. Her support for this was on the basis *"that disturbance of the habitat of indigenous species generally does not necessary equate to an adverse effect or an outcome"* and as a consequence, she considered *"disturb' to be 'overly stringent and inconsistent with Objective ECO-O1 (Ecosystems and indigenous biodiversity) and Policy ECO-P4(Maintenance and enhancement of other indigenous vegetation and habitats)."* The report author did not originally recommend this change but, upon reflection in the reply report, accepted that the subject clause was too stringent.
31. While the Panel agrees with both Ms McLeod and the report author that the threshold of merely disturbing indigenous biodiversity is too stringent, we are not entirely comfortable with the threshold for a s6 resource of national importance to be pitched at a 'significant adverse effect level'. In our view, all efforts should be made to 'minimise' such effects, bearing in mind that the relevant matter of discretion (NATC-M5(2)) refers to the extent to which a structure compromises ecological values, and specifically identifies the minimisation of the building's footprint in this context. Hence, we have recommended the use of this phrase in NATC-P6(4).

5. Integration with the E&I Chapter

Overview

32. The following is a summary of the Panel's recommended amendments to the NATC chapter to address integration with the EI chapter, beyond those recommended by the s42A report authors.

Provision	Panel recommendations
Introduction section	Amend to note that the EI chapter includes provisions to manage energy and infrastructure activities within the natural character of scheduled freshwater bodies setbacks
Rules section	Amend to note that the rules do not apply to EI activities

Reasons

33. The submission points we consider here are those that relate to the provision for infrastructure within the NATC chapter and how this is integrated with the EI chapter. A

number of submitters made general submissions on the PDP as a whole, along with the specific chapters, that raised concern with the relationship between the EI Chapter and other District wide chapters, including the NATC chapter.

34. Transpower⁹ stated in their submission that *“the key elements of Transpower’s relief seeks provisions that:*

“...clarify and provide more specific direction in respect of where the Energy and Infrastructure provisions prevail and where other chapters are relevant so that the Proposed District Plan does not, inadvertently or otherwise, result in a more stringent, confusing and/or cumbersome regulatory regime for the National Grid by virtue of rule overlaps and duplication.”

35. Transpower¹⁰ also made a general submission of similar effect on the EI chapter stating that it is *“vital that the Proposed District Plan is amended to clarify where the Energy and Infrastructure provisions prevail and where other chapters are relevant.”* The relief sought was to:

“Amend other potentially relevant District Plan provisions to explicitly set out where the Energy and Infrastructure provisions prevail and where (through direct cross-reference) other chapters include relevant rules.”

36. Chorus, Spark and Vodafone¹¹ made a similar general submission while MainPower¹² requested that all relevant provisions applicable to energy and infrastructure be consolidated and located as far as possible in a single part of the plan. Mainpower NZ¹³ also requested hyperlinks from the Energy and Infrastructure Chapter to the relevant natural character of freshwater bodies rules.

37. There are also a number of submissions that addressed infrastructure in the NATC chapter which are relevant to this matter. They are as follows:

- In relation to NATC-O3, Waimakariri Irrigation Ltd¹⁴ submitted that it may not always be possible to preserve natural character, particularly with respect to regionally significant infrastructure.
- In relation to NATC-P2, Waimakariri Irrigation Ltd¹⁵ (supported by Transpower¹⁶) submitted that irrigation and stockwater networks are critical for social and economic wellbeing, and that when identifying significant freshwater bodies, it is important to consider the presence of infrastructure and the potential impact of this on the safe and efficient functioning of that infrastructure.

⁹ 195.102

¹⁰ 195.23

¹¹ 62.6

¹² 249.1, 249.47, 249.48

¹³ 249.141

¹⁴ 210.27

¹⁵ 210.28

¹⁶ FS92

- In relation to NATC-P4, Waimakariri Irrigation Ltd¹⁷ submitted that the Policy *“must recognise and provide for regionally significant infrastructure, including irrigation infrastructure that has a functional and operational need to locate near freshwater bodies.”*
 - In relation to NATC-P5, Waimakariri Irrigation Ltd¹⁸ sought amendments to recognise that in some circumstances offsetting may be a more suitable option than avoiding, remedying, or mitigating adverse effects. They consider greater flexibility is required to allow off-setting as an alternative.
 - In relation to NATC-P5, MainPower¹⁹ support the policy but seek further clarity by including reference to enabling *“the maintenance, repair, upgrade, development and operation of critical infrastructure”*.
 - Transpower²⁰ supports NATC-P6 in part but seeks minor amendments to confirm the Policy also applies to structure ‘over’ waterbodies. MainPower²¹ seeks the addition of *“or any critical infrastructure”* to the policy.
 - Transpower²² oppose NATC-R7, requesting *“a clear permitted activity pathway for the maintenance, repair and upgrade of the National Grid...”*
38. Expert planner witness conferencing took place on the integration of the Energy and Infrastructure chapter with the other chapters of the PDP. The s42A report author for the NATC chapter was involved in that process as were the planning experts of Transpower and MainPower. However, we note that WIL were not involved in that process. Many of the integration matters, along with the issue of infrastructure consenting pathways in sensitive environments, were resolved through the expert witness conferencing process. However, the NATC chapter did not seem to feature significantly in the consideration of the experts who were part of that conferencing.
39. The experts at the witness conferencing did agree that as many of the provisions that are relevant to EI should be incorporated into the EI chapter. They also agreed that “all of the relevant objectives and policies of the PDP will apply to EI activities”. This would obviously include the relevant objectives and policies of the NATC chapter.
40. The provisions of this chapter address a sensitive environment, being ‘the natural character of scheduled freshwater bodies’. Many infrastructure activities provided for in the EI chapter require consent to locate within these areas. As a consequence, the objectives and policies of this chapter become relevant to EI activities. The concern of the submitters is that the more protective policies of the chapter may potentially make it difficult to gain consent for infrastructure in such areas, as was the case for the NFL chapter. The protective policies of this chapter include:
- NATC-O1 Preservation of natural character
 - NATC-O3 Use of freshwater bodies and their margins
 - NATC-P4 Preservation of natural character values

¹⁷ 210.30

¹⁸ 210.31

¹⁹ 249.165

²⁰ 195.78

²¹ 249.146

²² 195.79

41. The submissions also highlighted a number of rules that could apply to infrastructure such as:
 - NATC-R4 Culverts, weirs, Water intake structures, siphons and ancillary equipment
 - NATC-R7 Addition to an existing building or structure
 - NATC-R8 New structures within and over freshwater overlays and setbacks
 - NATC-R9 New building or structure
42. The Panel's understanding is that EI-P5 of the EI chapter manages the effects of energy and infrastructure and provides a consent pathway for EI activities in sensitive environments, which includes the activities managed under the NATC chapter, under clauses EI-P5(3) and (4). The experts at the witness conferencing agreed that these policy provisions must be read together with the protective policies within the 'sensitive environment' chapters. While it was agreed that a 'carve out' for Regionally Significant Infrastructure activities should apply to NFL-P1, NFL-P3 and NFL-P4, no other 'carve outs' were recommended for the policies in the other 'sensitive environment' chapters of the PDP. No discussion was provided on why they were not necessary in the other chapters, but the Panel assumes that the relevant policies in these other chapters do not present a bar to consent for EI activities.
43. Having reviewed the NATC policy suite in this context, we are of the view that a consent pathway is available for EI activities in NATC-P4, NATC-P5 and NATC-P6, particularly given the changes made as the result of submissions. The policies recognise 'functional need' and 'operational need', and do not contain any 'avoid' directives.²³
44. However, to clarify this we have recommended inclusion of a statement in the Introduction section of the NATC chapter, similar to that included in the NFL chapter, to highlight that the EI chapter includes provisions to manage energy and infrastructure activities within the natural character of scheduled freshwater bodies setbacks.
45. With respect to the rules of the NATC chapter, the Panel is concerned that the integration between the two chapters is incomplete. As we highlighted above, there are a number of rules within this chapter that could apply to infrastructure, and which have drawn submissions from infrastructure providers. The proposed amendments at the beginning of the EI rules section set out how to interpret and apply the rules. This section makes it clear that the rules of the NATC chapter do not apply to infrastructure. However, no amendment has been proposed to the rules section of the NATC chapter to make that clear, as has been recommended by the JWS for the NFL chapter. We therefore recommend that a similar statement be included in the NATC rules section for consistency.
46. As a part of reviewing the integration of the two chapters, consideration was also given to moving 'NATC-R4 Culverts, weirs, water intake structures, siphons and ancillary equipment' to the EI chapter. However, we understand that this rule applies to on-farm

²³ While we are taking an 'exceptions approach, we have commented on this matter because Waimakariri Irrigation Ltd were not party to the expert witness conferencing.

infrastructure as opposed to the type of infrastructure provided for in the EI chapter. Accordingly, we do not recommend any amendments to this rule.

47. The changes we have recommended here are consistent with the recommendations we have made on other chapters, such as the NFL chapter, and will ensure that all rules relevant to infrastructure are contained within the EI chapter alone.

6. Other matters and consequential changes

48. There are no consequential changes that we have identified as being necessary.

7. Conclusion

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

Appendix 1: submitter attendance and tabled evidence for Natural Character - Hearing Stream 4

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Peter Wilson 	
Federated Farmers of New Zealand Ltd	<ul style="list-style-type: none"> Lionel Hume Karl Dean 	414 FS 83
Royal Forest and Bird Protection Society Inc.	<ul style="list-style-type: none"> Nicky Snoyink 	192 FS 78
Director General of Conservation	<ul style="list-style-type: none"> Pene Williams Amy Young 	419 FS 77
Transpower New Zealand Ltd	<ul style="list-style-type: none"> Ainsley McLeod 	195 FS 92
MainPower New Zealand Ltd	<ul style="list-style-type: none"> Melanie Foote Mark Appleman 	249
Fulton Hogan Ltd	<ul style="list-style-type: none"> Timothy Ensor 	41
Canterbury Regional Council	<ul style="list-style-type: none"> Joanne Mitten 	316
Tabled Evidence		
Waimakariri Irrigation Limited	<ul style="list-style-type: none"> Ben Williams Kirsty Jacomb 	210
MainPower New Zealand Ltd	<ul style="list-style-type: none"> Jo Appleyard Annabelle Lee 	249

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

THIS SECTION HAS RULES THAT HAVE LEGAL EFFECT. PLEASE CHECK THE EPLAN TO SEE WHAT THE LEGAL EFFECT IS OR SUBJECT TO APPEAL.

NATC - Āhuetanga o te awa - Natural Character of Freshwater Bodies

Introduction

The RMA requires the District Plan to provide for the preservation of the natural character of freshwater bodies and their margins, and protection from inappropriate subdivision, use, and development. In order to preserve and restore natural character, freshwater body setbacks are imposed for buildings, structures, impervious surfaces, and non-indigenous vegetation. The planting of freshwater body setbacks with indigenous vegetation is encouraged.

The NPSFM uses the concept of Te Mana o te Wai, that recognises that protecting the health of freshwater protects the health and well-being of the wider environment. As part of Te Mana o te Wai, the NPSFM objectives prioritises the health and well-being of water bodies and freshwater ecosystems, over the health needs of people (such as drinking water), which is over the ability of people and communities to provide for their social, economic, and cultural well-being, for now and in the future.

Most natural freshwater bodies are mapped and those with attributes that form part of the natural character are scheduled. Not all freshwater bodies have been investigated. Those investigated have only been for a limited number of attributes, such as high ecological values, cultural or spiritual values, or are close to their natural state, and only for a limited area. All natural freshwater bodies are important and even if they are not presently scheduled, it does not mean that they do not have natural character values. These will be investigated during the life of the District Plan.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter and zone chapters, other District Plan chapters that contain provisions that may also be relevant to natural character of freshwater bodies include:

- Coastal Environment: this chapter contains provisions relating to natural character features identified in the coastal environment in accordance with the NZCPS.
- Earthworks: this chapter contains provisions relating to any earthworks situated within the natural character of scheduled freshwater bodies setbacks.
- Energy and Infrastructure: this chapter includes provisions to manage energy and infrastructure activities within natural character of scheduled freshwater bodies setbacks; as such the rules and standards¹ within the NATC Chapter do not apply to energy and infrastructure. The objectives, policies, matters of discretion, schedule, and planning map

¹ Transpower New Zealand Ltd [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

overlay relating to the NATC chapter do apply to energy and infrastructure activities within natural character of scheduled freshwater bodies setbacks.²

- Sites and Areas of Significance to Māori: this chapter identifies the cultural values for a number of freshwater bodies that are scheduled in this chapter.
- Natural Hazards: this chapter has provisions that relate to the construction of stopbanks and other hazard mitigation infrastructure within the natural character of scheduled freshwater bodies setbacks.
- Natural Features and Landscapes: this chapter has policy and rules relating to a range of activities along the Waimakariri River and Ashley River/Rakahuri.
- Ecosystems and Indigenous Biodiversity: this chapter contains provisions that control the clearance of indigenous vegetation across the District.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

NATC-O1	Preservation of natural character The preservation of the natural character of the surface freshwater <u>bodies environment</u> , its <u>including</u> wetlands, and lakes and rivers and their margins. ³
NATC-O2	Restoration <u>or enhancement</u> of <u>degraded</u>⁴ natural character Restoration of the natural character of surface freshwater bodies and their margins where degradation has occurred. <u>Degraded natural character of surface freshwater bodies and their margins is enhanced or restored, where this is appropriate.</u> ⁵
NATC-O3	Use of freshwater <u>bodies and their</u> margins⁶ The use of wetlands, and lakes and rivers and their margins are managed to preserve their natural character.

Policies

NATC-P1	Recognising natural character⁷ Recognise the following natural elements, patterns, processes and experiential qualities which contribute to the natural character values of <u>surface</u> freshwater bodies <u>and their margins</u> : <ol style="list-style-type: none"> 1. freshwater bodies and their margins in their natural state or close to their natural state; 2. freshwater landforms and landscapes, biophysical, geologic and morphological aspects; 3. hydrological and fluvial processes, including erosion and sedimentation; 4. indigenous biodiversity, habitats and ecosystems; 5. water flow and levels, colour and clarity, and water quality; 6. the cultural values of the water body to Ngāi Tūāhuriri, including values associated with traditional and contemporary uses and continuing ability of the freshwater body to support taonga species and mahinga kai activities; and
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² Transpower New Zealand Ltd [195.23, 195.79, 195.80, 195.81, 195.84], Chorus, Spark and Vodafone [62.6], Mainpower [249.1, 249.47, 249.48], WIL [210.27, 210.28, 210.30, 210.31]

³ Forest and Bird [192.64, 192.65].

⁴ Waimakariri Irrigation Limited [210.25 and 26], Dairy Holdings [420.13 and 14]

⁵ Waimakariri Irrigation Limited [210.25 and 26], Dairy Holdings [420.13 and 14]

⁶ Forest and Bird [192.66].

⁷ Forest and Bird [192.67, 414.134].

	7. the experience of the above elements, patterns and processes.
NATC-P2	<p>Identify, map and schedule significant freshwater bodies</p> <p>Continue the identification, mapping, and scheduling of freshwater bodies with one or more recognised natural character attributes, where the following apply:</p> <ol style="list-style-type: none"> 1. the y freshwater bodies and their margins have high indigenous species and habitat values, where they support threatened, at risk, or regionally distinct indigenous species; 2. the presence of distinctive geological features, such as fault traces, fossil localities, geoscience and geohistoric values, or represents a unique geomorphic process; 3. cultural, spiritual or heritage associations of Ngāi Tūāhuriri to the freshwater body, including the ability to undertake customary practices; and 4. importance of the freshwater body to provide access and connections to areas of recreational use. 5. <u>recreational use associated with the experience of natural character elements, patterns and processes.</u>⁸
NATC-P3	<p>Customary harvesting and Ngāi Tūāhuriri values within the freshwater body and their margins</p> <p>Recognise the cultural significance of wetlands, lakes and rivers and their margins, to mana whenua, and manage the effects of land use activities through limiting the size, visual appearance, and location,⁹ to ensure they do not adversely affect taonga species, mahinga kai or customary harvesting, access, and other cultural values.</p>
NATC-P4	<p>Preservation of natural character values</p> <p>Preserve the natural character values of wetlands, and lakes and rivers and their margins, and protect those values, by:</p> <ol style="list-style-type: none"> 1. ensuring that the location, intensity, scale and form of subdivision, use and development of land takes into account the natural character values of the surface freshwater bodies; 2. <u>avoiding, minimizing remedying or mitigating, in that order,</u>¹⁰ indigenous vegetation clearance and modification <u>which affects natural character</u>¹¹, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins; 3. requiring setbacks of activities from wetlands, and lakes and rivers and their margins, including buildings, structures, impervious surfaces, plantation <u>commercial</u>¹² forestry, woodlots and shelterbelts; and 4. promoting opportunities to restore and rehabilitate the natural character of surface freshwater bodies and their margins, such as the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values, and spiritual, cultural and heritage values.
NATC-P5	<p><u>Structures Activities</u>¹³ 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>

⁸ Forest and Bird [192.68].

⁹ Dairy Holdings Limited [420.18]

¹⁰ Forest and Bird [192.69]

¹¹ Consequential to Forest and Bird [192.69]

¹² s44A(4) of RMA.

¹³ Fulton Hogan [41.53]

NATC-P6	<p>New and existing structures within and over freshwater bodies</p> <p>Provide for new structures, and upgrades to existing structures, on <u>or over</u>¹⁴ the surface of freshwater where:</p> <ol style="list-style-type: none"> 1. public access to, and along, the freshwater body is maintained; 2. the structure has a functional need or operational need to be located on <u>or over</u>¹⁵ the surface of freshwater; 3. the structure does not <u>significantly</u>¹⁶ compromise the use of the surface of freshwater for existing users; 4. the structure does not disturb <u>minimises adverse effects on</u>¹⁷ the habitat of indigenous species or hinder passage of migratory fish species; 5. the structure avoids <u>to the extent possible</u>¹⁸ creating new, or exacerbating existing natural hazards, or river or stream bank erosion; and 6. any adverse effects to the natural character and cultural values, associated with freshwater bodies are avoided, remedied or mitigated in order to preserve those values.
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Activity Rules

How to interpret and apply the rules

The rules within the NATC Chapter do not apply to energy and infrastructure activities¹⁹

NATC-R1	Planting of indigenous vegetation	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: PER	Activity status when compliance not achieved: N/A
NATC-R2	Planting of non-indigenous vegetation	
Scheduled Natural Character Freshwater Bodies Overlay	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. planting is for one of the following purposes: <ul style="list-style-type: none"> a. erosion or flood control purposes where undertaken by or on behalf of the Regional Council or the District Council or their nominated contractor or agent; or²⁰ <u>ab.</u> planting is an agricultural crop or grass within improved pasture; or 	<p>Activity status when compliance with NATC-R2 (1)(a) to (1)(c) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> NATC-MD1 - Planting vegetation within freshwater body setbacks NATC-MD2 - Maintaining and enhancing public access <p>Activity status when compliance with NATC-R2 (2) not achieved: NC</p> <p>Activity status when compliance with NATC-R2 (3) not achieved: as set out in the relevant natural character standard</p>

¹⁴ Transpower [195.78].

¹⁵ Transpower [195.78].

¹⁶ Transpower [195.78].

¹⁷ Transpower [195.78].

¹⁸ Transpower [195.78].

¹⁹ Transpower New Zealand Ltd [195.23, 195.79, 195.80, 195.81,195.84], Chorus, Spark and Vodafone [62.6], Mainpower [249.1, 249.47, 249.48], Waimakariri Irrigation Limited [210.27,210.28, 210.30, 210,31]

²⁰ Environment Canterbury [316.81].

	<p>be. planting is being undertaken as part of a domestic garden;</p> <p>2. planting excludes all plants listed in the National Pest Plant Accord (reprinted with minor amendments February 2020), the DOC Consolidated List of Environmental Weeds in NZ (May 2008), and all organisms classified as pests and all Organisms of Interest listed in the Canterbury Regional Pest Management Plan 2018-2038; and</p> <p>3. the activity complies with NATC-S1.²¹</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
NATC-R3	Customary harvesting	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: PER	Activity status when compliance not achieved: N/A
NATC-R4	<u>Culverts, weirs, water intake structures, siphons and ancillary equipment</u>²²	
Scheduled Natural Character Freshwater Bodies Overlay	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any new <u>culverts, weirs</u>, water intake structures, siphons or ancillary equipment such as pump sheds, electricity supply and pipework, are authorised or permitted by the Regional Council. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NATC-MD3 - Specified structures within water body setbacks</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NATC-R5	Public amenities	
Scheduled Natural Character Freshwater Bodies Overlay	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> any individual building shall have a maximum building footprint of 75m²; the maximum height of any building shall be 5m; the maximum area of any impermeable surface is 10m²; there shall be only one public amenities building per site; and 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NATC-MD2 - Maintaining and enhancing public access</p> <p>NATC-MD4 - Buildings, structures and impervious surfaces within freshwater body setbacks</p>

²¹ Environment Canterbury [316.111]

²² Consequential amendment from Dean and Victoria Caseley [159.2, 159.3]

	5. the activity complies with NATC-S1.	
NATC-R6	New or replacement fences and water troughs <i><u>This does not apply to stock exclusion fences²³</u></i>	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: PER Where: 1. the activity does not involve any indigenous vegetation clearance; 2. the activity is more than 5m from the bank of any river or stream, or the edge of a wetland or lake; and 3. the fence is a standard post and rail or wire fence, and is no less than 75% visually transparent.	Activity status when compliance not achieved NATC-R6(1): RDIS Matters of discretion are restricted to: ECO-MD2 - Species selected for planting Activity status when compliance not achieved NATC-R6 (2) and (3): RDIS Matters of discretion are restricted to: NATC-MD3 - Specified structures within freshwater body setbacks Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NATC-R7	Addition to an existing building or structure	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: PER Where: 1. any building or structure addition has a maximum GFA addition of 10m ² in any continuous five year period.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NATC-MD2 - Maintaining and enhancing public access NATC-MD4 - Buildings, structures and impervious surfaces within freshwater body setbacks
NATC-R8	New structures within and over freshwater <u>bodies-overlays and setbacks²⁴</u>	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: RDIS Matters of discretion are restricted to: NATC-MD2 - Maintaining and enhancing public access NATC-MD5 - Structures within and over freshwater bodies	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> The provision of flood mitigation works is managed through the Natural Hazards Chapter where located within the freshwater body setback area. 	
NATC-R9	New building or structure	
	<i>This rule applies to this activity not provided for in rules NATC-R4 to NATC-R8.</i>	

²³ Dean and Victoria Caseley [159.1].

²⁴ Environment Canterbury [316.112,316.113], Bellgrove [408.20].

Scheduled Natural Character Freshwater Bodies Overlay	<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any individual building shall have a maximum building GFA of 75m²; 2. the maximum height of any building or structure shall be 5m; 3. any new impermeable surface is a maximum of 10m²; and 4. the activity complies with NATC-S1 and NATC-S2. <p>Matters of discretion are restricted to:</p> <p>NATC-MD2 - Maintaining and enhancing public access</p> <p>NATC-MD4 - Buildings, structures and impervious surfaces within freshwater body setbacks</p>	Activity status when compliance not achieved: DIS
	<p>Advisory Note</p> <ul style="list-style-type: none"> • The provision of flood mitigation works is managed through the Natural Hazards Chapter where located within the freshwater body setback area. 	
NATC-R10	Plantation Commercial ²⁵ forestry, woodlot or shelterbelts	
Scheduled Natural Character Freshwater Bodies Overlay	Activity status: NC	Activity status when compliance not achieved: N/A

Activity Standards

NATC-S1 Setback standards for the natural character of freshwater bodies ²⁶

²⁵ s44A(4) of RMA.

²⁶ Dean and Victoria Caseley [159.4].

<p>1. Activities shall be outside of the setback distance specified in Table NATC-1.</p> <p><u>1. Activities in SCHED1 freshwater bodies shall meet all relevant rule criteria within the overlay.²¹</u></p> <p><u>2. Activities in SCHED2, SCHED3, SCHED4 freshwater bodies shall meet all relevant rule criteria within the overlay and additional setback.</u></p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NATC-MD6 - Freshwater body setback assessment</p>
<p>Advisory Notes</p> <ul style="list-style-type: none"> • Schedule freshwater bodies are listed in NATC-SCHED; • Measured from the bank of rivers and streams or edge of wetlands and lakes of the freshwater bodies as identified in the relevant schedule and shown on the planning map (for measurement interpretation see Figure NATC-1); and • Where a site has more than one zoning the applicable zone setback will apply. is divided by a zone boundary, each part of the site shall be treated as a separate site. 	

Table NATC-1: Freshwater body setbacks²⁷

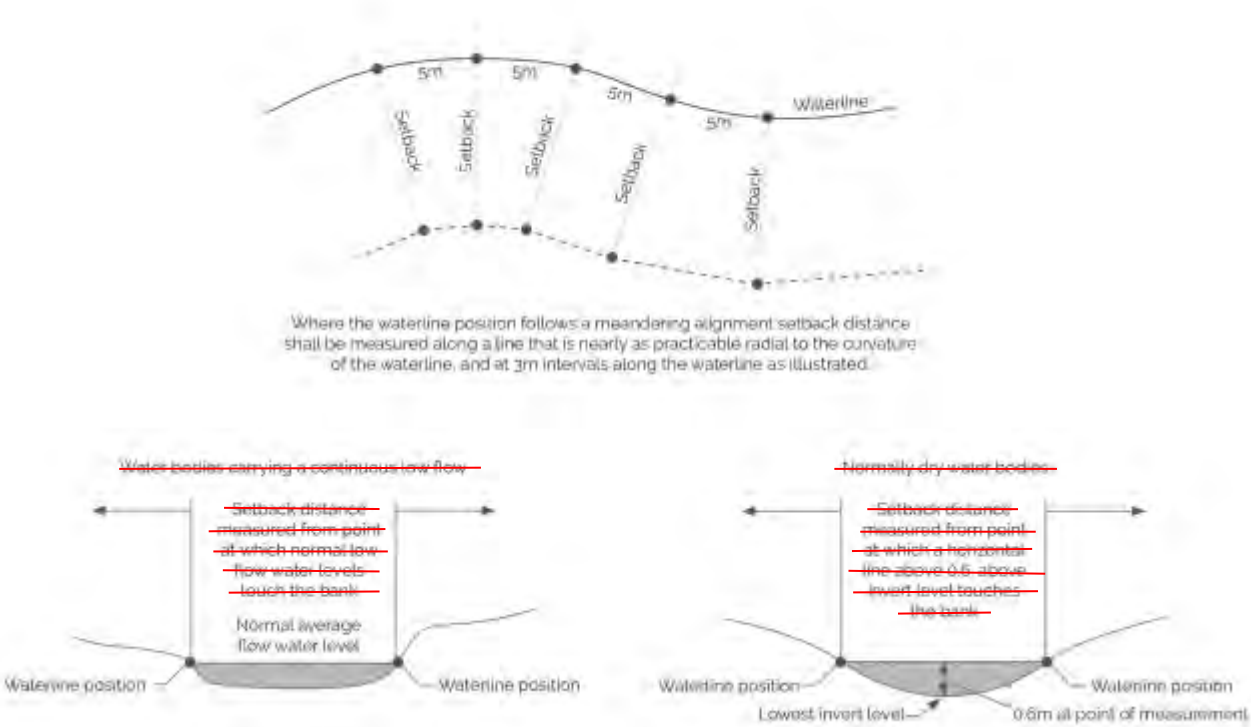
Freshwater body classification	Freshwater body setback widths Rural Zones, Open Space and Recreation Zones	Freshwater body setback widths Residential Zones, Industrial Zones, Commercial and Mixed Use Zones, and Special Purpose Zones
NATC-SCHED1	<u>No additional setback applies within the freshwater overlay in addition to the freshwater overlay 50m</u>	<u>No additional setback applies within the freshwater overlay in addition to the freshwater overlay 20m</u>
NATC-SCHED2	20m <u>measured from the edge of the overlay</u>	10m <u>measured from the edge of the overlay</u>
NATC-SCHED3	10m <u>measured from the edge of the overlay</u>	5m <u>measured from the edge of the overlay</u>
<u>UNSCHEDULED NATC-SCHED4²⁸</u>	5m	5m

Figure-1: Interpretation of banks of water bodies²⁹

²⁷ Dean and Victoria Caseley [159.4]

²⁸ Waimakariri District Council [367.44]

²⁹ Dean and Victoria Caseley [159.4]



NATC-S2 Building and structure reflectivity	
<div><div>1. Exterior building materials which, when graded using the British Standard</div><div>BS5252:1976 Framework for Colour Co-ordination for Building Purposes, meet the following standards:</div><div><div>a. where the materials are not used for a roof cladding, they are of a colour which has a reflectivity value of a maximum of:</div><div><div>i. 60% for greyness groups A or B;</div><div>ii. 40% for greyness group C;</div></div><div>b. where the materials are used for a roof</div><div>cladding, they are of a colour which has a reflectivity value of a maximum of 40% for greyness groups A, B or C;</div></div></div>	<div>Activity status when compliance not achieved: DIS</div>
<div>Exemptions</div> <div><div>• NATC-S2 (1) does not apply to:</div><div><div>○ natural timber as exterior building materials; or</div><div>○ windows, window frames, bargeboards, stormwater guttering, downpipes or doors which may be of any colour.</div></div></div>	

Advice Notes

NATC-AN1	It is advised that applicants consult with Te Ngāi Tūāhuriri Runanga and consider the incorporation of mātauranga Māori principles into the design, development and/or operation of activities on sites adjoining water bodies which have cultural, spiritual and/or historic values and interests or associations of importance to Ngāi Tūāhuriri, providing opportunities for Ngāi Tūāhuriri to exercise their customary responsibilities as mana whenua and kaitiaki in respect of riparian margins.
NATC-AN2	The rules do not apply to any artificial water courses, including but not limited to water races or drains, under the control of the District Council, Regional Council or the Crown, ponds and artificial lakes, or within any ephemeral flow path where there is no defined channel.

Matters of Discretion

NATC-MD1	Planting vegetation within freshwater body setbacks <ol style="list-style-type: none"> How the planting of vegetation will affect <u>restore</u> the natural state of the freshwater body and it's <u>its</u> amenity values.³⁰ Changes to biophysical processes such as: <ol style="list-style-type: none"> loss of shading of the freshwater bodies; loss of detritus inputs into freshwater bodies; increasing risk of erosion and sedimentation; loss of ecological corridor; and fragmentation of indigenous habitats. Effects on īnanga spawning, and trout and salmon habitat. Effects on cultural and spiritual values and mahinga kai.
NATC-MD2	Maintaining and enhancing public access <ol style="list-style-type: none"> Maintain and enhance existing public access to and along surface freshwater bodies, by managing the adverse effects of activities and development, where these would limit public access, or compromise the use or enjoyment of these areas.
NATC-MD3	Specified structures within freshwater body setbacks <ol style="list-style-type: none"> Effects on natural character and amenity values. Effects on cultural and spiritual values, and mahinga kai. Effects on indigenous vegetation, habitats of indigenous fauna and indigenous biodiversity. Effects on īnanga spawning, and trout and salmon habitat. The extent to which the structure compromises the ability to undertake flood mitigation work, or maintenance of any river or lake by the District Council, Regional Council, the Crown, or their nominated contractor or agent. The extent to which the location and size of the structure will impede flood waters or restrict navigation. The extent to which the structure location in the setback is sufficient given the identified requirement for an esplanade strip or esplanade reserve, set out in SUB-S17, including whether a condition and associated covenant is proposed requiring removal of structures where an esplanade reserve or esplanade strip is to be taken as part of any future subdivision.

³⁰ Forest and Bird [192.64, 192.65]

	<p>8. <u>The manner in which the structure is used to assist in restoration and rehabilitation initiatives.</u>³¹</p>
NATC-MD4	<p>Buildings, structures and impervious surfaces within freshwater body setbacks</p> <ol style="list-style-type: none"> 1. Requiring the use of low impact or water sensitive design for buildings and structures. 2. The potential for streambank erosion from stormwater runoff from impervious surfaces. 3. Effects on indigenous vegetation, habitats of indigenous fauna and indigenous biodiversity. 4. Effects on natural character and amenity values, including: <ol style="list-style-type: none"> a. the loss of indigenous vegetation that contributes towards an ecological corridor; b. restriction of public access where it is available; c. any change to the general landform, such as, slope or geomorphic features, as a result of earthworks; and d. the incorporation of screening and other measures to reduce the visibility of any structure from the water body. 5. Effects on cultural and spiritual values, and mahinga kai. 6. Whether the structure location in the setback is sufficient given the identified requirement for an esplanade strip or esplanade reserve, set out in SUB-S17, including whether a condition and associated covenant is proposed requiring removal of structures where an esplanade reserve or esplanade strip is to be taken as part of any future subdivision. 7. The extent to which any building or structure compromises the ability to undertake flood mitigation work, or maintenance of the any river, stream or wetland by the District Council, Regional Council, the Crown, or their nominated contractor or agent. 8. <u>The manner in which the structure, building or impervious surface is used to assist in restoration and rehabilitation initiatives.</u>³²
NATC-MD5	<p>Structures within and over freshwater bodies</p> <ol style="list-style-type: none"> 1. The extent to which the location and size of the structure will impede flood waters or restrict navigation. 2. The extent to which the structure compromises amenity values, ecological, cultural, or recreational values, including any natural character values associated with the surface of water, including: <ol style="list-style-type: none"> a. minimisation of the footprint; b. visual appearance of the structure and whether design features are sympathetic with the surrounding landscape; and c. any impacts upon inanga spawning locations. 3. The extent to which the structure would create new, or exacerbate existing flood risk, or stream bank erosion. 4. The extent to which the structure would compromise public access to, or along the freshwater body. 5. The technical, functional or operational need for the structure to be located within or over the freshwater body. 6. Where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation.

³¹ Forest and Bird [192.64, 192.65]

³² Forest and Bird [192.64, 192.65]

	7. <u>The manner in which the structure is used to assist in restoration and rehabilitation initiatives.</u> ³³
NATC-MD6	Freshwater body setback assessment <ol style="list-style-type: none"> Reduction in the setback width and any adverse effects on: <ol style="list-style-type: none"> the natural state of freshwater body margins; freshwater landforms and landscapes, biophysical, geologic and morphological aspects; the hydrological and fluvial processes, including erosion and sedimentation; indigenous biodiversity, habitats and ecosystems; water flow and levels, colour and clarity, and water quality; cultural values of the freshwater body to Ngāi Tūāhuriri, including values associated with traditional and contemporary uses and continuing ability of the freshwater body to support taonga species and mahinga kai activities; where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and how the development or activity responds to, or incorporates the outcome of that consultation; and the experience of the above elements, patterns and processes. Any assessment of the natural character of freshwater bodies that undertaken by a suitably qualified and experienced specialist in the various attributes of natural character.

Schedules

NATC-SCHED - Scheduled freshwater bodies

NATC-SCHED1 (Main branch)	NATC-SCHED2 (Main branch)	NATC-SCHED3 (Main branch)	UNSCHEDULED (Tributaries)
Waimakariri River	Broom Stream and Kingsdown Stream	Whistler River	Any freshwater body not listed in SCHED1, SCHED2 or SCHED3
Ashley River/Rakahuri	Cam/Ruataniwha River	View Hill Stream	
Saltwater Creek (outside coastal environment overlay)	Coopers Creek		
	Eyre/ Waiariki River		
	Kaiapoi River and Courtney Stream		
	Little Ashley Creek		
	Ōkuku River		
	Pines Beach Wetland		
	Silverstream		
	Taranaki Stream		

³³ Forest and Bird [192.64, 192.65]

	Cust River		
	Makerikeri/Makirikiri River		

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 10

Hearing Stream 4 Part 2: District-wide matters – NFL – Natural Features and Landscapes

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

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

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

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

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

The Hearings Panel for the purposes of **Hearing Stream 4** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 10 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the NFL – Natural Features and Landscape chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives NFL-O1 to NFL-O3
 - Policies NFL-P1 to NFL-P4
 - Rules NFL-R1 – NFL -R12
 - Standards NFL -S1 and NFL -S2
 - Matters of Discretion NFL-MD1 – NFL -MD2
 - NFL-APP1.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 5** contains our evaluation of key issues and recommended amendments to provisions;
 - (c) **Section 6** contains any consequential amendments; and
 - (d) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. This chapter, along with the definition of 'Gravel extraction' and 'Plantation forestry', attracted 22 original submitters, who made a 126 submission points. There were also nine further submitters who made 94 further submission points.

Key issues

12. The issues in contention on this chapter addressed in this report are:
- Quarry Activities - NFL-R12
 - NFL- P3(5), NFL-P4(7) and NFL-R12
 - NFL-P1(6), NFL-P3(5), NFL-P4(7)
 - NFL-R4

3. Mining and Quarrying Activities - NFL-R12

Overview

13. The following is a summary of the Panel's recommended amendments in relation to mining and quarrying activities, beyond those recommended by the s42A report author.

Provision	Panel recommendations
NFL-R12 Mining and Quarrying activities	Amend the activity status for mining and quarrying activities from 'non-complying' within the Ashley River / Rakahuri SAL to 'discretionary'.

Reasons

14. The submissions we consider here are those from Fulton Hogan Ltd¹ seeking amendments to NFL-P3(5), NFL-P4(7) and NFL-R12 to provide a consenting pathway for mining and quarrying activities within ONLs and SALs. To achieve this, Fulton Hogan requested that the policies refer to 'primary production' instead of 'rural production', and that reference to quarrying be deleted from NFL-P4(7). Associated with this was the request that the activity status for mining and quarrying activities within ONLs and SALs under NFL-R12 to be amended from non-complying to discretionary.

¹ 41.25, 41.26 and 41.27

15. The s42A report author did not support providing for mining and quarrying activities within SALs, ONLs, and ONFs as the landscape evaluation report identified these activities as a threat to values of these areas. Given the potential for adverse effects the report author considered that non-complying activity status is appropriate for such activities within an ONL/ONF/SAL.
16. Mr Ensor presented comprehensive evidence on this matter on behalf of Fulton Hogan at the hearing. In his opinion, the statutory context of NFL-P3 and NFL-P4 has been lost and *“as a result the policies focus on activities rather than effects.”* While he acknowledged that *“quarrying activities may have greater potential to impact an ONF, ONL or SAL than some other Primary Production activity, Policy NFL-P3 and NFL-P4 contain the appropriate backstop for managing the risk for all.”* His basic position was that given the requirement to *“not detract from the identified values”* within the relevant policies, *“then a new quarrying activity should have the opportunity to be assessed on its merits as a discretionary activity.”* In his view, this approach is more efficient and effective in terms of S32 of the RMA as it minimises the costs associated with a potentially more protracted consent process, while achieving the environmental benefits.
17. The Panel accepts the s42A report author’s position that non-complying activity status for such activities is appropriate in ONLs and ONFs. The policy for these areas requires such activities to be avoided, but that is qualified with the phrase ‘which create adverse effects on the identified values’. Our understanding is that recent Supreme Court decisions have clarified that this does not mean the prohibition of minor or transitory effects where the prohibition of those effects would likely not be necessary to preserve the characteristic of the environment in question. Hence, it is therefore our understanding that the pathway is not totally closed for such activities in these environments.
18. With respect to the SAL, the Panel agrees with Fulton Hogan that these are a ‘lower tier’ landscape class and, as such, it is appropriate to provide the opportunity for mining and quarrying activities to be assessed on their merits in such environments. Accordingly, we recommend that such activities are identified as ‘discretionary’ within SALs.
19. In terms of the policies, we are comfortable with the amendment recommended to NFL-P4(4) by the s42A report author to provide a pathway for these activities within SALs. We have also recommended amendments below to NFL-P1(6), NFL-P3(5), NFL-P4(7) to address the concern raised Dairy Holdings Limited which we address below. These amendments do introduce the phrase ‘primary production’ but it is qualified with the word ‘other’ which takes it outside the policy context for mining and quarrying activities identified in NFL-P1(5), NFL-P3(4), NFL-P4(4).

4. NFL-P1, NFL-P3 and NFL-P4

20. The following is a summary of the Panel's recommended amendments to NFL-P1(6), NFL-P3(5), NFL-P4(7) beyond those recommended by the s42A report author:

Provision	Panel recommendations
NFL-P1(6), NFL-P3(5), NFL-P4(7)	Delete the recommended change to these rules and amend the reference to 'existing rural' to 'other primary' in the rules.

21. The submission we consider here is that of Dairy Holdings Limited² who sought the following new policy: *"Recognise that there may be working farmland and other rural production activities occurring in areas identified as outstanding natural features and landscapes, or visual amenity landscapes."*
22. The s42A report author (paragraph 107) recommended rejecting this submission on the basis that it was *"unnecessary as this matter is already covered by NFL-P1(6), NFL-P3(5), and NFL-P4(7) and s10 of the RMA provides for activities with existing use rights to continue to occur"*. However, in her reply report, the report author was of the view that this submission provides scope to better clarify the intent of NFL-P1(6), NFL-P3(5) and NFL-P4(7) which is to convey that rural activities are provided for within these areas. These policies are to provide *"for existing rural production where this does not detract from the identified values"*.
23. Her final recommendation not only removed the term 'existing', given it conflicts with s10 of the RMA, but also the reference to *"where this does not detract from the identified values"* for similar reasons. Her recommendation was to amend NFL-P1(6), NFL-P3(5), and NFL-P4(7) to read as follows:

~~"providing for existing rural production~~ recognising and providing for working farmland ~~where this does not detract from the identified values"~~

24. While the Panel agrees with the sentiment behind the proposed amendment, we are uncomfortable with the use of the phrase 'working farmland' given this is not a defined term in either the PDP or in the National Planning Standards. We agree with removal of the word 'existing' from these clauses, given s10 of the Act which allows existing farming and other production activities to continue in such environments. We also agree that certain 'rural production' activities can be provided for within these areas. However, we prefer the use of National Planning Standard term of 'primary production' in these clauses, rather than the undefined term 'working farmland'.
25. While we understand and share the concern that some primary production activities may not be appropriate in these environments, clauses NFL-P1(5), NFL-P3(4), and NFL-P4(4) already identify these, and provide a separate policy context for such activities.

² 420.24

Referring to other ‘primary production’ activities in NFL-P1(6), NFL-P3(5), and NFL-P4(7) will provide an appropriate policy basis for the ongoing operation and development of primary production activities in these areas. Retaining the proviso that they “do not detract from the identified values” will ensure that this only occurs if the values of these areas are protected.

5. NFL – R4 Public Amenities

26. The following is a summary of the Panel’s recommended amendments to NFL-R4 beyond those recommended by the s42A report author:

Provision	Panel recommendations
NFL-R4	Change the recommended maximum width for cycleway/walkway from 2.5m to 3m

27. The submission we consider here is that of Forest and Bird³ who sought to amend NFL-R4 to exclude public amenities that are not subject to the activity standards, such as walkways and cycleways, as these are included within the definition of ‘public amenities’ but can cause effects. Waka Kotahi⁴ opposed this submission as it would result in resource consent requirements for walkways/cycleways. They suggested that additional conditions be added to manage the effects of larger scale cycleways/walkways instead.
28. The s42A report author agreed with Forest and Bird that a particularly wide walkway/cycleway could have an impact on the landscape values of the ONL, ONF, or SAL, and adopted the approach recommended by Waka Kotahi by adding a standard that restricted the maximum width of walkways/cycleways to 2.5m.
29. The Panel agrees that it is appropriate to restrict the maximum width of cycleways/walkways. However, we note that NFL-R6 provides for access tracks up to 3m wide in such environments and we consider NFL-R4 should be made consistent with this rule. Adopting a 3m maximum width is still aligned with the New Zealand Cycle Trail Design Guide, which recommends a width of 2.5m-4.0m for a double cycle trail on the easiest grade.⁵

6. Other Matters and Consequential Changes

30. There are no consequential changes that we have identified as being necessary.

³ 192.77

⁴ FS110

⁵ See paragraph h268 of the s42A Report which refers to the Ministry of Business, Innovation & Employment - New Zealand Cycle Trail Design Guide (August 2019 – 5th edition)

7. Conclusion

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

**Appendix 1: Submitter attendance and tabled evidence for Natural Features and Landscapes -
Hearing Stream 4**

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Shelley Milosavljevic 	N/A
Transpower New Zealand Limited	<ul style="list-style-type: none"> Ainsley McLeod John Sutherland 	195
Canterbury Regional Council	<ul style="list-style-type: none"> Jo Mitten 	316
Chorus New Zealand Limited, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	<ul style="list-style-type: none"> Chris Horne Graeme McCarrison Fiona Matthews Colin Clune 	95
Fulton Hogan Limited	<ul style="list-style-type: none"> Timothy Ensor 	41
Department of Conservation	<ul style="list-style-type: none"> Amy Young Pene Williams 	419, FS 77
Federated Farmers of New Zealand Inc.	<ul style="list-style-type: none"> Dr Lionel Hume Karl Dean 	414, FS 83
Tabled Evidence		
Waimakariri Irrigation Ltd	<ul style="list-style-type: none"> Ben Williams Kirsty Jacomb 	210
MainPower New Zealand Limited	<ul style="list-style-type: none"> Melanie Foote 	249
Royal Forest and Bird Protection Society of New Zealand Inc.	<ul style="list-style-type: none"> Nicky Snoyink 	192, FS 78

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

NFL - Āhuetanga o te whenua - Natural Features and Landscapes

Introduction

Natural landscapes are the visible features of an area of land, or broad landforms, or a collection of landforms, such as hills, valleys or open plains. Natural features are less broad landforms or biophysical entities such as river corridors, wetlands, lakes or geological formations.

The District Council has a statutory obligation to recognise and provide for the protection of outstanding natural landscapes and features from inappropriate subdivision, use and development as a matter of national importance under the RMA.

The RPS identifies the assessment matters for determining whether a natural feature or landscape should be classified as outstanding and classifies regional-scale outstanding natural features and landscapes. It also provides for assessments at a district level. Using this assessment, there are natural features and landscapes that have been identified as outstanding at a district scale. These are shown on the planning map and comprise:

- the Puketeraki Mountains and the front ranges including Mt Oxford and Mt Thomas ONL,
- the Waimakariri River ONF, and
- the Ashley River/Rakahuri Saltwater Creek estuary ONF (also known as Te Aka Aka)¹.

Utilising the same assessment matters, the remainder of the Ashley River/Rakahuri upstream of the estuary has been identified as a SAL.

~~Activities in, on, under or over the beds of lakes and rivers are managed by the Regional Council and as such the rules in this chapter do not apply to these areas.²~~

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to natural features and landscapes include:

- Energy and Infrastructure: this chapter includes provisions to manage energy and infrastructure activities within ONL, ONFs, and SAL; as such the rules and standards³ within the NFL Chapter do not apply to energy and infrastructure. The objectives, policies, matters of discretion, appendix, and planning map overlay relating to the NFL chapter do apply to energy and infrastructure activities within ONL, ONFs, or SAL.⁴
- Earthworks: this chapter contains provisions to manage earthworks within the identified ONL, ONF and SAL areas.
- Natural Hazards: this chapter is relevant as natural hazard mitigation measures can occur within ONL, ONF and SAL areas.
- Natural Character of Freshwater Bodies: this chapter is relevant as some natural character of scheduled freshwater bodies setbacks provisions are also within a natural feature or landscape.
- Coastal Environment: this chapter contains provisions that are relevant as natural features and landscapes can occur within this environment.
- Special Purpose Zone (Kāinga Nohoanga): how the Natural Features and Landscapes provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

¹ Judith Roper-Lindsay [120.15]

² Environment Canterbury [316.11]

³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51]

⁴ Transpower [195.84]

Objectives	
NFL-O1	Outstanding Natural Features Outstanding natural features are protected from <u>inappropriate⁵ subdivision^{6,7}</u> land use or development that would adversely affect the values of these features.
NFL-O2	Outstanding Natural Landscapes Outstanding natural landscapes are protected from <u>inappropriate⁸ subdivision^{9,10}</u> land use or development that would adversely affect the values of these landscapes.
NFL-O3	Significant Amenity Landscapes The values of significant amenity landscapes are maintained.
Policies	
NFL-P1	Protect Outstanding Natural Features Recognise the values of the outstanding natural features identified in NFL-APP1 and protect them from the adverse effects of <u>inappropriate¹¹ subdivision¹²</u> activities and development, <u>except where the effects of regionally significant infrastructure are managed by EI-P5¹³</u> by: <ol style="list-style-type: none"> 1. avoiding use and development that detracts from the very high biophysical values and high sensory and associative values identified in NFL-APP1 for the Waimakariri River; 2. avoiding use and development that detracts from the very high biophysical and sensory values, and high associative values of the Ashley River/Rakahuri Saltwater Creek Estuary identified in NFL-APP1, including on: <ol style="list-style-type: none"> a. coastal physical processes; b. ecological habitat and indigenous biodiversity; and c. the experience of the elements and processes of (a) and (b); 3. enabling community scale erosion and flood control structures where adverse impacts on the values are mitigated; 4. avoiding any significant loss of indigenous vegetation; 5. avoiding activities such as <u>plantation commercial¹⁴</u> forestry, woodlots, shelterbelts, mining and quarrying activities and large buildings or groups of buildings or other structures which create adverse effects on the identified values; 6. providing for <u>existing rural other primary</u> production where this does not detract from the identified values;¹⁵ and 7. enabling conservation activities and non motorised recreation activities;¹⁶
NFL-P2	Ngāi Tūāhuriri customary harvesting Recognise and provide for Ngāi Tūāhuriri customary harvesting of natural resources in identified natural features and landscapes, as an integral part of these areas.
NFL-P3	Protect Outstanding Natural Landscapes Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of <u>inappropriate¹⁷ subdivision^{18,19}</u> activities and development, <u>except where the effects of regionally significant infrastructure are managed by EI-P5²⁰</u> by:

⁵ Transpower [195.85]

⁶ Transpower [195.85]

⁷ Waka Kotahi [275.24]

⁸ Transpower [195.86]

⁹ Transpower [195.86]

¹⁰ Waka Kotahi [275.25]

¹¹ Transpower [195.88]

¹² Transpower [195.88]

¹³ Transpower [195.88]

¹⁴ s44A RMA

¹⁵ Dairy Holdings Limited [420.24]

¹⁶ Transpower [195.88]

¹⁷ Transpower [195.89]

¹⁸ Transpower [195.86]

¹⁹ Waka Kotahi [275.25]

²⁰ Transpower [195.89]

	<ol style="list-style-type: none"> 1. 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"> a. exposed alpine environments; b. sheltered densely forested slopes and gullies of the Oxford Hills; c. indigenous vegetation; and d. recreational values; 2. 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; 3. avoiding any significant loss of indigenous vegetation; 4. avoiding activities such as plantation commercial²¹ forestry, shelterbelts, mining and quarrying activities which create adverse effects on the identified values; 5. providing for existing rural other primary production where this does not detract from the identified values;²² and 6. enabling conservation activities and non motorised recreation activities.
NFL-P4	<p>Maintain Significant Amenity Landscapes</p> <p>Recognise the values of the significant amenity landscapes identified in NFL-APP1 and maintain them, <u>except where the effects of regionally significant infrastructure are managed by EI-P5,</u>²³ by:</p> <ol style="list-style-type: none"> 1. 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"> a. braided river system; b. indigenous fauna and vegetation; c. the wilderness and natural environment; and d. recreational values; 2. enabling community scale erosion and flood control structures where adverse impacts on the values are mitigated; 3. avoiding any significant loss of indigenous vegetation; 4. avoiding incompatible activities, including plantation commercial²⁴ forestry, shelterbelts, mining and quarrying activities, and large buildings or groups of buildings or other structures <u>where these activities result in which create</u>²⁵ unacceptable adverse effects on the identified values; 5. mitigating through bulk, location and design controls the adverse effects of other uses and development in areas which have no capacity to absorb change; 6. providing for non motorised recreation activities and conservation activities; <u>and</u> 7. providing for existing rural other primary production where this does not detract from the identified values;²⁶

Activity Rules

Rules

How to interpret and apply the rules

- (1) The rules within the NFL Chapter do not apply to energy and infrastructure activities.²⁷
- (2) The rules within this chapter shall not apply to the activities provided for in NH-R8 (the maintenance of existing community scale natural hazard mitigation works), NH-R9 (upgrading existing community

²¹ s44A RMA

²² Dairy Holdings Limited [420.24]

²³ Transpower [195.90]

²⁴ s44A RMA

²⁵ Fulton Hogan Ltd [41.26]

²⁶ Dairy Holdings Limited [420.24]

²⁷ Transpower [195.84]

NFL-R1	Addition to an existing building	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: PER Where: 1. the addition to the building footprint is a maximum of 100m ² in any 10 year period;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u> , <u>walkways</u> , ²⁹ and access tracks
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: DIS Where: 2. the addition to the building footprint is a maximum of 100m ² in any 10 year period.	Activity status when compliance not achieved: NC
NFL-R2	Building for park management activities or conservation activities	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: PER Where: 1. any individual building shall have a maximum building footprint of 100m ² .	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u> , <u>walkways</u> , ³⁰ and access tracks
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC	Activity status when compliance not achieved: N/A
NFL-R3	Farm building, residential unit and ancillary buildings to residential activity or primary production	
Puketeraki Range & Oxford Foothills ONL	Activity status: PER Where: 1. any individual building shall have a maximum building footprint of:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

²⁸ Environment Canterbury [316.81]

²⁹ Forest and Bird [192.77]

³⁰ Forest and Bird [192.77]

	<p>a. 75m² in the Natural Open Space Zone; and</p> <p>b. 150m² in any Rural Zones.</p>	<p>NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u>, <u>walkways</u>,³¹ and access tracks</p>
NFL-R4	Public amenities	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any individual building shall have a maximum building footprint of 75m²; 2. the maximum height of any building shall be 5m; <u>and</u> 3. there shall be only one public amenities building per site within the ONF, ONL or SAL area; <u>and</u> 4. <u>any cycleway or walkway shall have a maximum formed width of 3m.</u>³² 	<p>Activity status when compliance not achieved in the Ashley River / Rakahuri SAL: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u>, <u>walkways</u>,³³ and access tracks</p> <p>Activity status when compliance not achieved in the Waimakariri River ONF and Puketeraki Range and Oxford Foothills ONL: DIS</p>
Ashley River / Rakahuri Saltwater Creek Estuary ONF	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>
NFL-R5	Structures and buildings	
	<p><i>This rule does not apply to structures and buildings provided for under NFL-R1 to NFL-R4, NFL-R8, or natural hazards mitigation structures for flooding</i>³⁴.</p>	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. each individual structure or building shall have a maximum footprint of 10m², except that this shall not apply to post and rail or wire fences which are more than 75% visually transparent. 	<p>Activity status when compliance not achieved in the Puketeraki Range and Oxford Foothills ONL: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u>, <u>walkways</u>,³⁵ and access tracks</p> <p>Activity status when compliance not achieved in the Waimakariri River ONF and Ashley River / Rakahuri SAL: NC</p>
Ashley River / Rakahuri Saltwater	<p>Activity status: NC</p>	<p>Activity status when compliance not achieved: N/A</p>

³¹ Forest and Bird [192.77]

³² Forest and Bird.[192.77]

³³ Forest and Bird [192.77]

³⁴ Environment Canterbury [316.81]

³⁵ Forest and Bird [192.77]

Creek Estuary ONF		
NFL-R6	Access tracks and parking areas	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: PER Where: 1. new tracks or parking areas, or widening of existing tracks and parking areas have a formed width of less than 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NFL-MD1 - New buildings and structures, additions to buildings, <u>cycleways</u> , <u>walkways</u> , ³⁶ and access tracks
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC	Activity status when compliance not achieved: NC
NFL-R7	Commercial motorised activities	
Waimakariri River ONF Ashley River / Rakahuri SAL	Activity status: RDIS Matters of discretion are restricted to: NFL-MD2 - Motorised activities	Activity status when compliance not achieved: N/A
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC	Activity status when compliance not achieved: N/A
NFL-R8	Centre pivot and travelling irrigators	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: DIS	Activity status when compliance not achieved: N/A

³⁶ Forest and Bird [192.77]

Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC ⁵¹⁰	Activity status when compliance not achieved: N/A
NFL-R9 ³⁷	Formation of a new road ³⁸	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL ³⁹	Activity status: DIS ⁴⁰	Activity status when compliance not achieved: N/A ⁴¹
Ashley River / Rakahuri Saltwater Creek Estuary ONF ⁴²	Activity status: NC ⁴³	Activity status when compliance not achieved: N/A ⁴⁴
NFL-R109 ⁴⁵	Woodlot or shelterbelts	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: DIS	Activity status when compliance not achieved: N/A
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC	Activity status when compliance not achieved: N/A

³⁷ Transpower [195.84]

³⁸ Transpower [195.84]

³⁹ Transpower [195.84]

⁴⁰ Transpower [195.84]

⁴¹ Transpower [195.84]

⁴² Transpower [195.84]

⁴³ Transpower [195.84]

⁴⁴ Transpower [195.84]

⁴⁵ Consequential renumbering

NFL-R140⁴⁶	Planting restricted tree species	
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL	Activity status: DIS Where: 1. planting of any of the following tree species: a. Lodgepole Pine – <i>Pinus contorta</i>; b. Scots Pine – <i>Pinus sylvestris</i>; ⁴⁷ c. Douglas Fir – <i>Psuedotsuga menziesii</i> ; d. Corsican Pine – <i>Pinus nigra</i>; e. Larch – <i>Larix spp</i>; f. Mountain Pine – <i>Pinus uncinata</i> ⁴⁸ g. Sycamore – <i>Acer pseudoplatanus</i> ; h. Alder – <i>Alnus spp</i> ; i. <u>Crack Willow (<i>Salix fragilis spp</i>) and Grey Willow (<i>Salix cinerea spp</i>.)</u> Willows adjacent to rivers – <i>Salix spp</i> ⁴⁹ .	Activity status when compliance not achieved: N/A
Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL⁵⁰	Activity status: NC Where: 2. <u>planting of any of the following tree species:</u> a. <u>Lodgepole Pine – <i>Pinus contorta</i>;</u> b. <u>Scots Pine – <i>Pinus sylvestris</i>;</u> c. <u>Corsican Pine – <i>Pinus nigra</i>;</u> d. <u>Larch – <i>Larix spp</i>;</u> e. <u>Mountain Pine – <i>Pinus uncinata</i>;</u> ⁵¹	Activity status when compliance not achieved: N/A⁵²
Ashley River / Rakahuri Saltwater Creek Estuary ONF	Activity status: NC Where: 3. planting of any of the following tree species: a. Lodgepole Pine – <i>Pinus contorta</i> ; b. Scots Pine – <i>Pinus sylvestris</i> ; c. Douglas Fir – <i>Psuedotsuga menziesii</i> ; d. Corsican Pine – <i>Pinus nigra</i> ; e. Larch – <i>Larix spp</i> ; f. Mountain Pine – <i>Pinus uncinata</i> ;	Activity status when compliance not achieved: N/A

⁴⁶ Consequential renumbering

⁴⁷ Department of Conservation [419.106]

⁴⁸ Department of Conservation [419.106]

⁴⁹ Environment Canterbury [316.118]

⁵⁰ Department of Conservation [419.106]

⁵¹ Department of Conservation [419.106]

⁵² Department of Conservation [419.106]

	⁵¹² g. Sycamore – <i>Acer pseudoplatanus</i> ; h. Alder – <i>Alnus</i> spp; i. <u>Crack Willow (<i>Salix fragilis</i> spp) and Grey Willow (<i>Salix cinerea</i> spp.) Willows adjacent to rivers – <i>Salix</i> spp.</u> ⁵³	
NFL-R12 ⁵⁴	Mining activity and quarrying activities ⁵⁵	
Ashley River / Rakahuri Saltwater Creek Estuary ONF Waimakariri River ONF Puketeraki Range & Oxford Foothills ONL Ashley River / Rakahuri SAL ⁵⁶	Activity status: NC ⁵⁷	Activity status when compliance not achieved: N/A ⁵⁸
NFL-R13 ⁵⁹	<u>Plantation Commercial</u> forestry	
Ashley River / Rakahuri SAL ⁶⁰	Activity status: CON DIS <u>Matters of control are restricted to:</u> <u>NFL-MC1 – The effects on the visual amenity values of the SAL, including any future effects from plantation forestry activities.</u>	Activity status when compliance not achieved: N/A
Ashley River / Rakahuri Saltwater Creek	Activity status: NC	Activity status when compliance not achieved: N/A

⁵³ Environment Canterbury [316.118]

⁵⁴ Consequential reordering

⁵⁵ Consequential reordering

⁵⁶ Consequential reordering

⁵⁷ Consequential reordering

⁵⁸ Consequential reordering

⁵⁹ Consequential renumbering

⁶⁰ Ngai Tahu [219.5]

<p>a reflectivity value of a maximum of 40%⁵¹⁴ for greyness groups A, B or C.</p>	
<p>Exemptions</p> <ul style="list-style-type: none"> NFL-S1 (1) does not apply to: <ul style="list-style-type: none"> o <u>post and rail or wire fences which are more than 75% visually transparent</u>;⁶⁸ o natural timber as exterior building materials; or o windows, window frames, bargeboards, stormwater guttering, downpipes or doors which may be of any colour. 	
<p>NFL-S2 Building coverage</p>	
<p>1. Building coverage shall be a maximum of 5% of the site area within the ONL, ONF or SAL overlay.</p>	<p>Activity status when compliance not achieved: DIS</p>

Advice Notes⁶⁹

<p><u>NFL-AN1</u>⁷⁰</p>	<p><u>Activities in, on, under or over the beds of lakes and rivers are managed by the Regional Council and as such the rules in this chapter do not apply to these areas. However, activities on the surface of water are managed within the District Plan.</u>⁷¹</p>
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Matters of Discretion

<p>NFL-MD1</p>	<p>New buildings and structures, additions to buildings, <u>cycleways, walkways</u>,⁷² and access tracks</p> <ol style="list-style-type: none"> 1. The extent to which the proposal is consistent with maintaining, protecting or enhancing the qualities of the outstanding or significant natural feature and/or landscape, including natural character qualities, as identified in NFL-APP1. 2. The extent to which the proposal will detract from the naturalness and openness of the landscape. 3. The extent to which the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu. 4. The extent to which the proposal integrates into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill. 5. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point. 6. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the proposal. 7. The extent to which the proposal has any adverse effects on important ridgelines. 8. The extent to which the proposal will result in adverse cumulative effects. 9. The extent to which the proposal will result in significant loss of indigenous vegetation and biodiversity.
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⁶⁸ Federated Farmers [414.149]

⁶⁹ Environment Canterbury [316.11 & 316.119]

⁷⁰ Environment Canterbury [316.11 & 316.119]

⁷¹ Environment Canterbury [316.11 & 316.119]

⁷² Forest and Bird [192.77]

	<p>10. The extent to which the proposal supports the continuation of farming activities in the rural area.</p> <p>11. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects.</p> <p>12. For new access tracks, whether the track supports conservation activities, farming, recreation activities or rural tourism activities and the ability to integrate with the landscape, follow natural contours and mitigate any adverse effects.</p> <p>13. The extent to which the proposal has functional need or operational need for its location.</p>
NFL-MD2	<p>Motorised activities</p> <ol style="list-style-type: none"> 1. The extent of any adverse effects on the identified feature and/or landscape, including natural character qualities as identified in NFL-APP1, and natural character values in the coastal environment, including the extent to which the proposal is consistent with maintaining their qualities. 2. Any adverse effects on adjoining outstanding or significant natural features or landscapes or natural character in the coastal environment, and whether there is a sufficient separation to avoid detracting from the qualities of those areas. 3. The extent to which the nature, scale, intensity and location of the proposed activity will adversely affect indigenous biodiversity and ecosystems taking into account: <ol style="list-style-type: none"> a. any loss of, or effects on, indigenous vegetation or habitats of indigenous fauna, including wetlands, ecological corridors and linkages; b. indigenous ecosystem integrity and function; c. where relevant, any effects on areas of significant indigenous vegetation and/or significant habitats of indigenous fauna in identified SNAs; and d. where relevant, any effects on indigenous vegetation and habitats of indigenous fauna in the coastal environment. 4. The extent to which the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu. 5. The proximity and extent to which the activity is visible from or causes nuisance on public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point. 6. The extent to which the proposal will result in adverse cumulative effects.

Appendix

NFL-APP1 - Outstanding and Significant Landscapes and Features - Values and Threats

Waimakariri River - Outstanding Natural Features

	Landscape Values	Rating
Biophysical	<p>The river is a large scale functioning alluvial system which is a formative element that created the Canterbury Plains (movement of gravel loads from the mountains, river channels, silts and gravels that underlie the plains and source of loess).</p> <p>Braided rivers are rare (globally) and the Waimakariri is recognised as one of the best examples of its kind in New Zealand.</p> <p>Braided rivers are 'naturally uncommon ecosystems' and have a threat status of 'endangered'. The riverbed provides significant indigenous and migratory bird habitat particularly at the river mouth.</p> <p>Valuable bird and fish habitat is associated with the braided river. Salmon and trout migrate to the headwaters of the river to complete their breeding cycle.</p>	Very High

Sensory	<p>The wide braided gravel river bed traversing through the Canterbury plains is an iconic feature of the Waimakariri District and the Canterbury Plains.</p> <p>The Waimakariri Gorge (upper and lower) is a highly legible landscape feature, revealing the underlying geology with high aesthetic value. Beyond the gorge, the gravel banks and old river terraces reveal the formation of the plains.</p> <p>Sinuuous braided patterning of the gravel riverbed contrasts with the geometric patchwork of the plains. The contrast and patterning of the braided river channels are a highly memorable feature of the area.</p> <p>The river creates a visual and physical connection from the mountains to the sea. The braided river system is dynamic and constantly changing through variability in flow over the seasons with freshes, low flows and flood events. High flood flows are particularly dramatic and memorable.</p>	High
Associative	<p>The Waimakariri River and its tributaries are identified as part of Tūranga Tūpuna and Ngā Wai by Te Ngāi Tūāhuriri in the District Plan.</p> <p>Historically, the river was an important travel route for Māori which linked the east and west coasts of the South Island with numerous habitation sites along the river boundary. It was also an important mahinga kai and resource gathering area for mana whenua.</p> <p>The sinuous braided pattern of the river has been recognised as a distinctive signature characteristic of the plains and has inspired both literature and art.</p> <p>The Waimakariri River Regional Park offers recreational opportunities and environmental enhancement on the margins of the lower reaches of the river.</p> <p>The river and its margins provide for many recreational activities, including jet boating, kayaking, rafting, fishing, and hunting, cycling and walking. Tourist jet boats operate in the picturesque upper gorge.</p> <p>Establishing bridges across the Waimakariri River, and controlling the hazard from flooding were two of the key endeavours of early engineers to 'control' the river.</p>	High
Likely Threats	<p>Earthworks and quarrying activities (gravel extraction, encroachment of farming practices);</p> <p>Buildings, structures and utilities (including irrigation canals, hydro dams, etc.);</p> <p>Forestry and shelterbelts encroachment into the riverbed;</p> <p>Native vegetation clearance;</p> <p>Further encroachment into the river corridor of activities on adjacent land;</p> <p>Activities that threaten the ecological and habitat values;</p> <p>Flood control measures, including groynes, stop banks and planting that channelises the braided river bed; and</p> <p>Spread of weeds across the river bed and banks, including associated habitat loss.</p>	

Puketeraki Range and Oxford Foothills - Outstanding Natural Landscape

	Landscape Values	Rating
Biophysical	<p>The steep Puketeraki Ranges support a diverse range of indigenous habitats, including snow tussock, subalpine scrub, alpine rockfield vegetation above 1200m and induced short tussock grassland, matagouri scrubland, scree slopes and pockets of remnant beech forest at lower elevations.</p> <p>Extensive areas of indigenous beech forest and remnant podocarp forest are the dominant vegetation cover on the slopes, gullies and hilltops of the Oxford Foothills including the Oxford Forest and Mt Thomas Forest conservation areas.</p> <p>The Nationally Significant Okuku Triassic Monotis locality Geo-preservation site lies in the North West area of the Okuku Range and Lees Pass.</p> <p>The Nationally Significant Bullock Creek debris flow Geo-preservation site lies at the foot of Mt Thomas, and is a very good example of an eroding gully, debris flow and debris flow fan.</p>	Very High

Sensory	<p>The hill and mountain landforms have a dominant physical presence in the surrounding area of the upper plains and Lees Valley.</p> <p>The lush dense forested slopes of the Oxford foothills strongly contrast with the flat pastured plains and provide a rich dark coloured background to the local areas of View Hill, Oxford and Ashley Gorge/ Glentui.</p> <p>Many incised rivers and streams dissect the landforms with steep sided gullies, and rocky/gravel beds forming the upper part of the river catchments.</p> <p>Ashley Gorge is a significant and legible feature of the area where the river cuts through the Oxford foothills connecting the upper catchment/ Lees Valley and the plains.</p> <p>The hills and mountains enclose Lees Valley with their dominant physical and scenic presence, and their seasonally changing appearance is a signature feature of the valley. The enclosing upper slopes, ridgelines and skylines in particular are a highly visible and prominent feature of the valley.</p> <p>The hills and mountains have a remote and wild character with a dominance of indigenous vegetation and are valued for their high natural values.</p> <p>The Puketeraki Ranges are legible landforms in the upper Waimakariri River valley, formed and sculpted by glaciers, streams, rivers and erosion, they continue to be dynamic landforms.</p> <p>High level of openness and naturalness in the ranges and western side of the Oxford hills with limited built modification, (roads, fences and buildings).</p> <p>Transient values of the Norwest arch over the silhouetted hills and mountains.</p> <p>Seasonal change of the mountainous landscape including snow covered ridges and peaks to dry, golden tussock lands, as well as dramatic weather changes and cloud formations are key ephemeral values. Seasonal change of the trees also occurs within the Ashley Gorge picnic area.</p> <p>The high ranges are frequently covered in snow during the winter months and at other times of the year, which are visible from the plains.</p>	<p>High</p>
Associative	<p>The mountains, indigenous forest, Ashley River/ Rakahuri and its tributaries, are identified as part of a Tūrangā Tūpuna by Ngāi Tūāhuriri in the District Plan. Puketeraki and Tawera maunga are identified as Wāhi Tapu.</p> <p>Historically the forests of the foothills and upper plains were a source of abundant food including kiore (rat) for Ngāi Tūāhuriri.</p> <p>The Oxford foothills have a strong timber milling heritage. By the mid-1870s 11 sawmills were operating in the area, milling the indigenous timber and leading to the establishment of Oxford township. Some historical tracks and structures associated with logging operations are still evident in the foothills, such as those found around the Wharfdale Track area.</p> <p>The hills and ranges have high recreational values with a well-used track and hut network. The tracks provide good access to the area for walkers, mountain bikes, trampers and hunters in vicinity of the populated plains.</p> <p>The Ashley Gorge and Glentui recreation areas have high amenity and recreational values as well-known destinations, popular for picnicking, swimming, canoeing, rafting, fishing and provide walking access to the forests and hills beyond.</p> <p>The public conservation land at Oxford Forest and the Mt Thomas Forest Conservation area are within this Outstanding Natural Landscape.</p> <p>The Oxford Hills provide backdrop to the district and local Oxford communities. With well recognised and characteristic silhouettes and skylines which include the prominent highpoints of Mt Oxford, Mt Richardson and Mt Thomas.</p>	<p>High</p>
Likely Threats	<p>Change in farming practices extend to higher elevations;</p> <p>Earthworks and quarrying activities, track formation;</p> <p>Prominent buildings and structures;</p> <p>Subdivision and associated fencing, planting, buildings;</p> <p>Utilities particularly on elevated locations including wind farms and towers;</p> <p>Production plantations and shelterbelts;</p> <p>Native vegetation clearance;</p> <p>New or changing forms of recreation that physically impact on vegetation or landforms, or disrupt the remote and quiet nature of the hills and ranges.</p>	

Ashley River/Rakahuri Saltwater Creek Estuary - Outstanding Natural Feature

	Landscape Values	Rating
Biophysical	<p>Landscape values include the combined estuaries of Saltwater Creek and Ashley River/Rakahuri and their associated mud banks, mud flats and open brackish water. The coastal side of the estuary, adjoining Pegasus Bay is made up of a sandy beach and dunes which forms Ashworth Spit and ponds behind the spit.</p> <p>The estuary is a Regionally Significant barrier-enclosed estuary system. It is identified as a geo-preservation site which comprises of one of the most complex river mouths on the Canterbury coast, indicating lateral channel instability.</p> <p>The estuary system has very high biophysical values and remains one of the least modified estuary systems in Canterbury. It includes a relatively extensive, intact and diverse sequence of estuarine vegetation communities in its lower reaches.</p> <p>The estuary has been identified as an ecological hotspot with extensive areas of salt marsh with a variety of specialised native plant species occurring along the upper and lower zones. The estuary mudflats and Ashworth Spit and ponds provide internationally significant habitat for migratory wading birds (like the bar-tailed godwit/kūaka), and provides high value wetland habitat for a variety of fish species (īnanga/whitebait, eels, kōaro, flounder/pātiki, common smelt/paraki, torrentfish/piripiripōhatu and bullies/kōkopu). The estuary is also a feeding and resting zone for the riverbed nesting birds, and host to over 90 recorded species, including the bar-tailed godwit/kūaka.</p> <p>The RPS lists the overall ecological significance ranking of High.</p> <p>The Ashley River/ Rakahuri and Saltwater Creek Estuarine areas are recognised by the International Union for Conservation of Nature (IUCN) as a wetland of 'international significance'.</p>	Very High
Sensory	<p>The estuary mudflats, channels and saltmarshes and the sandspit, foredunes beach and ponds and coastal edge are unmodified and retain a very high level of legibility, as to their formation by coastal processes and the movement of sediments and gravels down the river/stream.</p> <p>The natural forms and patterns of the landforms, vegetation and tidal movements give the area a high degree of naturalness that is apparent, a sense of remoteness and tranquillity through the lack of modification is apparent.</p> <p>The visual coherence of the estuary, sandspit, beach and vegetation is high due the lack of modification.</p> <p>Experienced within its boundaries the estuary can have a high degree of memorability depending on the tides and seasonal colour contrast of the vegetation, with low angle light of sunrise and sunset reflecting off the mudflats and tidal waters the most intense.</p> <p>Transient values of the estuary are very high reflecting the dynamic coast environment with its constant changes of tide, river flow, wind, light reflection on the water, presence of migratory birds and fish.</p>	Very High
Associative	<p>The Ashley River/Rakahuri, its tributaries and estuary, and the coastline are areas identified as part of Ngā Wai and Tūranga Tūpuna by Te Ngāi Tūāhuriri Rūnanga in the District Plan.</p> <p>The estuary is an important area to mana whenua for mahinga kai particularly for īnanga/whitebait, flounder/pātiki and eel.</p> <p>Some evidence of pre-1769 occupation is recorded at an archaeological site on the northern edge of the Ashley River/ Rakahuri Saltwater Lagoon confluence, which contains moa bones, adzes and post holes.</p> <p>The estuary, spit and beach are popular recreational destinations for swimming, fishing, whitebaiting, bird watching and kayaking. Several road ends provide a variety of locations to access the area and walking, cycling extend the access around the margins.</p>	High

Likely Threats	<p>Earthworks in the estuary margin; Flood management structures; Damage to the estuary, its margins and associated vegetation from Motorised vehicles, including 4x4s; quad bikes; side by sides; and motorbikes; or⁷³ Farming practices⁷⁴; Quarrying activities; Buildings and structures on estuary margins; Utilities (such as powerlines stormwater pipes/channels); Forestry and shelterbelts; Native vegetation clearance.</p>	
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Ashley River/Rakahuri - Significant Amenity Landscape

	Landscape Values	Rating
Biophysical	<p>Holocene loose gravel river deposits formed from sand, silt and clay. The Ashley River/ Rakahuri is a rare braided river system unique to New Zealand and the Canterbury Plains. Braided rivers are 'naturally uncommon ecosystems' and have a threat status of 'endangered'. The river is also one of the steepest braided rivers in New Zealand which transports large volumes of sediment during flooding events. The braided river bed is highly managed and is constrained along both banks for most of its length by plantings and stop banks to contain flood waters. Vegetation predominantly consists of willow/poplar species along with gorse and broom. Patches of non-indigenous forest are also scattered along the river bank between the Cones Road bridge north of Rangiora to the Ashley Gorge. Rare pockets of native vegetation are also present including species such as common broom (<i>Carmichaelia robusta</i>), korokio (<i>Corokia cotoneaster</i>), mingimingi (<i>Coprosma propinqua</i>), kōwhai (<i>Sophora microphylla</i>) in drier areas, and pūkio (<i>Carex secta</i>), harakeke (<i>Phormium tenax</i>), and karamū (<i>Coprosma robusta</i>). Highly valued for the native endangered and threatened bird species which nest in the river shingle. Species include the nationally vulnerable wrybill/ngutu pare (<i>Anarhynchus frontalis</i>), and banded dotterel/pohowera (<i>Charadrius bicinctus</i>), the nationally endangered black fronted tern/tarapirohe (<i>Chlidonias albobristatus</i>), the declining white fronted tern/tara (<i>Sterna striata</i>), pied stilt (<i>Himantopus himantopus</i>), and the nationally critical black billed gull/tarāpunga (<i>Larus bulleri</i>). In the lower reaches of the park wet areas inside the stopbank host established populations of native wetland species including sedges and wetland grasses. Raupo Berm in Lower Ashley is a good example of historic backwaters containing remnant sedges. Important habitat for native and exotic fish species. Pockets of remnant vegetation in the Lower Ashley provide important īnanga/whitebait spawning sites.</p>	Moderate-High
Sensory	<p>Highly legible braided river which is expressive of its alluvial formative processes, changing form with each flood, and movement of gravel loads from the mountains to the sea. Memorable landscape feature and landmark for the local communities of Rangiora, Ashley, Oxford, and Glentui, as forms a physical barrier across this part of the plains. The river's presence is marked by river itself and the continuous bands of tall poplar along its banks. Valued by the community for its wilderness and natural environment and sounds, sights and smells of the river environment.</p>	High

⁷³ Forest and Bird [192.78]

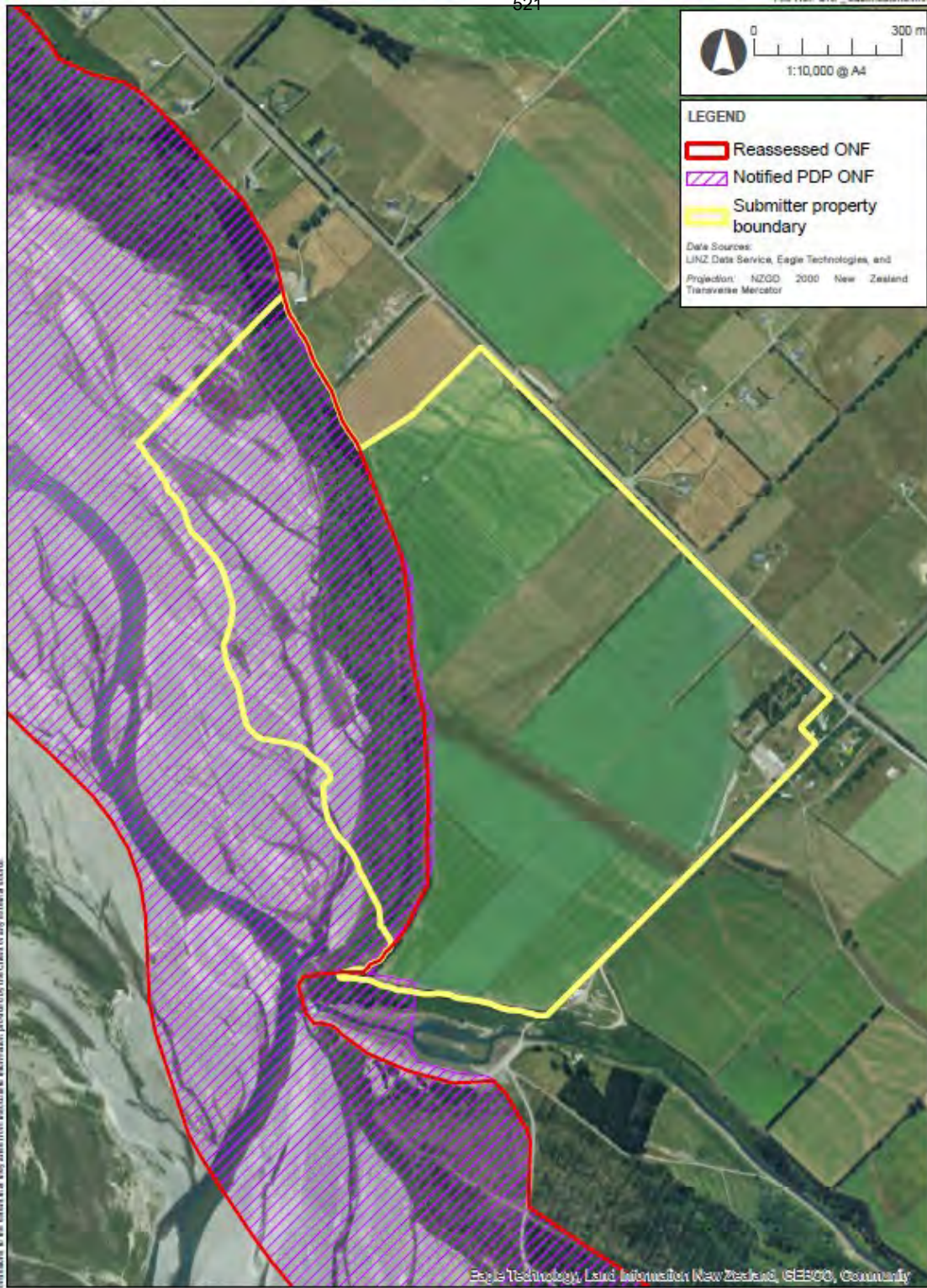
⁷⁴ Forest and Bird [192.78]

	<p>Distinctive braided pattern of gravel beds and river channels unique to New Zealand and the Canterbury Plains.</p> <p>The Ashley River forms a clear connection between the foothills of the Southern Alps and the Pegasus Bay.</p> <p>Transient values include flooding or a “fresh” when the water floods the river bed bank to bank changing the channel structure.</p> <p>Other values include the dry river bed during the summer months, seasonal bird habitat, seasonal change of willows and change in the braid patterns following each flood.</p>	
Associative	<p>The river corridor is highly valued by the community for its recreational, open space and biodiversity values and is recognised as such by its status as the Ashley Rakahuri Regional Park extending from the Okuku River confluence downstream to the Ashley Estuary.</p> <p>Activities include walking, cycling, and fishing and picnic and camping facilities are also available. Popular trails include the Taranaki Walkway near the mouth of the river and the Mike Kean walkway. Game bird shooting is also popular and permitted mostly to the west of the Cones Road bridge.</p> <p>Organisations such as Riding for the Disabled, and the North Canterbury BMX Club are present on the south of the Ashley River/Rakahuri near the Cones Road bridge.</p> <p>The Ashley Rakahuri Rivercare group is a community led organisation which aims to protect the ecological state of the Ashley River/ Rakahuri. The group traps pests in the river and works with other commercial and recreational users of the river to ensure the protection of the river's health.</p> <p>Ngāi Tūāhuriri have a significant association to the Rakahuri and wider Waimakariri area based on historical occupation and Mahinga Kai.</p> <p>Rakahuri translates to ‘sky turned around’ and was added as a dual name for the Nga Wai in 1998 under the Ngai Tahu Claims Act.</p> <p>Mahinga Kai for Ngāi Tūāhuriri. The Nga Wai was a valuable source for cabbage tree root, bracken fernroot, tuna, matamoe, and panako. Prior to the Nga Wai's development the lower tributaries of the Ashley River/ Rakahuri were an important habitat for inanga (whitebait), waikōura (freshwater crayfish), and tuna (eels). Exotic fish species such as chinook salmon, rainbow trout, and brown trout can still be caught between October and April each year. Because of its significance, the Ashley River/Rakahuri is considered a Ngā Wai and Tūranga Tūpuna under the District Plan.</p> <p>Kaiapoi Pa was accessed by waka from the Ashley River/ Rakahuri.</p> <p>Historical flood events are part of the local history with some of the river's worst floods occurring during the early to mid-20th century.</p>	High
Likely Threats	<p>Impact of gravel extraction within the river bed, on bird habitat;</p> <p>Further encroachment into the river corridor and margins by activities on adjacent land e.g. agriculture;</p> <p>Flood management structures;</p> <p>Spreading of weed across the river bed;</p> <p>Buildings and other forms of infrastructure;</p> <p>Four-wheel drive access and damage;</p> <p>Water extraction.</p>	

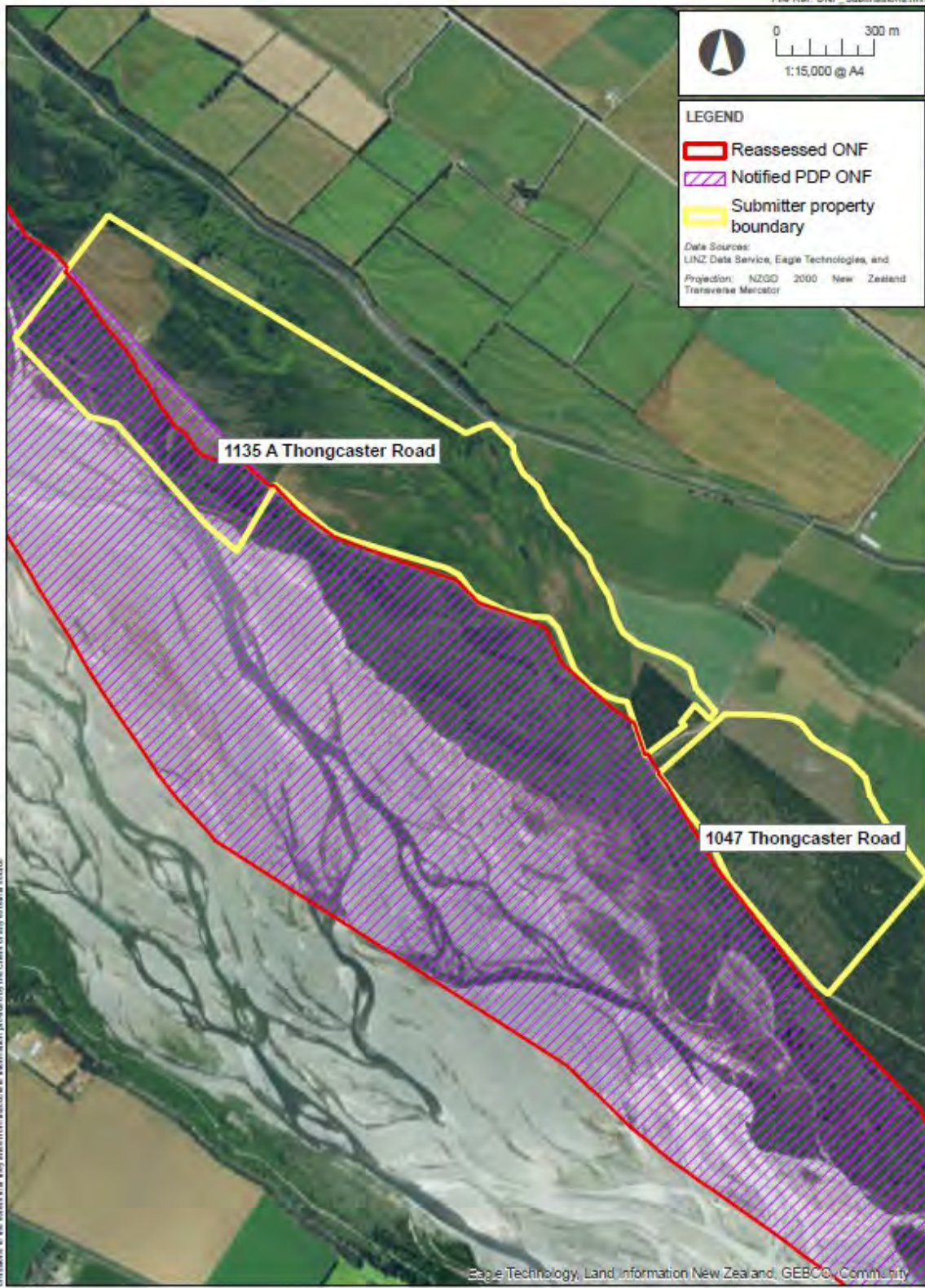
Related planning map amendments

Natural Features and Landscapes overlay amendments to Waimakariri River ONF boundary on 1453, 1135A, 1047 Thongcaster Road and 369 Waimakariri Gorge Road, as shown below.

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WAIMAKARIRI ONF SUBMISSION REVIEW

1135A and 1047 Thongcaster Road

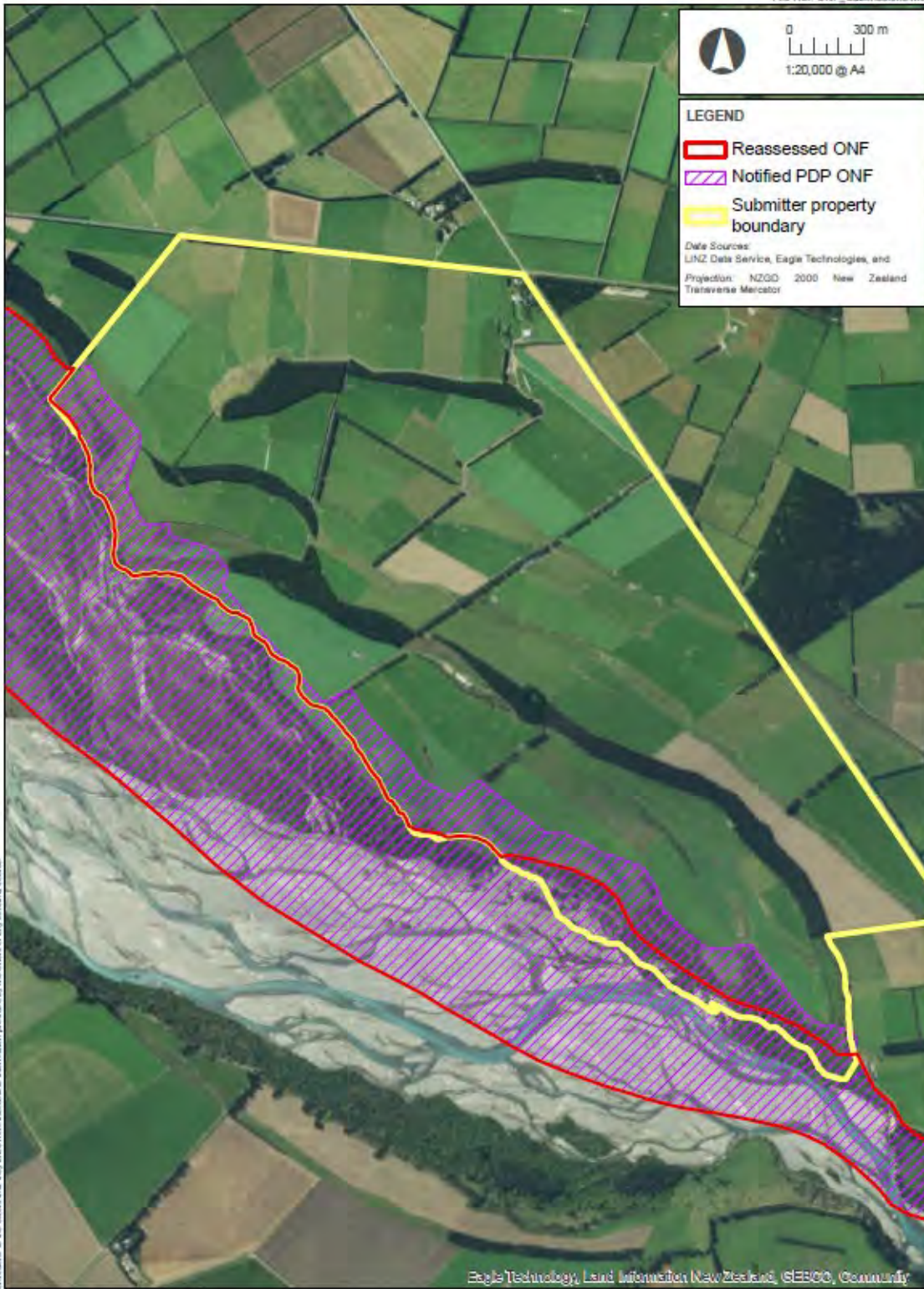
Date: 28 April 2023 | Revision: 0

Plan prepared for Waimakariri District Council by Boffa Miskell Limited

Project Manager: Yvonne.Pfugener@boffamiskell.co.nz | Drawn: HWI | Checked: BFA

Figure 2

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use and does not constitute an offer of any service. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other sources, it has been assumed that it is accurate, reliable and responsible. Boffa Miskell Limited is not responsible for any errors or omissions in the plan or for any action taken based on the information provided to the Client or any other third party.



Related definition amendments

~~PLANTATION COMMERCIAL~~ FORESTRY

has the same meaning as in the NES~~CFPF and includes forestry~~⁷⁵ (as set out below):

means exotic continuous-cover forestry or plantation forestry

The NESCF defines ‘exotic continuous-cover forest’ or ‘exotic continuous-cover forestry’ as:

(a) means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—

(i) will not be harvested or replanted; or

(ii) is intended to be used for low-intensity harvesting or replanted; and

(b) includes all associated forestry infrastructure; but

(c) does not include—

(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or

(ii) forest species in urban areas; or

(iii) nurseries and seed orchards; or

(iv) trees grown for fruit or nuts; or

(v) long-term ecological restoration planting of indigenous forest species; or

(vi) willows and poplars space planted for soil conservation purposes

The NESCF defines ‘plantation forestry’ as:

means a forest deliberately established for commercial purposes, being—

(a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and

⁷⁵ Federated Farmers of New Zealand Inc. [414.14]

(b) includes all associated forestry infrastructure; but

(c) does not include—

(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or

(ii) forest species in urban areas; or

(iii) nurseries and seed orchards; or

(iv) trees grown for fruit or nuts; or

(v) long-term ecological restoration planting of forest species; or

(vi) willows and poplars space planted for soil conservation purposes.⁷⁶

⁷⁶ Federated Farmers of New Zealand Inc. [414.14] and s44 RMA

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 11

Hearing Stream 4

Part 2: District-wide matters – ASW – Activities on the Surface of Water

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 31**.

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

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

Recommendation report 31 contains the PDP Panel's recommendations on the PDP's TEMP - Temporary Activities Chapter.

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 4** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

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

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 2: District-wide matters – ASW – Activities on the Surface of Water.

Submissions

12. This chapter attracted ten original submitters (who raised 20 submission points) and four further submitters. Of the 20 original submission points, 16 support the provisions as notified with the remaining four submission points opposing the provisions or seeking amendments.

Key issues

13. The issues in contention on this chapter are limited to the ASW-R1 Use of Watercraft, as follows:
 - The absence of Te Kōhaka o Tūhaitara Trust as a listed authority permitted to use watercraft in ASW-R1(1);
 - Amendment to include defence purposes as an activity permitted to use watercraft in ASW-R1(3); and
 - The non-complying activity status for non-motorised watercraft on Jockey Baker Creek, Te Kōhanga Wetlands, Tūtaepatu Lagoon and Ashley / Rakahuri Saltwater Creek Estuary (Rakahuri Estuary).

3. ASW-R1 Use of Watercraft

Overview

14. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

15. The submissions we consider here are those seeking amendments to ASW-R1 Use of Watercraft. In summary, these were:
 - (a) Seeking the addition of Te Kōhaka o Tūhaitara Trust as an agency with statutory responsibility for management of two of these waterbodies¹
 - (b) Seeking the addition of “defence” to the list of purposes which are permitted” in ASW-R1(3)²
 - (c) Reconsider the appropriateness of requiring resource consent for recreational use of watercraft that are not motor-powered in high natural character water bodies³
16. The only matter we need to address here is the submission of NZDF. The s42A report author only recommended accepting the New Zealand Defence Force’s amendment to ASW R1(4) to change “and” to “or” but recommended rejecting the substantive part of the submission, which sought the addition of “defence purposes” as a permitted activity to ASW-R1(3). The s42A report author noted that the New Zealand Defence Force’s submission was not clear on what activities are included in the definition of ‘defence

¹ Te Kōhaka o Tūhaitara Trust [113.3]

² New Zealand Defence Force [166.26]

³ Environment Canterbury [316.140], Forest and Bird [192.83]

purposes', drawing our attention to the National Planning Standards definition of 'temporary military training activities' (TMTA) and the Defence Act 1990 definition of 'defence purposes'. The report suggested that New Zealand Defence Force's address this matter at the hearing, but they chose not to attend or table evidence. Hence, the matter was only discussed between the Panel and the s42A report author.

17. In response to one of our preliminary questions, the s42A report author advised TMTA would most likely require consent to operate on these waterbodies under TEMP-R5 given the values of these waterbodies, which the report noted as being "high, very high and outstanding natural character", and the probability that such activities would not meet the restoration condition of that rule. The report author did not consider these waterbodies to be appropriate locations for such activities, particularly given the fact that New Zealand Defence Force has access to all the other waterbodies in the district. Furthermore, the report author noted that if the intention of the submission was in fact to give effect to section 5 of the Defence Act 1990, then the requested amendment is superfluous as that Act would override the District Plan provisions. The s42A report author recommended cross referencing between TEMP-R5 and ASW-R1.
18. Having considered the matter carefully, the Panel generally agrees with the position of the s42A report author on this matter. However, with respect to the cross reference between TEMP-R5 and ASW-R1 as suggested, we do not think this is necessary as the 'Introduction' section to the chapter already addresses what other provisions may apply to temporary activities. ASW-R1 is "[an]other District wide matter that may affect or relate to the site" where these activities occur.

4. Other matters and consequential changes

19. There are no consequential changes that we have identified as being necessary.

5. Conclusion

20. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 2: District-Wide Matters – ASW – Activities on the Surface of Water. Our recommended amendments are shown in Appendix 3.
21. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for Activities on the Surface of Water - Hearing Stream 4

Attendee	Speaker	Submitter No.
Council Reporting Officer	• Bryony Steven	N/A
Canterbury Regional Council	• Joanne Mitten	316
Tabled evidence		
N/A	• N/A	N/A

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

ASW - Ngā momo tākaro ki runga i te wai - Activities on the surface of water

Introduction

Activities on the surface of water describes the range of recreational, commercial, and cultural activities that occur on the surfaces of rivers and lakes. This includes a range of non-motorised recreation activities, motorised activities, structures and accommodation on the surface of water bodies.

The District Council controls any actual or potential effects of activities in relation to the surface of water in rivers and lakes. Certain activities on the surface of rivers and lakes can create disturbance which can compromise the cultural, recreational, ecological and amenity values of rivers and lakes. Managing the adverse effects from surface water activities is important to preserve the values of rivers and lakes throughout the District.

The Regional Council is responsible for managing the water resources of the District. The Regional Council is also responsible for managing surface water activities in the CMA, which is located on the seaward side of the MHWS, navigation, and any activities occurring in, under, or over the bed of a river or lake.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to activities on the surface of water include:

- Natural Character of Freshwater Bodies – this chapter contains provisions for activities that may be undertaken in natural character of scheduled freshwater bodies setbacks.
- Special Purpose Zone (Kāinga Nohoanga): how the Activities on the Surface of Water provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives

ASW-O1	Surface water values Activities on the surface of water are enabled for public access, and provide for the appreciation of natural, recreational and amenity values of rivers and lakes.
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Policies

ASW-P1	Surface water activities Enable activities on the surface of water where they have minimal disturbance to natural, recreational and amenity values of rivers and lakes.
ASW-P2	Houseboats on the Kaiapoi River Provide for houseboats where: 1. moored in a location that does not compromise use for other surface water activities;

	2. they are navigable vessels designed to be navigated on a water body; 3. existing public access to, or along, the Kaiapoi River is maintained; and 4. any adverse effects to the values associated with water bodies, including natural character values and cultural values, are protected in order to maintain those values.
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Activity Rules

ASW-R1	Use of <u>motorised</u>¹ watercraft	
Rural Zones Residential Zones Open Space and Recreation Zones	Activity status: PER	Activity status when compliance not achieved: N/A
Jockey Baker Creek - VHNC Te Kōhanga Wetlands - HNC Tūtaepatu Lagoon - HNC Ashley/Rakahuri Saltwater Creek Estuary - ONC²	Activity status: PER Where: <ol style="list-style-type: none"> the activity is undertaken on behalf of the District Council, Regional Council, government agency, or Fish and Game¹, <u>or Te Kōhaka o Tūhaitara Trust</u>³; the activity is undertaken for scientific research and education purposes; the activity is undertaken for civil defence, fire fighting or search and rescue purposes; the activity is undertaken by mana whenua for cultural and mahinga kai purposes; and <u>or</u>⁴ the activity is undertaken for farm management purposes. 	Activity status when compliance not achieved: NC
ASW-R2	Any houseboat on the surface of water	
Kaiapoi River Overlay	Activity status: RDIS Matters of discretion are restricted to: ASW-MD1 - Houseboats	Activity status when compliance not achieved: N/A
All Zones	Activity status: NC	Activity status when compliance not achieved: N/A

¹ Forest and Bird [192.83] and Environment Canterbury [316.140].

² Forest and Bird Protection [192.83] and Environment Canterbury [316.140].

³ Te Kōhaka o Tūhaitara Trust [113.3].

⁴ New Zealand Defence Force [166.26].

Advice Notes

ASW-AN1	Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following: <ol style="list-style-type: none">1. The Canterbury Regional Council Navigational Safety Bylaw 2016.2. The Maritime Transport Act 1994, and maritime rules made under this Act.3. Northern Pegasus Bay Bylaw 2016.
ASW-AN2	The District Council has jurisdiction for activities on the surface of water up to the MHWS boundary. The Regional Council has jurisdiction for activities on the surface of water seaward of MHWS.
<u>ASW-AN3</u>	<u>Motorised watercraft use on the Ashley / Rakahuri Saltwater Creek Estuary – ONC is managed by the Regional Council in the Regional Coastal Environment Plan for the Canterbury Region.⁵</u>

Matters of Discretion

ASW-MD1	Houseboats <ol style="list-style-type: none">1. The extent to which the houseboat compromises the use of the surface of water for other users.2. The extent to which the houseboat has been designed to be navigated on a water body.3. The extent to which the houseboat compromises existing public access to the Kaiapoi River.4. The extent to which amenity values, ecological, cultural or recreational values, including any natural character values associated with the Kaiapoi River are compromised.
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⁵ Forest and Bird Protection [192.83] and Environment Canterbury [316.140].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 12

Hearing Stream 5 Part 2: District-wide matters – EW- Earthworks

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 15, 17 and 31**.

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

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

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

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

Recommendation report 31 contains the PDP Panel's recommendations on the PDP's TEMP- Temporary Activities Chapter.

Appendix 1: Schedule of attendances

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

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

1. Introduction

Report outline and approach

1. This is Report 12 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the EW - Earthworks Chapter and the submissions received on those provisions. The relevant provisions are:
 - Objectives – EW-O1
 - Policies – EW-P1
 - Standards – EW-S1, EW-S2 and EW-S5
 - Advice Notes – EW-AN1
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 8** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 9** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the EW Chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A

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

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. There are 231 original submission points on the Earthworks chapter provisions. 133 are in support of the provision/s as notified, 97 are opposed and/or request amendment, 1 is neutral. There were 77 further submissions, 2 neutral, 42 in opposition, 27 in support and 6 unstated.

Key issues

12. The key issues in contention on this chapter are the relationship between the Energy and Infrastructure provisions and the Earthworks provisions, and technical aspects of earthworks activities.

3. Integration with the Energy and Infrastructure Chapter

13. Through the hearing process, it was clearly identified that there was need for integration between the Earthworks and Energy and Infrastructure Chapters, which was addressed in the JWS¹ and S42A report author memo². Recommendation Report 17 on the Energy and Infrastructure Chapter, outlines our recommendations on integration between both Chapters. We do not repeat that content in this report, and direct readers to that report, which also contains our reasons for these recommendations. However, we note that integration between the two chapters resulted in substantial amendment to the Earthworks Chapter.
14. However, for completeness, we summarise below the amendments that we have made to the EW Chapter, over and above the amendments recommended by the s42A report author, to better integrate with the EI Chapter:

Provisions	Panel recommendations
How to interpret and apply the rules	Include a new section on “How to interpret and apply these rules” which states “The activity rules within the EW Chapter do not apply to energy and infrastructure activities in the EI Chapter. However, the EW standards may apply to energy and infrastructure activities if these are specifically included in the EI rules”.
EW-R3	Delete EW-R3.
EW-R8	Delete EW-R8.
Table EW-1	Include new advisory note in Table EW-1: General standards for earthworks which states “These standards do not apply to earthworks associated with linear infrastructure works

¹ Energy and Infrastructure Integration Joint Witness Statement, 28 November 2023

² Memo on Integration between EI Chapters and the rest of the Proposed Plan, Andrew MacLennan, 12 July 2023

	within roads, provided any open trenches do not exceed 1m in width”.
EW-S2	Add an advice note to exclude the Standard from applying to “(1) earthworks associated with linear infrastructure works within roads, provided any open trenches do not exceed 1m in width”.

4. EW-O1

15. The Panel’s recommended amendment to EW-O1, over and above the amendment recommended by the s42A report author, is summarised below:

Provisions	Panel recommendations
EW-O1	Replace ‘minimises’ with ‘manages’

Amendment and Reasons

16. The submissions we consider here are NZ Pork³, Horticulture New Zealand⁴, Waka Kotahi⁵ and KiwiRail⁶ who sought that EW-O1 be reframed to enable earthworks and avoid, remedy or mitigate adverse environmental effects.
17. The s42 report author recommended the submission be rejected, preferring the notified PDP version which requires earthworks to be undertaken in a way that ‘minimises’ adverse effects. He said that all earthworks alter the surface of the land, usually permanently, and ‘minimising’ effects enables earthworks, whilst accounting for the nature and degree of land disturbance.
18. The Panel notes that it is often impossible to minimise the adverse environmental effects of earthworks, and instead, adverse effects can be appropriately managed. Throughout the hearing process, we asked several s42A report authors whether it is appropriate to use the word ‘manage’ in objectives and policies. There was general agreement that ‘manage’ may be an appropriate term provided it is further qualified in the objective, or in the associated policies, as to how something is to be managed. Mr MacLennan, author of the Energy and Infrastructure s42A report, articulated in his reply report that ‘manage’ enables a range of management methods and is a commonly used term within plan drafting. We agree and prefer ‘manage’ instead of ‘minimise’, noting however that the policies associated with EW-O1 do provide clarity about how earthworks are to be managed. This is consistent with the remainder of the Plan, where ‘manage’ is used in other objectives and policies, albeit mostly in policies.

³ 169.22

⁴ 295.101 and FS47

⁵ FS110

⁶ FS99

19. Although we have not agreed to rephrase the objective to enable earthworks (noting also that the policy EW-P1 is enabling of earthworks), the term ‘manage’ effects provides partial relief, and accordingly, we accept the submissions in part.

5. Objectives – EW-P1

20. The Panel’s recommended amendment to EW-P1, over and above the amendment recommended by the s42A report author, is summarised below:

Provisions	Panel recommendations
EW-P1	Delete clause (6)

Amendment and Reasons

21. The submissions we consider here are Summerset Retirement Villages (Rangiora) Limited⁷ and Kāinga Ora⁸ who sought that EW-P1(6) be deleted because the drafting is unclear and, in any event, is already covered by EW-P1(1). Clause 1 enables earthworks where they are compatible with character, values and qualities of the location and surrounding environment. Clause 6 enables earthworks where land disturbance is minimised on the visual amenity of the surrounding areas.
22. The s42A report author agreed that Clause 6 was unclear and recommended:
- (a) In clause 1, replace ‘character’ with amenity values; and
 - (b) In clause 6, delete visual amenity.
23. We understand the reasoning for those recommendations. However, we also agree with the submitters that clause 6 should be deleted in its entirety because, despite the recommended amendment, it does not to provide any further policy direction than already provided for in clause 1. We recommend that the submissions be accepted and that clause 6 be deleted.

6. Rules – EW-R6

24. The Panel’s recommended amendment to EW-R6, over and above the amendment recommended by the s42A report author, is summarised below:

Provisions	Panel recommendations
EW-R6	Amend to not duplicate the NES-CS and align with our recommendation to remove EW-P6 because it is inconsistent with the functions of District Councils.

⁷ 207.16

⁸ FS88

Amendment and Reasons

25. The submission we consider here is Z Energy Limited, BP Oil New Zealand Limited, Mobil Oil New Zealand Limited⁹ who sought a new rule be included in the earthworks chapter for the removal or replacement of underground fuel storage tanks. Specifically, they requested that earthworks associated with the operation, maintenance, removal, or replacement of existing underground assets be permitted, provided that: (1) the Earthworks Standards are met, and (2) the disturbance does not permanently alter the profile, contour, or height of the land.
26. The s42A report author agreed that there was a gap in the rule framework, accepted the submission and provided drafting for the new recommended rule. He recommended that earthworks undertaken in relation to the removal or replacement of a fuel storage system be permitted where (1) it complies with the National Environmental Standard on Contaminated Soil to Protect Human Health Regulations 2011 (NES-CS), (2) is setback from rivers, lakes and wetlands, and (3) complies with EW-S4, EW-S6 and EW-S7.
27. We support the inclusion of a new rule as recommended by the s42A report author but do not accept the proposed drafting in full. In our view, clause (1) is unnecessary, as the NESCS applies independently of the District Plan and does not require explicit reference. Clause (2) is also not supported, as it addresses water quality matters that fall within the functions of the Regional Council, not the District Council. This position is consistent with our earlier decision to delete EW-P6 for the same reasons. We do recommend accepting clause (3), which requires compliance with EW-S4, EW-S6, and EW-S7.
28. The s42A report author did not address the submitters' proposed requirement that earthworks must not permanently alter the profile, contour, or height of the land. In our view, this condition is unnecessary and not aligned with the purpose of enabling necessary maintenance and replacement of existing infrastructure. Permanent changes to landform may be appropriate in some circumstances and are already managed through the relevant earthworks standards (EW-S4, EW-S6, and EW-S7), which address environmental effects such as slope stability, sediment control, and amenity impacts. Accordingly, the submission is accepted in part only.

7. Standards – EW-S1, EW-S2 and EW-S5

29. The Panel's recommended amendments to TEMP-R5, EW-S2, EW-S5, EW-MD7(3) and EW-P6 over and above the amendments recommended by the s42A report author, are summarised below:

⁹ 276.40

Provisions	Panel recommendations
EW-S1 and Table EW-1	Amend to permit earthworks in a SNA up to a maximum of 5m ³ within a 12-month period for TMTA in accordance with TEMP-R5
EW-S2	Exempt EW-S2 setbacks for activity that has a building consent granted.
EW-S5 and EW-MD7(3)	Retain EW-S5 permitted maximum depth for burial of dead animals and offal pits at 2 metres below ground level. Retain “of any water body” in EW-MD7(3)

EW-S1 and TEMP-R5 Temporary Military Training Activities

30. The submission we consider here is the New Zealand Defence Force (NZDF)¹⁰ who submitted that the earthworks standard EW-S1 is too restrictive in a SNA or ONF–Ashley River/Rakahuri Saltwater Creek Estuary (Rakahuri ONF). They sought amendment to Table EW-1 from no permitted maximum volume in any 12-month period per site to 5m³.
31. This submission crosses several chapters of the District Plan, those being:
- (a) Temporary Activities (TEMP) Chapter as the NZDF submission and evidence is focused on temporary military training activities (TMTA) rather than permanent activities in these areas.
 - (b) Natural Features and Landscape (NFL) Chapter which provides the rule framework for the Rakahuri ONF.
 - (c) Ecosystems and Indigenous Biodiversity (ECO) Chapter which provides the rule framework for SNAs.
32. The purpose of each Chapter differs, which are generally summarised as being:
- (a) For the EW Chapter, to manage earthworks across the district, recognise earthworks are integral to various land use activities but have the potential to generate adverse effects on people, property and the environment.
 - (b) For the TEMP chapter, to enable temporary activities across all areas of the district.
 - (c) For the NFL chapter, to recognise and provide for the protection of natural landscapes and features.
 - (d) For the ECO Chapter, to protect and maintain SNAs of indigenous biodiversity.
33. The EW s42A report author, Mr Wilson, recommended the NZDF submission to increase the maximum volume in any 12-month period per site from 0 to 5m³ be rejected. He thought it was appropriate to require a consent for earthworks in an SNA and the Rakahuri ONF to protect the sensitive nature of these areas. He acknowledged that his recommendation aligns with that of the NFL s42A report author, Ms Milosavljevic. The ECO s42A report author, also Ms Milosavljevic, did not comment on the appropriateness of TMTA in a SNA.

¹⁰ 166.30

34. In response to a NZDF submission¹¹ on the TEMP Chapter, that s42A report author, Ms Benny, recommended the following changes to TEMP-R5:
- (a) Amend the heading to include ancillary buildings and structures; and
 - (b) Delete the SNA exception because the SNA rules on indigenous vegetation clearance apply to the TEMP Chapter.
35. We accepted Ms Benny's recommendations in our TEMP Chapter Report, agreeing that the previous restriction on activities within an SNA were overly restrictive. TMTA will be subject to rules in other chapters which are relevant to the specific site of the activity, for example the EW rules. Furthermore, TEMP-R5(2) requires the site to be restored to the same condition as prior to the temporary activity, which provides additional protection for earthworks associated with TMTA and Emergency Services Training Exercises (ESTA) in SNA's. Permitting TMTA, including ancillary buildings and structures, in an SNA will by its nature include some form of earthworks. Consequently, we recommend amending Table EW-1: General standards for earthworks to earthworks in an SNA up to a maximum of 5m³ within a 12-month period for TMTA in accordance with TEMP-R5. We have preferred the evidence of Ms Benny over that of Mr Wilson in this regard and accept this part of the NZDF submission.
36. We did not receive sufficient evidence from NZDF or any other submitter that would lead us to a similar recommendation for the Rakahuri ONF. We agree with Mr Wilson that a resource consent should be required for earthworks in the Rakahuri ONF, regardless of whether they are temporary or permanent, unless expressly permitted elsewhere in the Plan. We consider this appropriate when reviewing the objectives and policies of each Chapter, and particularly the NFL chapter, which is that most relevant to the Rakahuri ONF. The NFL Chapter identified three natural features and landscapes considered to be significant at a district scale, those being the Puketeraki Mountains, Waimakariri River and Rakahuri ONF. Parts of the Rakahuri ONF were also identified as having Significant Amenity Landscapes. All the rules in the NFL Chapter are more restrictive for activities in the Rakahuri ONF compared to the Puketeraki Mountains and Waimakariri River. Except for a discretionary activity status in NFL-R1 for an addition to an existing building, all other rules have non-complying activity status. This indicates to the Panel that activities in the Rakahuri ONF are strongly discouraged and do not fit the desired outcomes for this area. We recommend that this part of the NZDF submission is rejected.

EW-S2 Setback Standards and the Building Act

37. The submissions we consider here are MainPower¹², Summerset Retirement Villages (Rangiora) Limited¹³ and Kāinga Ora¹⁴, who sought an exemption to the general setback standards in EW-S2 where the activity has been approved by a building consent.

¹¹ 166.25

¹² 249.25

¹³ 207.20

¹⁴ FS88

38. The s42A report author initially rejected the submissions but changed his recommendation to 'accept in part' in his initial reply report¹⁵. He said that the Building Act and Building Code primarily deal with environmental effects during the period of construction only and the RMA (and therefore the Plan) must deal with wider issues such as land stability, reverse sensitivity and nuisance impact on surrounding properties. He recommended amending EW-S2 so that the standard did not apply to earthworks wholly within the footprint of a building that has a building consent.
39. Planner expert for MainPower, Ms Foote¹⁶, presented evidence that to require a resource consent application for earthworks where a building consent has been granted would result in unnecessary duplication because erosion and sediment controls are considered as part of a building consent. Ms Dale, Planner expert for Kāinga Ora¹⁷, agreed and provided evidence on the approach taken by surrounding Councils where the Selwyn District Plan and Christchurch District Plan exempt earthworks where a building consent has been granted.
40. We prefer the evidence of Ms Foote and Ms Dale. In our experience, the surrounding councils' approach is the norm, practical and prevents duplication. We do not recommend limiting the exemption to the footprint of the building and instead recommend that the setback exemption applies to any earthworks required for the building, as granted in the building consent. We accept the submissions and recommend a full exemption from EW-S2 where there is an application for a building consent or where a building consent has been granted.

Water quality considerations in EW-S5 and EW-MD7(3)

41. The submissions we consider here are Fulton Hogan¹⁸, Summerset Retirement Villages (Rangiora) Limited¹⁹ and Kāinga Ora²⁰, who sought all sought various amendments to the earthworks chapter that manage effects on water because it is a regional council function and governed by the Canterbury Land and Water Regional Plan (CLWRP)
42. The report author provided advice on the relationship between the District Plan and CLWRP, in his s42A report, written response to preliminary questions²¹ and initial reply report²². He recommended:
 - (a) Delete EW-P6 which relates to earthwork effects on ground and surface water and shift policy direction for 'mahinga kai' protection to EW-P1(2);
 - (b) Amend EW-S5 to a maximum depth below ground level from 2m to 1m to be consistent with the CLWRP; and
 - (c) Delete 'and water quality of any water body' from EW-M7(3).

¹⁵ 29 September 2023

¹⁶ Paragraphs 66-67, Statement of Evidence of Melanie Foote, 7 August 2023

¹⁷ Paragraphs 4.2 and 4.8-4.11 Statement of Primary Evidence of Clare Dale on behalf of Kāinga Ora, 7 August 2023

¹⁸ 41.35

¹⁹ 207.21

²⁰ FS88

²¹ 18 August 2023

²² 29 September 2023

43. We agree with his assessment that, where the effects were solely related to water quality, controlled by the CLWRP, and unrelated to a District Council function, they should be deleted from the Plan.
44. We adopt the s42A report author's analysis and recommendations for EW-P6, EW-P1(2) and EW-M7 but with a slight amendment to the later where we recommend retaining "of any water body".
45. In our view, avoiding overlap between the regional and district council functions is desirable, however, it is appropriate for each Plan to have different rules when managing different effects. EW-S5 is specific to earthworks required to bury dead animals and for offal pits. The CLWRP will manage effects of these activities on water and the District Plan will manage the land stability, visual amenity, nuisance and reverse sensitivity effects of these activities. We recommend that the notified version of EW-S5 is retained, which permitted a maximum depth of 2m.
46. We recommend that the submissions are accepted, except for those related to EW-S5, which we recommend are accepted in part.

8. Advice Notes – EW-AN1

47. The Panel recommends minor amendments to EW-AN1 which differ from the recommendation of the s42A report author, as summarised below:

Provisions	Panel recommendations
EW-AN1(6)	Additional sentence added to clause 6 relating to earthworks that could affect an archaeological site, to better align with HH-AN4 in the Historic Heritage Chapter.

Amendment and Reasons

48. The submission we consider here is Heritage New Zealand Pouhere Taonga²³, who sought amendment to the advice note to make clear what works could affect an archaeological site, and to enable consistency with the recommendations of the Historic Heritage Chapter s42A report author.
49. In response to similar submissions, the HH Chapter s42A report author recommended the following amendments to the HH Chapter:
 - (a) In HH-AN4, add 'archaeological' before the word 'site'; and
 - (b) In HH-AN2 and HH-AN3, add the sentence "Works that could affect archaeological sites include but are not limited to earthworks, gardening, cultivation, and the disturbance of land for the installation of fence posts".

²³ 178.10 and 178.25 (HH Chapter) and 178.50 (EW Chapter)

50. She considered these changes would enable plan users to better understand the relationship between earthworks and archaeological sites, and that potential impacts can occur for smaller scale activities. We accepted this assessment and amendments in our recommendation report on the HH Chapter.
51. The EW Chapter s42A report author did not bring across these changes into his final recommendations on EW-AN4 which relates to earthworks activities requiring an archaeological authority from HNZPT. Instead, he recommended adding “The provisions of the Taonga o onamata – Historic Heritage Chapter apply”.
52. The Panel accepts this would be an improvement, but we consider that the reference to the provisions of the HH chapter should be stated up front. We also recommend that the reference to minor scale earthworks that may require an authority from HNZPT should not include the word ‘earthworks’ because this is separately defined in the PDP and its use in this advice note may cause confusion. Accordingly, we have provided amended wording in the advice note which will still make clear to plan users that small scale activities could impact on an archaeological site, and this will be consistent with the HH Chapter advice note.
53. Whilst this does not provide the precise relief sought by the submitter, it enables consistency across the two chapters, and provides partial relief to the submission, which we recommend be accepted in part.

9. Minor amendments

54. We have made minor amendments, over and above the amendments recommended by the s42A report author, which are summarised below:

Provisions	Panel recommendations
EW-MD1(14)	Deleted “including specified infrastructure”

55. We have recommended that “including specified infrastructure” is removed from EW-MD1(14), which requires consideration of the safe and efficient functioning of infrastructure, as we believe this term introduces unnecessary confusion and the matter of discretion is sufficiently clear without the qualification.

10. Conclusion

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

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

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Peter Wilson 	N/A
Fulton Hogan Limited	<ul style="list-style-type: none"> Mr Timothy Ensor 	41
Mainpower New Zealand Limited	<ul style="list-style-type: none"> Mr Mark Appleman Ms Melanie Foote Ms Catherine Heppelthwaite Jo Appleyard Annabelle Lee 	249 FS 58
Chorus New Zealand Ltd, Spark New Zealand Trading Limited, Connexa Limited, One New Zealand Group Limited, FortySouth	<ul style="list-style-type: none"> Mr Chris Horne Mr Graeme McCarrison Mr Andrew Kantor Mr Colin Clune Ms Fiona Matthews 	62 FS 95
NZ Pork Industry Board and Horticulture New Zealand Ltd	<ul style="list-style-type: none"> Mr Vance Hodgson Ms Sarah Cameron Mr Brent Kleiss B G Williams R E Robilliard 	295,169 FS 47
Transpower New Zealand Ltd	<ul style="list-style-type: none"> Ms Ainsley McLeod Mr Jordan Shortland-Witehira M Conway, K Viskovic 	195 FS 92
Canterbury Regional Council	<ul style="list-style-type: none"> Ms Joanne Mitten 	316
Ravenswood Developments Limited	<ul style="list-style-type: none"> S Eveleigh, S Schulte 	347
Waimakariri Irrigation Limited	<ul style="list-style-type: none"> Ben Williams Kirsty Jacomb 	210
Canterbury Botanical Society	<ul style="list-style-type: none"> Mr Tom Ferguson 	122
Tabled Evidence		
Fuel Companies	<ul style="list-style-type: none"> Miles Rowe 	276 FS 104

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

EW - Ketuketū whenua - Earthworks

Introduction

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, [industrial](#),¹ rural and commercial activities at a variety of scales.

Earthworks also have the potential to generate adverse effects on people, property, infrastructure and the environment, including effects on natural, cultural and amenity values, and from displacement of flood water.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant ~~District Plan~~ provisions:

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to earthworks include:

- Energy and Infrastructure: this chapter contains provisions relating to energy and infrastructure activities that involve earthworks;
- Contaminated Land: this chapter contains objectives and policies relating to contaminated land that may be relevant to earthworks involving contaminated land;
- Sites and Areas of Significance to Māori: this chapter contains provisions for earthworks that affect culturally important locations.
- Special Purpose Zone (Kāinga Nohoanga): how the Earthworks provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.
- [Canterbury Land and Water Regional Plan Rule 5.175 which outlines setbacks for earthworks adjacent to waterbodies.](#)²

Objectives	
EW-O1	Earthworks Earthworks are undertaken in a way that minimises manages adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.
Policies	
EW-P1	Enabling earthworks Enable earthworks where they:

¹ Daiken New Zealand Limited [145.23].

² Environment Canterbury [316.154].

	<ol style="list-style-type: none"> 1. are compatible with the character<u>amenity</u> values and qualities³ of the location and surrounding environment; 2. avoid, remedy or mitigate any adverse effects on any sites or areas identified as ONL, ONF, SAL, Coastal Environment Overlay, SNA, <u>mahinga kai</u>⁴ and sites and areas of significance to Māori, Natural Open Space Zone, surface freshwater bodies and their margins, or any notable tree, historic heritage or heritage setting; 3. minimise erosion and avoid adverse effects from stormwater or sediment discharge from the site; 4. avoid increasing the risk to people or property from natural hazards; 5. maintain the stability of land including adjoining land, infrastructure, buildings and structures; <u>and</u> 6. minimise the modification or disturbance of land, including any associated retaining structures, on the visual amenity values of the surrounding area⁵; and 7. minimise adverse dust, vibration and visual effects beyond the site.
EW-P2	<p>Earthworks within Flood Assessment Overlays Allow earthworks within the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay where:</p> <ol style="list-style-type: none"> 1. the earthworks do not increase the flooding risk to the site or neighbouring sites through the displacement of flood waters; 2. the earthworks associated with proposed subdivision, development or use do not increase the risk to life or property; and 3. the ability to convey flood waters is not impeded as a result of the earthworks.⁶
EW-P32	<p>Archaeological sites, and sites and areas of significance to Māori Earthworks avoid, remedy or mitigate adverse effects on archaeological sites and sites and areas of significance to Māori, by having regard to:</p> <ol style="list-style-type: none"> 1. the particular cultural or historical values of the site and the extent to which these values may be affected; 2. any consultation with mana whenua, in particular any identified mitigation measures or the incorporation of mātauranga Māori into the scale and extent of the earthworks; and 3. any consultation with HNZPT.
EW-P43	<p>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:</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; <u>and</u> 3. avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments.⁷
EW-P54	<p>Rehabilitation Require site rehabilitation during or immediately following the completion of earthworks activity to:</p> <ol style="list-style-type: none"> 1. minimise adverse effects on amenity values, natural values, cultural values, quality of the surrounding environment and the future use of the site, and

³ Summerset [207.16].⁴ Environment Canterbury [316.156], Summerset [207.16].⁵ Summerset [207.16].⁶ Environment Canterbury [316.81].⁷ Fulton Hogan [41.33].

	2. encourage rehabilitation that incorporates ecological enhancement and habitat for indigenous fauna and the use of locally sourced indigenous vegetation.
EW-P6	Water resources - Avoid, Manage adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on mahinga kai.⁸

Activity Rules

Rules

How to interpret and apply the rules

(1) The activity rules within the EW Chapter do not apply to energy and infrastructure activities in the EI Chapter. However, the EW standards may apply to energy and infrastructure activities if these are specifically included in the EI rules⁹

EW-R1	Earthworks for the maintenance and repair of roads, footpaths, cycleways, tracks, carparks and accessways¹⁰	
All Zones	Activity status: PER Where: 1. EW-S4 and EW-S7 are met; 2. the earthworks are within the formed area of the road, footpath, cycleway, track, carpark or accessway; and 3. the earthworks are contained within ground previously disturbed through construction of the road, footpath, cycleway, track, carpark or accessway.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 – Activity operation, scale, form and location EW-MD2 – Nuisance and reverse sensitivity EW-MD3 – Land stability EW-MD4 – Natural hazards EW-MD5 – Rehabilitation EW-MD6 – Coastal environment and hazards EW-MD7 – Water bodies, vegetation and fauna EW-MD8 – Outstanding natural features and landscapes¹¹
EW-R21	Earthworks for interment within a burial ground, cemetery, or urupā	
All Zones	Activity status: PER	Activity status where compliance not achieved: N/A
EW-R3	Earthworks for maintenance of existing <u>community scale irrigation/stockwater networks</u>,¹² public water races or drains¹³	
All Zones	Activity status: PER Where: 1. EW-S1 to EW-S7 are met;	Activity status where compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 – Activity operation, scale, form and location

⁸ Environment Canterbury [316.156], Summerset [207.16].

⁹ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

¹⁰ Transpower [195.105].

¹¹ Chorus NZ, Spark NZ Trading Ltd and Vodafone NZ Ltd [62.6], Transpower [195.23].

¹² WIL [210.43, 210.44].

¹³ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

	<p>2. the disposal or stockpiling of any dredged material to land shall meet EW-S1, EW-R9 (stockpiling), EW-S2 and EW-R5 (overland flow paths),¹⁴ and</p> <p>3. the activity is undertaken by the Crown, Regional Council, District Council or their nominated agent.</p>	<p>EW-MD4 Natural hazards</p> <p>EW-MD5 Rehabilitation</p> <p>EW-MD6 Coastal environment and hazards</p> <p>EW-MD7 Water bodies, vegetation and fauna</p>
EW-R4	Earthworks for community scale natural hazards mitigation works	
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay	<p>Activity status: PER</p> <p>Where:</p> <p>1. EW-S1 to EW-S7 are met.¹⁵</p>	<p>Activity status where compliance not achieved: DIS</p>
EW-R5	Earthworks within an overland flow path	
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay	<p>Activity status: PER</p> <p>Where:</p> <p>1. EW-S1 to EW-S7 are met; and</p> <p>2. the height of any filling does not exceed 0.25m above the ground level at (18 September 2021); or activity does not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land in a 0.5% AEP event</p> <p>3. the filling is for a building platform that is located greater than 2m from any site boundary within the Urban Flood Assessment Overlay, or greater than 10m from any site boundary within the Non-Urban Flood Assessment Overlay; or</p> <p>4. the flood depth in a 0.5% AEP event is less than 100mm.¹⁶</p>	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>EW-MD4 Natural hazards</p>
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • A Flood Assessment Certificate issued in accordance with NH-S1(b) will identify whether the site is located within an overland flow path. • The District Council holds publicly available information showing flood modelling for the District.¹⁷ 	
EW-R62	Earthworks for wells, test pits or bores	

¹⁴ Environment Canterbury [316.157] and [316.81].


¹⁵ Environment Canterbury [316.157] and [316.81].

¹⁶ Environment Canterbury [316.158] and [316.81].

¹⁷ Environment Canterbury [316.81].

All Zones	Activity status: PER Where: <ol style="list-style-type: none"> any test pit of 1m³ or greater shall be located a minimum of 5m from the foundation of any habitable building. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD4 - Natural hazards EW-MD5 - Rehabilitation
	Advisory Note <ul style="list-style-type: none"> Test pits or bores should be filled and compacted, or capped to ground level upon completion of testing. 	
EW-R73	Earthworks for firebreaks	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> the earthworks are located outside of a SNA, and EW-S1 to EW-S76 are met; or the firebreak is required by FENZ for purposes under the Fire and Emergency Act 2017. 	Activity status when compliance not achieved: DIS
	Advisory Note <ul style="list-style-type: none"> The NESPCF¹⁸ regulates earthworks for forestry purposes. 	
EW-R8	Earthworks for underground infrastructure including underground components of above ground infrastructure^{19_20}	
	This rule does not apply to any treatment plants, pump stations, canals, infiltration basins, open raw water storage ponds/lakes and treated water reservoirs provided for under EW-R11.	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> the activity is permitted under EI-R4, EI-R10, EI-R46 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna TREE-MD1 - Pruning, root protection area, trunk and crown, removal TREE-MD2 - Extent of benefit or need for the activity or works
EW-R94	Earthworks stockpiling	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

¹⁸ s44A(6) RMA.¹⁹ Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited [62.52]; Waimakariri Irrigation Ltd [210.52]; Mainpower [249.30]. and RMA Schedule 1 Clause 16(2) consequential amendment²⁰ Statement, Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

	<ol style="list-style-type: none"> EW-S1 to EW-S7<u>6</u> are met; any stockpile shall not exceed 250m³ and 4m in height; the activity shall not be located within 20m of the bank of any river or lake, 50m from the margin of any wetland; and any stockpile is located greater than 100m from any sensitive activity on an adjoining site in different ownership. 	Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD4 - Natural hazards EW-MD5 - Rehabilitation EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
	Advisory Note <ul style="list-style-type: none"> Where the volume specified in EW-S1 is less than 250m³, the maximum volume specified in EW-S1 will apply to R9 (2). 	
EW-R10	Earthworks for farm quarries²¹	
General Rural Zone	Activity status: PER Where: <ol style="list-style-type: none"> EW-S1 to EW-S7 are met;  and the maximum area of any farm quarry shall be 1500m² per site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD4 - Natural hazards EW-MD5 - Rehabilitation EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
EW-R10<u>15</u>	Earthworks not subject to Rules EW-R1 to EW-R10	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> EW-S1 to EW-S7<u>6</u> are met. NH-R4 <u>and</u> NH-R6 are met 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD4 - Natural Hazards EW-MD5 - Rehabilitation

²¹ RMA Schedule 1 Clause 16(2)

		EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
EW-R136	Earthworks undertaken in relation to the removal or replacement of a fuel storage system	
All zones	Activity status: PER Where: 1. EW-S2, EW-S6 and EW-S7 are met;	Activity status when compliance not achieved: RDIS As set out in the relevant built form standards²²
EW-R127	Earthworks to modify, alter or remove sand dunes or vegetation on sand dunes	
Coastal Environment Overlay	Activity Status: DIS	Activity status when compliance not achieved: N/A



This is Earthworks Standards

EW-S1 General standards for earthworks	
1. Unless otherwise specified in EW-R1 to EW-R11, earthworks shall comply with Table EW-1. Where zone or overlay thresholds differ, the lower threshold shall apply.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD4 - Natural hazards EW-MD5 - Rehabilitation EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Natural features and landscapes

Table EW-1: General standards for earthworks

Maximum volume or area in any 12 month period (unless otherwise specified) per site:	
Medium Density Residential Zone, General Residential Zone, Settlement Zone, Open Space Zone, Sport and Active Recreation Zone, Special Purpose Zone (Hospital), Special Purpose Zone (Kāinga Nohoanga) - sites within Tuahiwi Precinct	200m ³ or 30m ³ per 100m ² of site area, whichever is greater

²² Fuel Companies [276.39].

Neighbourhood Centre Zone and Mixed Use Zone	250m ³
Special Purpose Zone (Pegasus Resort), Special Purpose Zone (Museum and Conference Centre), Special Purpose Zone (Pines Beach and Kairaki Regeneration Zone), Local Centre Zone, Large Format Zone, Town Centre Zone, Industrial Zones	1000m ² <u>or 50m³ per 100m² of site area, whichever is greater</u> ²³
Large Lot Residential Zone, Special Purpose Zone (Kāinga Nohoanga) - sites within Large Lot Residential Precinct, <u>Special Purpose Zone (Rangiora Airfield)</u> ²⁴	500m ³
General Rural Zone, Rural Lifestyle Zone, Special Purpose Zone (Kāinga Nohoanga) - sites outside of Tuahiwi Precinct	500m ³ or 100m ³ per ha, whichever is greater
ONF - Waimakariri River or SAL Ashley River/Rakahuri	10m ³ except for gravel extraction in the river bed 
ONL – Putekeraki Range and Oxford Foothills	<ol style="list-style-type: none"> 1. For the construction and maintenance of stock water ponds – 500m² per pond. 2. Earthworks to level the ground for the installation of water tanks – 50m² per tank. 3. Earthworks required for the installation or maintenance of water pipes shall comply with EW-S1 for the zone. 4. All other activities - 10m² on any one site.
ONF – Ashley River/Rakahuri Saltwater Creek Estuary, <u>SNA</u> , Heritage Setting	None permitted 
<u>SNA</u>	<u>None, except up to 5m³ may be undertaken within a 12 month period where it is for a TMTA undertaken under TEMP-R5</u>
Coastal Environment Overlay	25m ³ within any continuous five year period
Natural Open Space Zone	10m ³
Advisory Note <ul style="list-style-type: none"> • For ONF - Waimakariri River or SAL Ashley River/Rakahuri, the following may apply: <ul style="list-style-type: none"> ○ Waimakariri River Regional Plan 2004; ○ Canterbury Land and Water Regional Plan 2018; and ○ Regional Coastal Environment Plan 2005. • <u>These standards do not apply to earthworks associated with linear infrastructure works within roads, provided any open trenches do not exceed 1m in width</u>²⁵ 	

²³ Ngai Tahu Property [411.30].²⁴ Daniel Smith [10.1].²⁵ Chorus, Spark, Vodafone [62.53]; Waimakariri Irrigation Ltd [210.54]

EW-S2 General setbacks <u>This standard does not apply to:</u> <ol style="list-style-type: none"> <u>Earthworks associated with linear infrastructure works within roads, provided any open trenches do not exceed 1m in width²⁶; or</u> <u>earthworks which are or will be subject to building consent²⁷.</u> 	
<ol style="list-style-type: none"> Earthworks more than 300mm in height or depth shall be set back a minimum of 2m from any boundary of a site in different ownership. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD4 - Natural hazards EW-MD5 - Rehabilitation EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
EW-S3 Setback from water bodies²⁸	
 <ol style="list-style-type: none"> Earthworks shall not be undertaken: <ol style="list-style-type: none"> within 20m from the bank of any stream, river; or within 50m of the edge of any wetland or lake. 	 Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> EW-MD7 - Water bodies, vegetation and fauna
EW-S43 Setback from root protection area	
<ol style="list-style-type: none"> Earthworks shall not occur within 3m of the root protection area of a notable tree listed in TREE1 – Schedule of Notable Trees, except as provided for by EI-R46. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> TREE-MD1 - Pruning, root protection area, trunk and crown, removal TREE-MD2 - Extent of benefit or need for the activity or works
EW-S54 Excavation and filling	
<ol style="list-style-type: none"> Except for the burial of dead animals, and for offal pits, earthworks shall achieve the following: <ol style="list-style-type: none"> a maximum height of 1.5m above ground level, a maximum depth of 2m²⁹ below ground level; material used for filling of land must be cleanfill material. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD4 - Natural hazards EW-MD5 - Rehabilitation EW-MD6 - Coastal environment and hazards

²⁶ Chorus, Spark, Vodafone [62.3]; Waimakariri Irrigation Ltd [210.54]

²⁷ MainPower [249.25], Summerset Retirement Villages (Rangiora) Limited [207.20] and Kāinga Ora [FS88]

²⁸ Federated Farmers [414.171].

²⁹ Summerset [207.21]

	EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
EW-S65 Earthworks maximum slope	
1. Earthworks shall not be undertaken on land that has a slope of more than 1:4 (25%) where the volume of cut exceeds 10m ³ or the volume of filling exceeds 30m ³ within any 12 month period.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD3 - Land stability EW-MD5 - Rehabilitation EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Natural features and landscapes
EW-S76 Earthworks sediment control	
1. While earthworks are being undertaken or rehabilitated, sediment from the earthworks shall be prevented from entering any water body, drain or stockwater race.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: EW-MD1 - Activity operation, scale, form and location EW-MD2 - Nuisance and reverse sensitivity EW-MD4 - Natural hazards EW-MD6 - Coastal environment and hazards EW-MD7 - Water bodies, vegetation and fauna EW-MD8 - Outstanding natural features and landscapes
Advisory Note <ul style="list-style-type: none"> The Canterbury Regional Council Erosion and Sediment Control Toolbox for Canterbury provides guidance on sediment control measures for a range of earthworks and different types of sites. 	

Advice Notes

EW-AN1	<p>Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:</p> <ol style="list-style-type: none"> 1. Earthworks may require building consent under the Building Act 2004. 2. The Stockwater Race Bylaw 2019, the Waimakariri River Regional Plan 2004, and the Canterbury Land and Water Regional Plan 2018 may apply. 3. Resource consent may be required under regional plans including the Canterbury Land and Water Regional Plan 2018 and the Canterbury Air Regional Plan 2017. Earthworks within the beds <u>and on the margins</u> of lakes and rivers is <u>are</u> regulated under the regional planning
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	<p>framework (Canterbury LWRP) <u>and earthworks in the coastal marine area under the Canterbury Regional Coastal Environment Plan</u>.³⁰</p> <p>4. The NESPCF³¹ regulates earthworks for forestry purposes, and the NESCS manages the effects on human health from the disturbance or removal of contaminated soil. <u>Specific activities (i.e. soil sampling and removing or replacing fuel storage systems) are regulated under the NESCS as well as under the rules of this chapter.</u>³² Earthworks managed under the NESCS and NESPCF³³ are not subject to provisions in this chapter other than where the District Plan deals with terms and conditions not covered in the NES or in the circumstances where the District Plan is allowed to be more stringent. The District Plan can be more stringent than the NESPCF for forestry in outstanding natural features and landscapes, and SNAs, <u>or more stringent or lenient where in relation to afforestation.</u>³⁴</p> <p>5. The NESETA and the NESTF have controls for earthworks in relation to infrastructure. Earthworks managed under the NESETA and the NESTF are not subject to provisions in this chapter other than where they address terms and conditions not covered in the NES, or in the circumstances where the District Plan is allowed to be more stringent than the NESTF, including if the activity is located:</p> <ul style="list-style-type: none"> a. within the root protection area of a notable tree or other vegetation in the road reserve listed in the District Plan; b. within the root protection area of a notable tree, group of trees, or other vegetation outside the road reserve identified as being of special significance listed in the District Plan; c. in a place identified in the District Plan as having heritage values; d. in a landscape feature identified in the District Plan as having special visual amenity values (however described); e. in an area identified in the District Plan as a significant habitat for indigenous vegetation (however described); f. on an area identified in the District Plan as a significant habitat for indigenous fauna; g. in an area identified in the District Plan as an outstanding natural landscape or feature; h. in an area where the District Plan has rules to protect the adjoining CMA.³⁵ <p>6. <u>The provisions of the Historic Heritage chapter also apply to earthworks. In addition, if any activity associated with a project, including earthworks minor scale works such as gardening, cultivation, and the disturbance of land for the installation of fence posts, may modify, damage or destroy an archaeological site(s), an authority from HNZPT must be obtained for the work to proceed lawfully. The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage.</u></p>
EW-AN2	For guidance refer to the Erosion and Sediment Control Toolbox for Canterbury prepared by the Regional Council.
EW-AN3	If an archaeological site is located during any earthworks, the following Accidental Discovery Protocol applies:

³⁰ Environment Canterbury [316.159].

³¹ s44A RMA.

³² Z Energy Limited, BP Oil New Zealand Limited, Mobil Oil New Zealand Limited [276.39].

³³ s44A RMA.

³⁴ s44A RMA.

³⁵ Transpower [195.106].

	<ol style="list-style-type: none"> 1. The earthworks must cease immediately in the vicinity of the site; 2. HNZPT must be notified and application must be made for the appropriate archaeological authority if required; 3. Te Ngāi Tūāhuriri Rūnanga must be notified of the discovery and site access must be provided to enable appropriate cultural procedures and tikanga to be undertaken; 4. If human remains (koiwi) are uncovered then the NZ Police must also be notified; 5. Works affecting the archaeological site shall not resume until HNZPT, the Police (if human remains are involved) and Te Ngāi Tūāhuriri Rūnanga have each given the necessary approval for work to continue; and 6. Evidence of archaeological sites can include oven stones, charcoal, shell middens, ditches, banks, and pits, building foundations, artefacts of Māori and Non-Māori origin or human burials.
EW-AN4	<p><u>These standards do not apply in the following situations:</u></p> <ol style="list-style-type: none"> a) <u>during a state of emergency or transition period declared or where direction to undertake specific earthworks has been issued by the controller or recovery manager under the Civil Defence Emergency Management Act 2002; or during a biosecurity emergency declared by an authorised person under the Biosecurity Act 1993.</u>³⁶

Matters of Discretion

EW-MD1	<p>Activity operation, scale, form and location</p> <ol style="list-style-type: none"> 1. Location, volume and area of earthworks. 2. The operational need or functional need for the earthworks in the location. 3. Any effects on the natural character and amenity values of the site and surrounding area. 4. Any effects on archaeological sites, heritage values or the heritage setting of the site or within the surrounding area. 5. Any disturbance of culturally significant sites and any proposed mitigation measures. 6. Any effects on the health and structural integrity of any notable tree and any effects on the values that have been identified for the notable tree. 7. Public health and safety including contingency provisions for emergency response. 8. Mitigation including fencing, planting and landscaping. 9. Effects on soil quality. 10. Final contour and ground level resulting from excavation or filling. 11. Vehicle movements associated with earthworks. 12. Any effects on the operation, maintenance, upgrade and development of the National Grid <u>and transmission lines</u>³⁷. 13. Any constraint on the future development potential of the site or surrounding sites. 14. <u>The safe and efficient functioning of infrastructure, including specified infrastructure.</u>³⁸
EW-MD2	<p>Nuisance and reverse sensitivity</p> <ol style="list-style-type: none"> 1. The extent to which dust, sediment and water or wind erosion effects can be avoided or mitigated including through landscape treatment.

³⁶ Federated Farmers [414.170, 414.173].

³⁷ Mainpower [249.33].

³⁸ Waka Kotahi [275.42], Waimakariri Irrigation Ltd [210.60].

	<ol style="list-style-type: none"> Reverse sensitivity effects such as the effect of a sensitive activity locating near earthworks activities. Any effects on other sites including noise, vibration, dust, siltation, sedimentation, visual effects on amenity values and traffic generation. The effectiveness of any environmental management plan.
EW-MD3	Land stability <ol style="list-style-type: none"> Any effects on land stability, including stability of adjoining land, and any susceptibility to subsidence, slumping or erosion. Any alteration of natural ground levels and consequently to the height of structures and buildings that may be erected on the site.
EW-MD4	Natural hazards <ol style="list-style-type: none"> Risk to the health and safety of people, property, any building or infrastructure. The location, or identification, of the site within any natural hazard category or overlay, and the ability to manage risk associated with any natural hazard that is identified. Any effect on sites of cultural significance. Any effect on drainage, inundation run-off, flooding risk, overland flow paths or water table level on the site or surrounding land, and any mitigation works proposed. The effect of the earthworks on flow of floodwater through the site, including any effects on the entry and exit points for floodwater. The extent to which the earthworks will displace or divert floodwater from the site onto any other site. Any effects on the character of floodwater, either on-site or off-site, including velocity and depth. Any effect on the operation and function of roads or other infrastructure. The matters addressed or identified in any Flood Assessment Certificate.
EW-MD5	Rehabilitation <ol style="list-style-type: none"> Any proposed site rehabilitation, considering: <ol style="list-style-type: none"> the location, gradient and depth of the earthworks; availability of clean fill material and time frames for rehabilitation; any adverse effects on traffic, dust, groundwater, drainage and landscape; any re-vegetation, including the use of indigenous <u>and non indigenous plant varieties from seed sourced from the relevant ecological district within which the planting is to take place</u>³⁹, and any weed and pest control proposed, and any mitigation or proposed mitigation. Any quarry site rehabilitation plan, prepared by a person suitably qualified or experienced in site rehabilitation.
EW-MD6	Coastal environment and hazards <ol style="list-style-type: none"> Any increase in sedimentation in the coastal environment. The extent to which the proposal will maintain, preserve or enhance the natural character attributes of the coastal environment. Any effects from the clearance of vegetation, or disturbance of habitat in the coastal environment. Any effects on the nature, form and resilience of the sandy beach, dunes or rocky shoreline including the protection they provide from coastal inundation. Any effects on the functioning of coastal processes. Any positive or adverse effects on risk to life, property and the environment posed by coastal hazards.

³⁹ Federated Farmers [414.29].

	<ol style="list-style-type: none"> 7. The extent to which earthworks would remedy or mitigate coastal hazard or be compatible with existing coastal hazard mitigation works or structures. 8. The extent to which the earthworks will restrict or enable public access and enjoyment of the coastal environment. 9. The extent to which earthworks restrict public access to and along the CMA and water bodies with high values. 10. The extent to which the earthworks will be supervised by either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered). 11. Any effects on culturally significant sites.
EW-MD7	<p>Water bodies, vegetation and fauna</p> <ol style="list-style-type: none"> 1. The extent to which the disturbance of the soil, including disturbance of contaminated land, adversely affects areas of significant indigenous vegetation and significant habitats of indigenous fauna. 2. Any removal of, or disturbance to, indigenous vegetation <u>shall be in accordance with the provisions in the ECO chapter.</u>⁴⁰ 3. Any effects on the natural character and water quality⁴¹ of any water body. 4. The extent to which the earthworks will restrict public access and enjoyment of the margin of any water body. 5. The extent to which the habitat of trout, salmon, and indigenous aquatic species, may be adversely affected by any disturbance on the <u>riparian margin</u> margin of the water body⁴². 6. Fencing, planting and landscaping. 7. The extent to which the land use will adversely affect wahi taonga and mahinga kai. 8. For ngā wai, the matters specified in SASM-MD3 Nga Wai.
EW-MD8	<p>Outstanding natural features and landscapes</p> <ol style="list-style-type: none"> 1. Where earthworks are located in any ONF or ONL: <ol style="list-style-type: none"> a. the timing, duration, area and location of the activity; b. any vegetation that is to be retained; c. any vegetation screening and backdrop; d. the relationship of the activity to landform including prominent ridgelines; e. natural character values, amenity values and landscape values, including revegetation type and density; f. earthworks location and management, including revegetation, of cuts and fills; and g. any effects on the stability and life-supporting capacity of soil.

EI-R52	Earthworks (other than quarry or landfill)⁴³ <u>and the disturbance of land for the installation of fence posts</u>⁴⁴ within a National Grid Yard	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. around National Grid support towers:⁴⁵ 	Activity status when compliance with EI-R52 (1) not achieved: RDIS Matters of discretion are restricted to:

⁴⁰ DOC [419.123].⁴¹ Environment Canterbury [316.156], Summerset [207.16], Federated Farmers [414.171].⁴² DOC [419.123].⁴³ Transpower [195.44].⁴⁴ Transpower [195.44].⁴⁵ Transpower [195.44].

	<p><u>earthworks and the disturbance of land for the installation of fence posts shall be no deeper than 300mm within 6m of a foundation of a National Grid support structure.</u>⁴⁶</p> <p>a. depth shall be no deeper than 300mm within 6m of a foundation of a National Grid support structure;</p> <p>b. depth shall be no deeper than 3m:</p> <p>i. between 6m and 12m from the foundation of a 220kV or a 350kV National Grid support structure; or</p> <p>ii. between 6m and 10m from the foundation of a 66kV National Grid support structure;⁴⁷</p> <p>2. earthworks <u>and the disturbance of land for the installation of fence posts</u>⁴⁸ shall not compromise the stability of a National Grid support structure;</p> <p>3. earthworks <u>and the disturbance of land for the installation of fence posts</u>⁴⁹ shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</p>	<p><u>EI-MCD1 - Historic heritage, cultural values and the natural environment</u>⁵³</p> <p>EI-MCD12 - National Grid⁵⁴</p> <p>Activity status when compliance with EI-R52 (2) to (5) not achieved: NC</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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⁴⁶ Transpower [195.44].

⁴⁷ Transpower [195.44].

⁴⁸ Transpower [195.44].

⁴⁹ Transpower [195.44].

⁵³ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

⁵⁴ Chorus, Spark and Vodafone [62.29]

	<p>4. earthworks <u>and the disturbance of land for the installation of fence posts</u>⁵⁰ shall not result in <u>existing</u>⁵¹ vehicular access to a National Grid support structure being permanently obstructed.</p> <p>5. <u>the activity is not located in SASM (except where located in a road corridor)</u>⁵².</p>	
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EI-R52A ⁵⁵ Earthworks within a National Grid Yard		
<u>All Zones</u>	<p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <u>earthworks are more than 300mm deep and less than 3m deep:</u> <ol style="list-style-type: none"> <u>between 6m and 12m from the foundation of a 220kV or a 350kV National Grid support structure;</u> <u>or</u> <u>between 6m and 10m from the foundation of a 66kV National Grid support structure;</u> <u>earthworks shall do not compromise the stability of a National Grid support structure;</u> <u>earthworks shall do not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</u> 	<p><u>Matters of discretion are restricted to:</u> <u>EI-MCD12 National Grid</u></p> <p><u>Activity status when compliance not achieved:</u> <u>NC</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</u>⁵⁷</p>

⁵⁰ Transpower [195.44].⁵¹ Transpower [195.44].⁵² Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]⁵⁵ Transpower [195.44].⁵⁷ Transpower [195.44].

	<p>4. <u>earthworks and the disturbance of land for the installation of fence posts shall does not result in existing vehicular access to a National Grid support structure being permanently obstructed.</u></p> <p>5. <u>the activity is not located in SASM (except where located in a road corridor)⁵⁶.</u></p>	
	<p>Exemptions This rule does not apply to:</p> <ul style="list-style-type: none"> • earthworks undertaken by a network utility (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes)⁵⁸; • earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or farm track; and • earthworks for which a dispensation has been granted by Transpower NZ Ltd under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	
	<p>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R54 Earthworks adjacent to a 66kV or 33kV <u>major</u> ⁵⁹ electricity distribution liner		
All Zones	<p>Activity Status: PER Where:</p> <ol style="list-style-type: none"> 1. <u>earthworks are setback at least 6m from the centreline of a major electricity distribution line as shown on the planning map; or⁶⁰ earthworks shall not exceed 3m in depth between 6m and 10m from the visible outer edge of a foundation of a 66kV or 33kV electricity distribution line pole or tower⁶¹;</u> 2. <u>earthworks meet the following requirements:</u> 	<p>Activity status when compliance not achieved: RDIS-NC⁶⁷ Matters of discretion are restricted to: EI-MD13 – Major electricity distribution lines⁶⁸ Notification An application for a restricted discretionary non-complying⁶⁹ activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>

⁵⁶ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

⁵⁸ Transpower [195.44].

⁵⁹ Mainpower [249.92].

⁶⁰ Mainpower [249.92].

⁶¹ Mainpower [249.92].

⁶⁷ Mainpower [249.93].

⁶⁸ Mainpower [249.93].

⁶⁹ Mainpower [249.93].

	<p><u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line pole, pi-pole or tower; and</u></p> <p><u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line pole, pi-pole or tower; and</u>⁶²</p> <p><u>a.c.</u> shall not destabilise a 66kV or 33kV <u>major</u>⁶³ electricity distribution line pole, <u>pi-pole</u>⁶⁴ or tower; and</p> <p><u>2.3.</u> earthworks shall do not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met;</p> <p><u>4. the activity is not located in SASM (except where located in a road corridor)</u>⁶⁵.</p> <p><u>5. the activity complies with Earthworks standard s EW-S1, EW-S2, EW-S4, EW-S5, EW-S6, and EW-S7.</u>⁶⁶</p>	
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⁶² Mainpower [249.92].

⁶³ Mainpower [249.92].

⁶⁴ Mainpower [249.92].

⁶⁵ Chorus, Spark and Vodafone [62.6], Transpower [195.23, 195.68] and Mainpower [249.1, 249.24, 249.47, 249.48]

⁶⁶ Transpower [195.84] and Chorus, Spark and Vodafone [62.50 and 62.51].

	<p>Exemptions</p> <p>This rule does not apply to:</p> <ul style="list-style-type: none"> • earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track; • earthworks that are undertaken by a network utility operator <u>or their approved contractor on behalf of the network utility operator</u>⁷⁰ (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); • earthworks for which <u>a dispensation has been granted prior written consent has been provided</u>⁷¹ by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; • vertical holes not exceeding 500mm in diameter provided they: <ul style="list-style-type: none"> ○ are more than 1.5m from the visible outer edge of a pole or stay wire; or ○ are a post hole for a farm fence or horticultural structure more than 6m from the visible outer edge of a tower.⁷²
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>⁷³ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.

⁷⁰ Mainpower [249.92].

⁷¹ Mainpower [249.92].

⁷² Mainpower [249.92].

⁷³ Mainpower [249.92].

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 13

Hearing Stream 5 Part 2: District-wide matters – NOISE – Noise

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

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

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

Appendix 1: Schedule of attendances.

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

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

1. Introduction

Report outline and approach

1. This is Report 13 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the NOISE – NOISE Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction
 - Objectives NOISE-O1 to NOISE-O3
 - Policies NOISE-P1 to NOISE-P6
 - Rules NOISE-R1 – NOISE-R20
 - Standards NOISE-S1 and NOISE-R23
 - Advice Notes NOISE-AN1
 - Matters of Discretion NOISE-MD1 – NOISE-MD4
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 9** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 10** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. Twenty-nine original submissions and 11 further submissions were received on the NOISE – Noise Chapter and associated Maps. The 29 submissions raised 165 submission points.

Key issues

12. We have grouped the issues in contention addressed in this report in line with the s42A report itself, while also rationalising the issues where these relate to more than one provision (for example in respect to setbacks from road and rail corridors). The exception to following the order of the s42A report is the McAlpines Ltd submission 226.2 which was not addressed in the s42A report, but it was addressed through the hearing and Reply Report.
 - (a) General – Chapter specific
 - i. North Canterbury Clay Target
 - ii. McAlpines Ltd
 - iii. Frost fans
 - (b) Definitions
 - i. Noise sensitive activity
 - (c) NOISE-O2 and NOISE-P1
 - (d) New Policy
 - (e) NOISE-R2
 - (f) NOISE-R7
 - (g) NOISE-R16, new NOISE-S1, NOISE-MD3, and new NOISE-SCHED1 – Construction Schedule
 - (h) Minor Errors
13. In saying that, each of these groupings have a number of sub-categories within them, which we equally respond to.

3. General – Chapter Specific

Overview

14. The Panel's recommended general amendments to the Noise Chapter, over and above the amendments recommended by the s42A report author, is summarised below:

Provision	Panel recommendations
NOISE-R1 NOISE-R21 Planning Maps	Rename the Timber Processing Noise Contour as the Timber Processing Noise Overlay and apply it to the land adjacent to the McAlpine's sawmill. Amend the Planning Maps to include the new Overlay applying to the McAlpine's sawmill.
New Rule	Introduce a new rule to manage new noise sensitive activities near frost fans, which includes reference to lawfully established activities.

Amendments and reasons

15. The submissions we consider here are those seeking amendments which were general to the Chapter. In summary, these were:
 - (a) Introduce a new sports facility overlay and a rule for the North Canterbury Clay Target Association, similar to the rule that provides for activities at Woodford Glen Speedway (Noise-R12).
 - (b) Amending the subdivision standards for Rural Lifestyle Zone (RLZ) to recognise and protect the McAlpines sawmill in Southbrook, Rangiora, from reverse sensitivity effects from rural land subdivision and amend RLZ development standards to recognise and protect the sawmill from reverse sensitivity¹.
 - (c) Introduce a new rule to manage new noise sensitive activities near frost fans.²

16. We have addressed these separately below.

North Canterbury Clay Target Association

17. The North Canterbury Clay Target Association (NCCTA) submission is traversed by Ms Manhire, the Council report author, in section 3.4 of the s42A report, pages 3 to 5 of the preliminary responses to questions and paragraphs 22 to 40 of the Reply Report. We were also presented evidence by the submitter during the course of the hearing.
18. We were made aware that the NCCTA holds a resource consent application, which limits the number of shoot meetings and practices per year. Through a certificate of compliance process, this was increased to 52 meetings and practices per year. The submission sought to increase the number of practices and the hours of operation. The report author's initial view was that the best route to address the submitter's concerns was through a resource consent application. She also expressed that she could only support an overlay being applied if noise monitoring and consultation had occurred with neighbouring properties.
19. We were advised that the Council currently alerts prospective purchasers of land within 1km of the NCTTA of the resource consent. From our viewing of the Proposed District Plan, the Woodford Glen Overlay applies specifically to their site at 39 Doubledays Road, Kaiapoi, and does not extend beyond its boundaries.

¹ McAlpines Ltd [226.2]

² HortNZ [295.115]

20. We noted the report author's advice that the Woodford Glen Speedway does not have a resource consent for its racing activity, beyond the operation of a market on Sundays. The permitted activity rule NOISE-R12 therefore acts to legitimise the Speedway activity, with no specific noise restrictions. So, on the face of it, the relief sought by the submitter in the submission was to create a bespoke rule and overlay for the NCCTA of a similar ilk to the Speedway. We were advised by the report author that the standards the NCCTA is seeking go beyond the resource consent and certificate of compliance and would mean that the activity is not subject to the general noise standards. We were also advised that the submitter did not seek the equivalent of NOISE-R22, which makes new residential and minor-residential units a non-complying activity within the Speedway Noise Contour.
21. However, the submitter included a further increase in the number of practices and their end times during the hearing. The material presented at the hearing included what appeared to be an overlay extending by 1 to 1.5km beyond the site. The submitter provided a detailed presentation setting out the issues that the NCCTA were facing with their operation and an explanation of the relief sought. This did not include any expert evidence.
22. In the report author's view, these changes presented at the hearing were beyond the scope of the submission. However, she acknowledged based on legal advice³ that what was sought through the submission itself would not necessarily give rise to issues of natural justice or fair process. However, she was concerned that the greater level of activity sought than what is consented may give rise to other considerations, such as the assessment of any greater effects of the activity. She was also concerned that an alert layer that extended beyond the site would be beyond the scope of the submission.
23. Mr Camp, acoustic expert for the Council, expressed the view at the hearing that the Plan should restrict new residential development in proximity to the site and considered that this would best be done by way of direct engagement with the NCCTA. In his view, any gun club should aim to have a noise contour around it, given the difficulties in obtaining new resource consents. In their Appendix 4 to the Reply Report, Mr Camp and Mr Farren expressed that a noise contour could be seen as legitimising a level of noise that is unacceptable to existing neighbours, and setting rules should be negotiated by the parties. They were also not satisfied that the NCCTA had adequately investigated noise mitigation measures on the site.
24. The report author's final position was that there is scope to include a NCCTA specific rule that does not go beyond the scope of the submission, along with an overlay specific to the site; however, she was of the view that she did not have the evidence to draft such a rule.
25. We agree with the report author that what was presented at the hearing was beyond the scope of the relief sought through the submission. In particular, the submission did not seek any overlay that would extend beyond the site that would restrict noise

³ This was appended as Appendix 5 to the Reply Report.

sensitive activities from establishing nearby to them. Further, the additional conditions sought in the evidence are beyond the scope of what was sought through the submission, and it would not be natural justice to include them without providing potentially affected persons the opportunity to submit on them. We also agree with the report author that we had no evidence before us about the impact a rule would have compared to the resource consent and certificate of compliance, particularly in terms of the expanded number of practices and hours.

26. We are also unclear of what the benefits the Overlay would bring over and above the existing resource consent and the current practice of the Council to alert prospective property owners of the resource consent when seeking a LIM. The submission did not seek an equivalent rule to NOISE-R22 which applies to new residential units within the Speedway Noise Contour.
27. We are sympathetic, however, to the submitter's situation, in that they are a lawfully established activity that is being increasingly surrounded by noise sensitive activities which would affect the NCCTA's viability. It seems an anomaly that the Council did not give consideration through the PDP process whether it was appropriate to provide any particular overlay to this established and consented activity while it did so for the unconsented Speedway, and other activities such as Daikens and the Rangiora Airfield. The same applies to the McAlpine site which we address below.
28. Therefore, we recommend that the NCCTA's submission be rejected, for the reasons given by the report author. However, we strongly recommend that the Council and the submitter liaise following the PDP being made operative with a view to consider the merits of applying an overlay to the site and adjacent properties, along with a rule that manages the establishment of new noise sensitive activities in its proximity.

McAlpines Ltd

29. This submission on the face of it sought to amend subdivision standards and impose new standards to protect the sawmill from reverse sensitivity effects. These submission points had largely been allocated to be reported on through the Rural Zone chapter, and as such, these were not addressed in the s42A report. However, the submitter sought to present their case through the NOISE chapter hearing, seeking that the Timber Processing Noise Contour be applied to the site and adjoining area, along with a rule managing the establishment of noise sensitive activities. Along with the specific relief sought, the submission also included general relief that the PDP provisions be amended to reflect the issues raised in this submission, being such other relief as may be required to give effect to this submission, including alternative, consequential or necessary amendments to the PDP that address the matters raised by McAlpines.
30. We directed the submitter's and Council's acoustic and planning experts to provide further advice on the McAlpine's submission and relief sought through expert conferencing⁴. We requested the Council report author to address scope through their Reply Report, which they did with the benefit of legal advice. The submitter's legal

⁴ See the two Joint Witness Statements.

counsel provided submissions in response to the Reply Report. We have considered the submitter's evidence and submissions, the joint witness statements, and Council's Reply Report carefully. The final iteration of what we are considering is the Timber Processing Noise Contour being amended to be an Overlay, and NOISE-R21 applying to that Overlay in respect to the McAlpine site and adjacent land.

31. We note that the two acoustic experts agreed on all matters that they conferenced on, concluding that it was appropriate to control potential noise sensitive activities encroaching on the sawmill site and the contour proposed by the submitter was a reasonable location for a control boundary. They agreed it was appropriate to restrict the construction of new noise sensitive activities within the proposed noise contour, with no specific rule controlling noise emissions from the site. The two planners agreed on draft provisions, being the Overlay and NOISE-R21 with minor amendments.
32. However, there was disagreement between the planners as to whether there was scope for the amendments that were the subject to the expert conferencing and joint witness statements. Mr Walsh relied on Mr Fowler's advice and Ms Manhire on the Council's advice.
33. In our view, the relief sought provides for the nuanced approach sought through the evidence. On reading the McAlpine's submission, it is clear that the submitter seeks to impose provisions that would protect the sawmill from reverse sensitivity effects. We consider the provisions sought through the evidence achieve this, albeit in a modified form. As we understand it, there are four residential dwellings in the nearby vicinity (northwest and southwest) and no dwellings in the remainder surrounding rural zones. McAlpine's own two of the four dwellings. The other two are located further away from the site – across a field with a racetrack, with a tree line. We were advised that McAlpine's had not received any noise complaints about their operation. We also noted the planners' agreed statement that any potential consequences of the proposed new provisions would not be significant for affected persons. We note that the proposed overlay would cover a relatively confined area of the Rural Lifestyle Zone, and that that zoning only provides for subdivision to a minimum site area of 4ha, and one dwelling per site.
34. We see no issues of natural justice and fair process. We consider that any persons reading the summary of submissions could have anticipated that there may be restrictions placed on new development so as to manage reverse sensitivity effects on the McAlpine's site. We accept and prefer Mr Fowler's legal submissions in this regard. We also recommend that the new overlay be added, based on the modelled noise contour attached as Appendix A to the JWS of Acoustic Experts, and NOISE-R21 amended as set out in the planners' joint witness statement. We find that these amendments are the most appropriate means of achieving the relevant objectives and policies of the PDP and the RPS, by ensuring that activities within Industrial Zones are not adversely affected by reverse sensitivity effects from noise sensitive activities.

Frost Fans

35. HortNZ⁵ sought the introduction of a new rule to manage the effects of new noise sensitive activities near frost fans. There were no further submissions received. Frost fans themselves are proposed to be a controlled activity under NOISE-R20. The report author recommended that the new rule be accepted, and there was no evidence to the contrary. We agree with the officer's reasons and recommendation that this submission be accepted, and a new rule introduced.
36. In response to Panel questions, we were advised that there are no existing frost fans in the District, and any new ones would be subject to NOISE-R20. To ensure that this rule would not be applied to unconsented frost fans, we recommend adding "lawfully established" into recommended clause 1 to provide that clarity.

4. Definitions – noise sensitive activity

Overview

37. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

Reasons

38. The submissions we consider here are those seeking amendments in relation to the noise sensitive activity definition⁶, where amendments were sought to refer to educational facilities and add marae and places of worship. This definition was subject to expert conferencing under the topic of "NOISE-R16 and associated matters", with the planners agreeing to include marae and places of worship within the definition. The report author also agreed with changing the reference to educational facilities. We accept these recommendations.
39. What we would like to note is the discussion regarding clause (a) "residential activities other than those in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008". The only submission on this clause was from Federated Farmers⁷ who sought that it applies to residential activities nearby to rural activities. This clause was raised in evidence by Ms Heppelthwaite for KiwiRail and Waka Kotahi and Mr Lindenberg for Kāinga Ora and Mr Pearson in expert conferencing as being inappropriate in its exemption. From our review of the evidence, we agree with Ms Heppelthwaite, Mr Lindenberg and Mr Pearson as being poor planning practice to exclude dwellings simply because they are associated with a rural activity. However, as agreed in the joint witness statement, there was no scope in their clients' submissions for its deletion. We agree with Ms Manhire that there is no scope from the Federated Farmers submission for its deletion. We recommend that this is a matter that the Council considers amending through a subsequent plan change process.

⁵ 295.115

⁶ Ministry of Education [277.60], KiwiRail [373.6], Federated Farmers [414.11]

⁷ 414.11

5. NOISE-O2, NOISE-P1 and NOISE-P2

Overview

40. The Panel's recommended amendments to NOISE-O2, NOISE-P1 and NOISE-P2, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NOISE-O2	That the objective be amended to refer to "existing noise generating activities subject to any noise control overlay or contour."
NOISE-P1	Replace "minimise" in the title and chapeau of the policy with "manage" That clauses 1 and 2 be amended to refer to "anticipated" function, character and amenity values. That clause 3 be amended to refer to requiring sound insulation for noise sensitive activities and changing existing activities to refer to existing noise generating activities subject to any noise control overlay or contour.
NOISE-P2	That clause 2 be amended to refer to "anticipated" character and amenity values.

Amendments and reasons

41. The submissions we consider here are those from the NCCTA, Daiken, New Zealand Pork, HortNZ, Federated Farmers and Kāinga Ora⁸ to NOISE-O2. We also consider the following submissions on NOISE-P1 from:
- (a) Kāinga Ora⁹, which sought to insert "anticipated" before "amenity values of each zone" in clause 1 and insert "maintain the" before amenity values in clause 2 of NOISE-P1 and insert "anticipated" before character in clause of NOISE-P2; and
 - (b) Fulton Hogan¹⁰ which sought to replace the term "minimise" with "manage" in NOISE-P1 and amend clause 3 to avoid noise sensitive activities in respect to noise from existing activities.
42. NCCTA and Daiken considered that there was a lack of clarity/certainty about what identified existing activities are. New Zealand Pork, HortNZ and Federated Farmers sought that Rural Zones be included. Kāinga Ora sought that the reference to reverse sensitivity be replaced with effects from the incompatible use or development of noise sensitive activities. We record here that we accept the report author's recommendations in respect to the inclusion of Rural Zones and reverse sensitivity and do not address these further.

⁸ 61.3, 145.24, 169.31, 294.111, 414.176, [325.149 – Kāinga Ora had a broad submission across the whole Noise Chapter]

⁹ 325.149

¹⁰ 41.39

43. We agreed with NCCTA and Daiken that the wording was not certain and clear enough and spent some time with the report author questioning how that could be obtained. We were generally satisfied with the final wording set out in the Reply Report; however, for greater clarity and certainty, we have recommended that “and/or” be included between Industrial Zones and existing noise generating activities. As a consequential amendment, we have recommended that clause 3 of Policy NOISE-P1 which also refers to existing activities be amended to “existing noise generating activities subject to a noise control overlay or contour” and that the reference to requiring sound insulation be in respect of noise sensitive activities. We consider these amendments to be within the scope of these submissions.
44. In respect to NOISE-P1, we preferred Mr Ensor’s evidence in respect to Fulton Hogan’s requested relief to replace the term ‘minimise’ with ‘manage’. In his evidence and through questioning, Mr Ensor explained that the use of manage would allow the application of the full effects management hierarchy and allows the clauses in the policy to express how management would occur. We agree with his opinion that this is a more appropriate approach when a policy sets out how effects are to be managed, rather than using minimise.
45. We note that there was no dispute about introducing “maintain” into clause 2. However, Ms Manhire disagreed with Mr Lindenberg for Kāinga Ora’s view that ‘anticipated’ should be introduced before amenity values. Ms Manhire drew on s7(c) of the RMA requirement to have regard to the maintenance and enhancement of amenity values, noting that an activity may already be exceeding the current District Plan noise levels and already adversely affecting amenity values before any anticipated changes.
46. Mr Lindenberg’s view was the inclusion would better align with the language used in the NPS-UD, which recognises that amenity values change over time and change isn’t necessarily an adverse effect.
47. We have discussed the matter of ‘anticipated’ elsewhere in our recommendation reports. A district plan needs to be forward looking, with at least a 10-year outlook. As we have set out, we consider ‘anticipated’ is an appropriate term to use, as it sets out what a zone is anticipated to “look” like in the future.

6. New Policy

Overview

48. The Panel’s recommended new policy, over and above the new policy recommended by the report author, is summarised below:

Provision	Panel recommendations
NOISE-PXX	Add a new policy relating to the “Existing HIZ Processing Activity”

Amendments and reasons

49. Daiken¹¹ sought a new policy to recognise potential for reverse sensitivity effects on the Daiken site. After initially recommending the submission be rejected, the report author then recommended it be accepted in her Reply Report. We accept the report author's recommendation that the policy be included. However, we felt that it could benefit from greater clarity of wording as to where it applies. We have therefore recommended it be amended to read "protect the existing processing plant located between Upper and Lower Sefton Roads from noise sensitive activities located in the adjacent Rural Lifestyle Zone within the HIZ Processing noise contour".
50. We note our agreement with the report author's recommendation in respect to HortNZ¹², noting no evidence was provided during the hearing. In addition to the reasons given by the report author, we also comment that the Rural Chapter contains specific objectives, policies, rules and standard relating to the separation of sensitive activities from certain primary production activities, as well as general boundary setbacks.

7. NOISE-R2

Overview

51. The Panel's recommended amendments to NOISE-R2, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NOISE-R2	Amend the recommended rule to become two separate rules

Amendments and reasons

52. The submission we are considering here is that of NZDF¹³. The Panel noted that the acoustic experts for the Council and NZDF discussed the proposed provisions and evidence following the hearing and came to a general agreement which was set out in the report author's reply report. The Reply Report included an updated recommended rule. The Panel accept the acoustic experts' advice and the report author's recommendation; however, we had concerns of how the rule was structured. We have recommended restructuring the rule into two rules, one permitted and one controlled distinguishing between whether a TMTA involves weapons firing and/or the use of explosives, to provide greater clarity and certainty of its application.

¹¹ 145.25

¹² 295.113

¹³ 166.18

8. NOISE-R7

Overview

53. The Panel's recommended amendments to NOISE-R7, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NOISE-R7	Insert "including aircraft" after "use of agricultural vehicles or equipment"

Amendments and reasons

54. The submissions we consider here are the requests by the NZAAA to:
- Exclude intermittent helicopter movements for agricultural aviation activities¹⁴
 - insert reference to aircraft, or agricultural aircraft, into the rule¹⁵.
55. We accept the report author's advice in respect of NOISE-R4 and the consequential introduction of a new definition for agricultural aviation activities. We preferred the evidence of Mr Michelle for the NZAA that NOISE-R7 should include specific reference to aircraft to ensure that it is clear and certain that agricultural vehicles include aircraft.
56. We note that further submitter the NZ Helicopter Association¹⁶ sought that "including commercial and agricultural aircraft" be inserted into rule NOISE-R7. We accept Ms Manhire's advice that the amendment sought by the NZ Helicopter Association is out of scope, as it sought to amend the relief sought by the NZAAA which is beyond what can be achieved through a further submission.

9. NOISE-R16, new NOISE-S1, NOISE-MD3 and new NOISE-SCHED 1 – Construction Schedule

Overview

57. The Panel's recommended amendments to NOISE-R16 and NOISE-MD3 and new NOISE-S1 and NOISE-SCHED1, over and above the amendments recommended by the report author, is summarised below:

Provision	Panel recommendations
NOISE-R16 and NOISE-MD3	In addition to the amendments recommended through the planning joint witness statement and the Reply Report: <ul style="list-style-type: none"> Apply the rule to additions or alterations to existing buildings that create a new habitable room or room that will be occupied by a noise sensitive activity.

¹⁴ NZAAA [310.1]

¹⁵ NZAAA [310.2]

¹⁶ FS66

	<ul style="list-style-type: none"> • Amend NOISE-MD3 to include a new clause 6 the outcome of consultation with Waka Kotahi or KiwiRail. • Minor amendments to the rule to ensure it applies to all buildings containing noise sensitive activities and not just residential units.
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Amendments and reasons

58. The submissions we consider here are those from Waka Kotahi, KiwiRail, Kāinga Ora and Bellgrove Rangiora Ltd¹⁷. These submissions were the subject of considerable evidence, debate and discussion through the hearing, culminating in joint expert statements from the acoustic experts and planners for Waka Kotahi, KiwiRail, Kāinga Ora and the Council¹⁸, which we have carefully considered.
59. We generally accept the recommended amendments and new standard for ventilation, and the associated reasons set out in Ms Manhire's Reply Report. These included expanding the rule to apply to all noise sensitive activities and the introduction of road and rail noise overlays and associated definitions. We consider that these amendments make the rule more certain and easier to administer and appropriately implement the associated objectives and policies in the PDP and give effect to the relevant objectives and policies in the RPS. We also agree with the acoustic experts that a Rail Vibration Alert Overlay is the most appropriate response for addressing vibration in the absence of specific vibration criteria. We note that there was disagreement between the acoustic experts about the width of this overlay; however, as it is advisory only, we consider this of no particular consequence and accept the 100m distance recommended by Mr Camp and Dr Chiles.
60. However, we preferred Ms Heppelthwaite and Mr Lindenberg's position that the rule should also apply to additions and alterations to existing buildings where new habitable rooms or rooms that would be occupied by noise sensitive activities were created, for the reasons set out by Ms Heppelthwaite. Unfortunately, Ms Manhire did not provide her view or reasoning for her alternative view on this in her Reply Report for us to consider. We also preferred Mr Lindenberg's evidence that NOISE-MD3 should be amended to apply to ventilation as well as acoustic insulation, which is consistent with the recommended amendments to NOISE-R16 and the introduction of new NOISE-S1. As a consequential amendment, we have also recommended that NOISE-MD3 be amended to include a new clause "the outcome of any consultation with Waka Kotahi NZ Transport Agency (for state highways) or KiwiRail (for rail)".
61. We note that we considered Bellgrove's submission which sought an alternative pathway for managing road noise effects on noise sensitive activities. We were not provided any evidence by the submitter to consider. We anticipate that the recommended amendments will go some way in addressing Bellgrove's concerns, but without the

¹⁷ 275.55, 373.74, 325.149, 408.27

¹⁸ Bellgrove did not appear at the hearing, provide evidence or participate in expert conferencing

knowledge of any other suggested alternatives, we agree with the report author that the submission should be rejected.

10. Conclusion

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

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

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Jessica Manhire • Stuart Camp (Acoustics) 	N/A
Kainga Ora	<ul style="list-style-type: none"> • Brendon Liggett • Jon Styles • Lance Jimmieson • Matt Lindenberg • Clare Dale • Lisa Williams 	325, FS 88
NZ Helicopter Association	<ul style="list-style-type: none"> • Richard Milner 	66
North Canterbury Clay Target Association	<ul style="list-style-type: none"> • Haydn Porritt 	61
Christchurch International Airport Limited	<ul style="list-style-type: none"> • Darryl Millar 	254, FS 80
KiwiRail	<ul style="list-style-type: none"> • Jacob Burton • Mike Brown • Catherine Heppelthwaite • Stephen Chiles 	373, FS 99
Waka Kotahi	<ul style="list-style-type: none"> • Stuart Pearson • Catherine Heppelthwaite • Dr Stephen Chiles • Robert Swears 	275, FS 110
McAlpines	<ul style="list-style-type: none"> • William Reeve • Tim Walsh • John Duncan • John Gardner • Chris Fowler 	226, 102
NZ Agricultural Aviation Association	<ul style="list-style-type: none"> • Tony Michelle • Richard Milner 	310
NZ Defence Force	<ul style="list-style-type: none"> • Darran Humpheson • Rebecca Davies 	166
Canterbury Regional Council	<ul style="list-style-type: none"> • Joanne Mitten 	41
Federated Farmers of New Zealand Inc.	<ul style="list-style-type: none"> • Lionel Hume • Karl Dean 	414, FS 83
Tabled Evidence		
KiwiRail	<ul style="list-style-type: none"> • Sheena McGuire 	373 FS 99
Fuel Companies	<ul style="list-style-type: none"> • Miles Rowe 	276
Oxford Ohoka Community Board	<ul style="list-style-type: none"> • T Robson 	172
Daiken	<ul style="list-style-type: none"> • Stephanie Styles 	145

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

NOISE - Te orooro - Noise

Introduction

Noise effects require management because they can affect the health of people, natural values, and amenity values. The character, level and duration of sound, and the time at which it occurs are all factors affecting the perception of noise and how tolerable it is. This chapter contains objectives, policies and rules to manage the effects of noise for different receiving environments and activities.

This chapter does not control noise from aircraft in flight, however aircraft noise contours are used to control land uses where they may be subject to noise from aircraft using Christchurch International Airport and Rangiora Airfield. Noise from main transport routes can adversely affect residential amenity for people living nearby. Acoustic design for residential development near identified main roads and rail corridors is required to ensure noise levels within residential units do not adversely affect the health and wellbeing of occupants.

Residential Zones anticipate quiet night time conditions, as noise can disturb relaxation and sleep. Commercial and Mixed Use Zones and Industrial Zones normally have a greater tolerance for noise that reflects the working environment. The working nature of the rural environment may result in seasonal, short term or intermittent noise effects but the rural environment generally comprises low levels of noise.¹

Noise limits for the Open Space and Recreation Zones recognise the use of these areas for relaxation, and enjoyment of nature, as well as activities, such as sports, that can generate noise.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to noise include:

- Temporary Activities: this chapter contains provisions for activities that may generate noise on a short term basis.
- Special Purpose Zone (Kāinga Nohoanga): how the Noise provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
NOISE-O1	Adverse noise effects Noise does not adversely affect human health, communities, natural values and the anticipated amenity values of the receiving environment.
NOISE-O2	Reverse sensitivity

¹ NZPork [169.29], HortNZ [295.109]

	The operation of regionally significant infrastructure and strategic infrastructure, activities within Commercial and Mixed Use Zones and Industrial Zones and/or identified existing <u>noise generating</u> activities <u>subject to any noise control overlay or contour</u> ² are not adversely affected by reverse sensitivity effects from noise sensitive activities.
NOISE-O3	Rangiora Airfield The avoidance of noise sensitive activities within the 65dBA and 55dBA Ldn Noise Contours for Rangiora Airfield.
Policies	
NOISE-P1	<u>Minimising Managing</u> adverse noise effects <u>Minimise Manage</u> adverse noise effects by: <ol style="list-style-type: none"> 1. limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the <u>anticipated</u>³ function, character and amenity values of each zone; 2. requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and <u>maintain the</u>⁴ <u>anticipated</u>⁵ amenity values of sensitive environments; and 3. requiring sound insulation <u>for noise sensitive activities</u>, or limiting the location of noise sensitive activities where they may be exposed to noise from existing <u>noise generating</u> activities <u>subject to a noise control overlay or contour</u>.⁶
NOISE-P2	Limited duration noise generating activities Enable specific noise generating activities of limited duration that are: <ol style="list-style-type: none"> 1. required for anticipated activities within zones or the District, including construction noise, audible bird scaring devices, frost control fans, temporary activities, <u>temporary military training activities</u>.⁷ and emergency services, and 2. where noise levels and characteristics are consistent with the <u>anticipated</u>⁸ character and amenity values of the receiving environment.
NOISE-P3	Rail and roads Protect the operation of rail and road infrastructure by identifying locations where acoustic mitigation measures for any new noise sensitive activities are required.
NOISE-P4	Airport Noise Contour Protect Christchurch International Airport from reverse sensitivity effects by: <ol style="list-style-type: none"> 1. avoiding noise sensitive activities within the 50 dBA Ldn Noise Contour by limiting the density of any residential unit or minor residential unit to a maximum of 1 residential unit or minor residential unit per 4ha, except within existing Kaiapoi Residential Zones, greenfield priority areas identified in Chapter 6 - Map A of the RPS (gazetted 6 December 2013) or any residential Development Area; and 2. requiring noise insulation within the 50 dBA Ldn and 55 dBA Ldn Noise Contour for Christchurch International Airport.
NOISE-P5	Rangiora Airfield Avoid the development of noise sensitive activities in the Rural Lifestyle Zone within the 55dBA Ldn Noise Contour for Rangiora Airfield and prohibit noise sensitive activities within the 65 dBA Ldn Noise Contour for Rangiora Airfield.

² North Canterbury Clay Target Association [61.3], Daiken [145.24]

³ Kainga Ora [325.149]

⁴ Kainga Ora [325.149]

⁵ Kainga Ora [325.149]

⁶ North Canterbury Clay Target Association [61.3], Daiken [145.24] - consequential amendment

⁷ New Zealand Defence Force [166.17]

⁸ Kainga Ora [325.149]

NOISE-P6	Existing HIZ processing activity <u>Protect the existing processing plant located between Upper and Lower Sefton Roads from noise sensitive activities located in the adjacent Rural Lifestyle Zone within the HIZ Processing noise contour.⁹</u>
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Activity Rules

How to interpret and apply the rules

- Noise standards apply to the zone or zones where noise is received. Noise from the use of public roads or railways is exempt from the provisions of the Noise Chapter.
- Unless otherwise specified:
 - sound levels shall be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Noise where the source of noise is within the scope of these standards; and
 - for the purposes of compliance with these noise standards, public roads shall not be considered as a site receiving noise.
- A Rail Vibration Alert Overlay has been applied which identifies the vibration-sensitive area within 60 metres each side of the railway designation boundary as properties within this area may experience rail vibration effects. No specific district plan provisions apply in relation to vibration controls as a result of this Rail Vibration Alert Area. The Rail Vibration Alert Overlay is to advise property owners of the potential vibration effects but leaves the site owner to determine an appropriate response.¹⁰

NOISE-R1	TimberHIZ processing and ancillary activities	
Heavy Industrial Zone <u>located between Upper and Lower Sefton Roads</u>	Activity status: PER Where: <ol style="list-style-type: none"> noise generated within the TimberHIZ Processing Noise Contour, as shown on the planning map, <u>shall not exceed the following standards at or beyond the noise control boundary:</u> <ol style="list-style-type: none"> not exceed 45 dB LAeq outside the Timber Processing Noise Contour and shall otherwise comply with Table NOISE-2; and not exceed the following standards at or within the notional boundary of the residential unit located at 126 Beatties Road: <ol style="list-style-type: none"> <u>a. 7:00am-7:00pm Monday to Saturday 55 dB LAeq.</u> 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> NOISE-MC¹²D1 - Noise NOISE-MD2 - Management of noise effects NOISE-MD3 - Acoustic insulation

⁹ Daiken [145.25]

¹⁰ KiwiRail [373.74]

¹² RMA Schedule 1 clause 16(2).

	<p>ii. b. 9:00am-7:00pm Sundays and Public Holidays 55 dB LAeq.</p> <p>iii. c. All other times 45 dB LAeq.</p> <p>iv. d. ¹¹10:00pm- 7:00am on any day 75 dB LAF(max).</p>	
NOISE-R2	Temporary military training activity	
	<p><i>This rule does not apply to:</i></p> <p><u>1. temporary military training activities that involve weapons firing and/or the use of explosives provided for under NOISE-RXX</u></p> <p><u>2. helicopter movements provided for under NOISE-R4.</u></p>	
All Zones	<p>Activity status: PER Where:</p> <p><u>1. Any temporary military training activity that does not exceed the noise limits in Table NOISE-2 by more than 5 dB¹³</u> written notice shall be provided to the District Council's Manager, Planning and Regulation at least 10 working days prior to the commencement of the activity;</p> <p><u>2. firing of weapons and explosive events shall be undertaken no closer than 1500m to the notional boundary of any noise sensitive activity during the hours of 7:00am-7:00pm, nor within 4500m during the hours of 7:00pm-7:00am;</u></p> <p><u>3. firing of weapons and explosive events shall not exceed a noise level of 65 dB LAF(max) during the hours of 7:00am-7:00pm;</u></p>	<p>Activity status when compliance with NOISE-R2 (1) not achieved: CON Matters of control are restricted to: NOISE-MC¹⁴D1 - Noise</p> <p>Activity status when compliance with NOISE-R2 (2) not achieved: RDIS Matters of discretion are restricted to: NOISE-MD1 - Noise</p> <p>Activity status when compliance with NOISE-R2 (4) not achieved: (Refer to NOISE-R4) Activity status when compliance with NOISE-R2 (5) not achieved: (Refer to NOISE-R19)</p>

¹¹ Daiken [145.26]

¹³ New Zealand Defence Force [166.18]

¹⁴ RMA Schedule 1 clause 16(2).

	<p>nor a level of 50 dB LAF(max) during the hours of 7:00pm-7:00am;</p> <p>4. helicopter movements shall comply with NOISE-R4;</p> <p>5. noise from all other sources other than those specified in activity standards (3) to (5) shall comply with the noise limits in NOISE-R19.</p>	
	<p><u>Advisory Note</u></p> <ul style="list-style-type: none"> • <u>See also TEMP-R5 Temporary military training activity.¹⁵</u> 	
<u>NOISE-RXX</u>	<u>Temporary Military Training Activity involving weapons firing and/or use of explosives¹⁶</u>	
	<p><u>Activity status: CON</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>Any temporary military training activity where there is weapons firing and/or use of explosives:</u> <ol style="list-style-type: none"> a. <u>where written notice is provided to the District Council's Manager, Planning and Regulation at least 10 working days prior to the commencement of the activity including any details of separation distances and predicted sound levels; and</u> b. <u>where firing of weapons and explosive events are undertaken no closer than 500m to the notional boundary of any noise sensitive activity during the hours of 7:00am-7:00pm, nor within 1250m during the hours of 7:00pm-7:00am; or</u> c. <u>where the minimum separation distances specified in b. above are not met, then the activity shall comply with the following peak sound pressure level when measured at the notional boundary of any</u> 	<p><u>Activity status when compliance with NOISE-RXX not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to: NOISE-MCD1 - Noise</u></p>

¹⁵ New Zealand Defence Force [166.17]

¹⁶ New Zealand Defence Force [166.18]

	<u>building for a noise sensitive activity:</u> <u>7:00am to 7:00pm: 95 dBC</u> <u>7:00pm to 7:00am: 85 dBC.</u> ¹⁷	
	Advisory Note <u>See also TEMP-R5 Temporary military training activity</u> ¹⁸	
NOISE-R3	Construction work	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> noise from construction shall comply with the following maximum noise limits when assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise: <ol style="list-style-type: none"> when received in any Residential Zones, or within the notional boundary of any Rural zz¹⁹ones: <ol style="list-style-type: none"> 7:30am - 6:00pm Monday to Saturday: 70 dB LAeq; all other times: 45 dB LAeq; when received in any Commercial and Mixed Use Zones and Industrial Zones: <ol style="list-style-type: none"> at all times: 70 dB LAeq; vibration from construction shall be assessed in accordance with DIN 4150-3:2016, Vibration in Buildings – Part 3: Effects on Structures, and shall comply with the relevant limits in Tables 1 and 4 of that standard. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-M C ²⁰ D1 - Noise
NOISE-R4	Helicopter movements	
	<i>This rule does not apply to helicopter movements at Rangiora Airfield or for emergency purposes provided for under NOISE-R5, <u>or to intermittent helicopter movements for agricultural aviation activities provided for under NOISE-R7</u>²¹.</i>	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> helicopter movements shall only occur between 8:00am and 6:00pm, unless further than 450m from any residential unit or minor residential unit; 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-M C ²² D1 - Noise NOISE-MD4 - Helicopter noise

¹⁷ New Zealand Defence Force [166.18]

¹⁸ New Zealand Defence Force [166.17]

¹⁹ RMA Schedule 1 clause 16(2).

²⁰ RMA Schedule 1 clause 16(2).

²¹ NZ Agricultural Aviation Association [310.1]

²² RMA Schedule 1 clause 16(2).

	<p>2. within 25m of any residential unit or minor residential unit, no helicopter movement shall take place, unless that residential unit or minor residential unit is on the site on which the landing or take-off occurs;</p> <p>3. between 25m and 450m from a residential unit or minor residential unit not located on the same site as the activity, the number of helicopter movements on a site shall not exceed 24 in any 12 month period within which there may be a maximum of 10 in any month, or six in any week, unless that residential unit or minor residential unit is on the site on which the landing or take-off occurs.</p>	
NOISE-R5	Helicopter movements for emergency purposes	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
NOISE-R6	Audible bird scaring devices	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. audible bird scaring devices shall: <ol style="list-style-type: none"> a. only operate between 30 minutes before sunrise to 30 minutes after sunset; b. not exceed a maximum of six events per device per hour, where each event has a maximum of three clustered shots; c. not be used within 200m of a notional boundary of any residential 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MC²⁴D1 - Noise</p>

²⁴ RMA Schedule 1 clause 16(2).

	<p>unit or minor residential unit on any other site of different ownership; and</p> <p>d. not exceed 65 dB LAE from any one noise emission event, when assessed at any point within the notional boundary of any residential unit or minor residential unit on any site of different ownership; and</p> <p>e. <u>not exceed one device per 1ha of land in any single land holding.</u>²³</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> Audible bird scaring devices should have a legible notice securely fixed to the road frontage of the site in which the device is to operate stating the name, address and phone number of the person(s) responsible for the operation of the device and identify the site on which the device will operate.²⁵ 	
NOISE-R7	<p>Temporary, mobile or intermittent agriculture activities emitting noise for cultivation, application of fertiliser, planting, harvesting, use of agricultural vehicles or equipment <u>including aircraft</u>²⁶, and movement, handling and transport of livestock</p>	
Rural Zones Special Purpose Zone (Kāinga Nohoanga) Special Purpose Zone (Pines Beach and Kairaki Regeneration)	Activity status: PER	Activity status when compliance not achieved: N/A
NOISE-R8	<p>Operation of an emergency service facility warning device</p>	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
NOISE-R9	<p>Temporary activities</p>	

²³ Michael John Baynes [357.1]

²⁵ HortNZ [295.114]

²⁶ NZ Agricultural Aviation Association [310.2]

	<p><u><i>This rule does not apply to:</i></u></p> <p><u><i>(a) recreational jet boating activity.</i></u>²⁷</p> <p><u><i>(b) Temporary Military Training Activities</i></u>²⁸</p>	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. between 10:00pm and 8:00am the noise limits in NOISE-R19 are met; 2. sound amplified activities shall be restricted to a total duration not exceeding four hours per day on any site on which the temporary activity is located, including all sound checks; 3. sound amplified activities shall have a maximum total amplified power of 500 Watts RMS; 4. noise from any temporary activity shall not exceed 65 dB LAeq at the notional boundary of any residential unit or minor residential unit, except fireworks displays that are limited to the hours between: <ol style="list-style-type: none"> a. 9:00am to 10:00pm on any day; b. 9:00am to 11:00pm on Guy Fawkes Night or Matariki; or c. 9:00am to 01:00am on New Year's Eve/Day. 	<p>Activity status when compliance with NOISE-R9 (1 to 3) not achieved: CON</p> <p>Matters of control are restricted to:</p> <p>NOISE-MC²⁹D1 - Noise</p> <p>Activity status when compliance with NOISE-R9 (4) not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MC³⁰D1 - Noise</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> • It is recommended that residents adjacent to an event involving amplified sound or fireworks, are notified at least 48 hours before the temporary activity commences, including: <ul style="list-style-type: none"> ○ the nature of the activity; ○ proposed dates, start and finish time and the expected times of any sound testing or practice; ○ any alternative dates in the event of postponement and; contact details of the event organiser. 	
NOISE-R10	Wind turbine operation	
All Zones	<p>Activity status: PER</p> <p>Where:</p>	<p>Activity status when compliance not achieved: DIS</p>

²⁷ Jet Boating New Zealand [358.6]

²⁸ New Zealand Defence Force [166.22 and 166.7]

²⁹ RMA Schedule 1 clause 16(2).

³⁰ RMA Schedule 1 clause 16(2).

	<ol style="list-style-type: none"> 1. the turbine has a rated generation capacity of no greater than 15kW; 2. the turbine is located no closer than 500m to the notional boundary of any residential unit or minor residential unit on any other site of different ownership; 3. where there is more than one wind turbine, noise shall be assessed in accordance with NZS 6808:2010 Acoustics - Wind Farm Noise and comply with the limits given in that standard. 	
NOISE-R11	Use of generators for emergency purposes	
All Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. routine testing is only undertaken between the hours of 9:00am and 5:00pm; 2. noise from the generator does not exceed the NOISE-R19 daytime (7:00am-10:00pm) noise limit at any site receiving noise. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-MC ³¹ D1 - Noise
NOISE-R12	Speedway Activities - 39 Doubledays Road, Kaiapoi	
Speedway Overlay	Activity status: PER Where: <ol style="list-style-type: none"> 1. a maximum of 25 events may be held in the period from 1 October to 30 April in any year; 2. a maximum of three practices may occur on the site each calendar year (that will not be assessed as an event under (1)); 3. events, except for Speedway New Zealand Allocated Championships, shall conclude by 10:30pm and have a maximum duration of 4.5 hours, not including event preparation and clean-up; 4. where a medical emergency or similar circumstance causes delay to an event, the hours of operation may be extended by up to one hour; 5. activities other than the use of the track by motor racing vehicles shall comply with NOISE-R19. 	Activity status when compliance with NOISE-R12 (1) to (4) not achieved: RDIS Matters of discretion are restricted to: NOISE-MC ³² D1 - Noise Activity status when compliance with NOISE-R12 (5) not achieved: as set out in NOISE-R19
NOISE-R13	Aircraft operations at Rangiora Airfield	

³¹ RMA Schedule 1 clause 16(2).

³² RMA Schedule 1 clause 16(2).

Rural Lifestyle Zone	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the aircraft operation is for one of the following purposes: <ol style="list-style-type: none"> a. emergency medical or for national/civil defence reasons, air shows, military operations; b. aircraft using the airfield as a necessary alternative to an airfield elsewhere; c. aircraft taxiing; d. engine run-ups for each 50 hour checkor³³ 2. for all other aircraft operations: <ol style="list-style-type: none"> a. noise from the aircraft operations shall not exceed 65 dBA Ldn outside the 65 dBA Ldn Airport Noise Contour, shown on the planning map; b. measurement and assessment of noise from aircraft operations at Rangiora Airfield shall be carried out in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning; c. when recorded aircraft movements at Rangiora Airfield exceed 70,000 movements per year, compliance with (1) shall be determined by calculations of noise from airfield operations and shall be based on noise data from the Rangiora Airfield Noise Model. Records of actual aircraft operations at Rangiora Airfield and the results shall be reported to the District Council's Manager, Planning and Regulation; d. measurement of the noise levels at the site shall commence once aircraft operations at Rangiora Airfield reach 88,000 movements per year and 	<p>Activity status when compliance not achieved: NC</p>
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³³ RMA Schedule 1 clause 16(2).

	shall be calculated over the busiest three-month period of the year. The measurements shall be undertaken annually while aircraft operations are at 88,000 movements or higher and the results shall be reported to the District Council's Manager, Planning and Regulation.	
NOISE-R14	Buildings in the 55 dBA Ldn Noise Contour for Christchurch International Airport	
55 dBA Ldn Noise Contour for Christchurch International Airport	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. any new building or any addition to an existing building for an activity listed in Table NOISE-1 within the 55 dBA Ldn Noise Contour for Christchurch International Airport, shown on the planning map, shall be insulated from aircraft noise to ensure indoor sound levels stated in Table NOISE-1 are not exceeded, when windows and doors are closed, and: <ol style="list-style-type: none"> a. noise insulation calculations and verification shall be as follows: <ol style="list-style-type: none"> i. building consent applications shall be accompanied by a report detailing calculations that show how the required sound insulation and construction methods have been determined; b. for the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours; c. if required by the District Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in 	Activity status when compliance not achieved: NC

	<p>accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.</p>	
NOISE-R15	Buildings in the 55 dBA Ldn Noise Contour for Rangiora Airfield	
	<p><i>This rule applies to any new residential unit, or minor residential unit addition to an existing residential unit, minor residential unit or building, or part of a building, for a noise sensitive activity.</i></p>	
55 dBA Ldn Noise Contour for Rangiora Airfield	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the building shall be insulated from aircraft noise to achieve the indoor sound levels in Table NOISE-1. 	Activity status when compliance not achieved: NC

Table NOISE-1: Noise Contour Indoor Design Levels

Building Type and Activity	Indoor Design and Sound Level	
	dB LAE	dB Ldn
Residential Units or Minor Residential units		
Bedrooms	65	40
Other habitable room	75	50
Visitor Accommodation		
Bedrooms, living rooms	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education Facilities		
Libraries, study areas, teaching areas, assembly areas	65	40
Workshops, gymnasiums	85	60
Retail Activities, Retail Services and Offices		
Conference rooms	65	40
Private offices	70	45

Open plan offices, exhibition spaces	75	50
Data processing	80	55
Shops, supermarkets, showrooms	85	60
NOISE-R16	<u>Residential units and minor residential units Noise sensitive activities within 80m of an arterial road, strategic road or rail designation the road and rail noise overlays</u>³⁴	
<u>All Zones Road and rail noise overlays</u>	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> any new residential unit or minor residential unit building, intended for a noise sensitive activity, and/or any addition or alteration to an existing building which creates a new habitable room or room that will be occupied by a noise sensitive activity.³⁵ shall <ol style="list-style-type: none"> be designed, and constructed and maintained to achieve a minimum external and internal noise reduction of 30 dB Dtr,2m,nT,w + Ctr to any habitable room; or not exceed the maximum values for be designed and constructed to meet the following maximum³⁶ indoor design sound levels: <ol style="list-style-type: none"> road traffic noise within any habitable room – 40 dB LAeq(24hr); rail noise inside bedrooms between 10:00pm and 7:00am – 35 dB LAeq(1h); and rail noise inside any habitable room excluding bedrooms – 40 dB LAeq(1h); be constructed in accordance with the 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-MC⁴⁰D1 - Noise NOISE-MD2 -Management of noise effects NOISE-MD3 - Acoustic insulation</p>

³⁴ KiwiRail [373.74], Waka Kotahi [275.55]

³⁵ KiwiRail [373.74]

³⁶ KiwiRail [373.74]

⁴⁰ RMA Schedule 1 clause 16(2).

	<p><u>Construction Schedule NOISE-SCHED1</u>.³⁷</p> <p>2. <u>Design report</u> <u>Where 1(a) applies, a report shall be submitted to the council demonstrating compliance with clauses (1)(a) above prior to the construction or addition or alteration of any building containing a noise sensitive activity. In the design:</u>³⁸</p> <p>a. the design for road traffic noise shall take into account future permitted use of the road, either by the addition of <u>23</u>³⁹ dB to predicted sound levels or based on forecast traffic in 20 years' time;</p> <p>b. rail noise shall be deemed to be 70 dB LAeq(1h) at 12m from the edge of the track, and shall be deemed to reduce at a rate of <u>either:</u></p> <p><u>i. 3 dB per doubling of distance up to 40m and 6 dB per doubling of distance beyond 40m;</u></p> <p><u>or</u></p> <p><u>ii. As modelled by a Suitably Qualified and Experienced Acoustic Consultant using a recognised computer modelling method for freight trains</u></p>	
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³⁷ Bellgrove Rangiora Ltd [408.27]

³⁸ KiwiRail [373.74]

³⁹ KiwiRail [373.74]

	<p><u>with diesel locomotives, having regard to factors such as barrier attenuation, the location of the building or room containing the noise sensitive activity relative to the orientation of the track, topographical features and any intervening structures;</u></p> <p><u>3. If windows must be closed to achieve the maximum indoor design sound levels in clause 1a, or if a building is constructed in accordance with NOISE-SCHED1, the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements in NOISE-S1.</u></p> <p>5. the indoor design sound level shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms;</p> <p>4. the external to internal noise reduction shall be assessed in accordance with ISO 16283-3:2016 Acoustics — Field measurement of sound insulation in buildings and of building elements — Part 3:</p>	
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	Façade sound insulation and ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation.	
	Advisory Note <ul style="list-style-type: none"> Dtr,2m,nT,w+Ctr means the weighted standardised level difference of the external building envelope (including windows, walls, roof/ceilings and floors where relevant) and is a measure of the reduction in sound level from outside to inside a building. Dtr,2m,nT,w+Ctr is also known as the external sound insulation level.⁴¹ 	
NOISE-R17	Noise sensitive activities	
50dBA Ldn Noise Contour for Christchurch International Airport Limited	Activity status: PER Where: <ol style="list-style-type: none"> the activity is located within Residential Zones; or any activity meets the indoor sound levels stated in Table NOISE 1, when windows and doors are closed. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-MD2 - Management of noise effects NOISE-MD3 - Acoustic insulation Notification An application for a restricted discretionary activity under this rule where compliance is not achieved with NOISE-R17 (1), shall be limited notified only to Christchurch International Airport Limited.
	Advisory Note <ul style="list-style-type: none"> Noise insulation calculations and verification shall be as follows: <ul style="list-style-type: none"> Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined. For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours Ldn and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours. <ul style="list-style-type: none"> If required by the District Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation. 	
NOISE-R18	Bedrooms in Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone	
Town Centre Zone Local Centre Zone	Activity status: PER Where: <ol style="list-style-type: none"> any bedroom that forms part of residential activity or visitor accommodation 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-MC ⁴² D1 - Noise NOISE-MD2 - Management of noise effects

⁴¹ KiwiRail [373.74].⁴² RMA Schedule 1 clause 16(2).

Neighbourhood Centre Zone Mixed Use Zone	<p>must achieve an external to internal noise reduction of not less than 35 dB D_{tr,2m,nT,w+Ctr};</p> <p>2. the external to internal noise reduction shall be assessed in accordance with ISO 16283-3:2016 Acoustics — Field measurement of sound insulation in buildings and of building elements — Part 3: Façade sound insulation and ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation;</p> <p>3. the indoor design sound level should be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels then an alternative means of ventilation shall be required within bedrooms that meets the ventilation requirements of the New Zealand Building Code.</p>	<p>NOISE-MD3 - Acoustic insulation</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule where compliance is not achieved with NOISE-R18 (1) to NOISE-R18 (3) is precluded from being publicly or limited notified.</p>
	<p>Advisory Note</p> <ul style="list-style-type: none"> D_{tr,2m,nT,w+Ctr} means the Weighted Standardised Level Difference of the external building envelope (including windows, walls, roof/ceilings and floors where relevant) and is a measure of the reduction in sound level from outside to inside a building. D_{tr,2m,nT,w+Ctr} is also known as the external sound insulation level. 	
NOISE-R19	Activities emitting noise not otherwise covered in NOISE-R1 to NOISE-R13	
	<i><u>This rule does not apply to recreational jet boating activity.</u></i> ⁴³	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p>1. the noise limits in Table NOISE-2 are met.</p>	<p>Activity status when compliance not achieved (where the activity exceeds the noise standards given in Table NOISE-2: Noise limits by less than 10 dB LAeq):</p> <p>RDIS</p>

⁴³ Jet Boating New Zealand [358.6].

		Matters of discretion are restricted to: NOISE-M ⁴⁴ C ⁴⁴ D1 - Noise Activity status when compliance not achieved (where the activity exceeds the noise standards given in Table NOISE-2: Noise limits by 10 dB LAeq or more): NC
NOISE-R20	Operation of frost control fans	
Rural Zones	Activity status: CON Where: <ol style="list-style-type: none"> noise from frost control fans measured at or within the notional boundary of any residential unit or minor residential unit, on a site of different ownership, shall not exceed 55 dB LAeq (10min), where: <ol style="list-style-type: none"> the noise level applies both to individual and cumulative noise from all frost control fans within 1km of the residential unit, and noise compliance shall be demonstrated by an acoustic report from a suitably qualified and experienced acoustic consultant; frost control fans shall not be located within: <ol style="list-style-type: none"> 300m of a residential unit or minor residential unit on a site of different ownership; or 1km of any Residential Zones; frost control fan use is limited to the period between bud burst and harvest; frost control fans shall only be operated in wind speeds up to 8km/hr and when the local air temperature is 2°C or less; operation for testing shall only take place between 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: NOISE-M ⁴⁶ C ⁴⁶ D1 - Noise

⁴⁴ RMA Schedule 1 clause 16(2).

⁴⁶ RMA Schedule 1 clause 16(2).

	7:30am and 6:00pm, Monday-Friday. Matters of control are restricted to: NOISE-MC ⁴⁵ D1 – Noise	
NOISE-RX	Noise sensitive activities near frost fans	
General Rural Zone Rural Lifestyle Zone	Activity status: CON <u>Where:</u> <u>1.Any new noise sensitive activity located on a separate site of different ownership within 1000m of any lawfully-established frost control fan must be designed and constructed to ensure that the noise level inside any bedroom of the dwelling will not exceed 30 dB LAeq with all fans operating at normal duty.</u> <u>2.Compliance with this standard must be demonstrated by the production of a design certificate from an appropriately qualified and experienced acoustic engineer. The design certificate must be based either on actual noise measurements with all fans operating at normal duty, or on an assumed noise level from any one frost fan, corrected for the number of fans present at the time.</u> Matters of control are restricted to: <u>NOISE-MC⁴⁷D1 - Noise</u> <u>NOISE-MD3 - Acoustic insulation</u>	Activity status when not achieved: RDIS Matters of discretion are restricted to: <u>NOISE-M⁴⁸C⁴⁹D1 - Noise</u> <u>NOISE-MD3 - Acoustic insulation⁵⁰</u>
NOISE-R21	Noise sensitive activities	
Timber Processing	Activity status: RDIS <u>Where:</u>	Activity status when compliance not achieved: N/A

⁴⁵ RMA Schedule 1 clause 16(2).

⁴⁷ RMA Schedule 1 clause 16(2).

⁴⁸ HortNZ [295.115].

⁴⁹ RMA Schedule 1 clause 16(2).

⁵⁰ HortNZ [295.115].

Noise Overlay⁵¹ HIZ⁵² Processing Noise Contour	1. <u>The activity is located within the Timber Processing Noise Overlay or the HIZ Processing Noise Contour⁵³</u> Matters of discretion are restricted to: NOISE-MC ⁵⁴ D1 - Noise NOISE-MD3 - Acoustic insulation	
NOISE-R22	Residential unit or minor residential unit	
Speedway Noise Contour	Activity status: NC Where: 1. the activity is located in the Speedway Noise Contour.	Activity status when compliance not achieved: N/A
NOISE-R23	Residential units, minor residential units or noise sensitive activities	
65 dBA Ldn Noise Contour for Rangiora Airfield	Activity status: PR Where: 1. the activity is located in the 65 dBA Ldn Noise Contour for Rangiora Airfield.	Activity status when compliance not achieved: N/A

Table NOISE-2 Noise limits

	Maximum noise level at or within the boundary¹ of any site receiving noise from the activity, where the site receiving noise is zoned		
	Daytime 7:00am-10:00pm	Night-time 10:00pm-7:00am	
Residential Zones	50 dB LAeq	40 dB LAeq	70 dB LAF(max)
Special Purpose Zone (Hospital), Special Purpose Zone (Pines Beach and Kairaki Regeneration), Special Purpose Zone (Kāinga Nohoanga)	50 dB LAeq	40 dB LAeq	70 dB LAF(max)
Local Centre Zone, Neighbourhood Centre Zone	60 dB LAeq	40 dB LAeq	70 dB LAF(max)
Open Space Zone, Sport and Active Recreation Zone, Special Purpose Zone (Kaiapoi Regeneration), Special Purpose Zone (Pegasus Resort)	55 dB LAeq	45 dB LAeq	75 dB LAF(max)
Town Centre Zone, Mixed Use Zone	60 dB LAeq	50 dB LAeq	80 dB LAF(max)

⁵¹ McAlpines [226.2]⁵² Daiken [145.66]⁵³ McAlpines [226.2]⁵⁴ RMA Schedule 1 clause 16(2).

Light Industrial Zone	65 dB LAeq	55 dB LAeq	
Large Format Retail Zone, General Industrial Zone	60 5 dB LAeq	50 5 ⁵⁵ dB LAeq	
Heavy Industrial Zone, <u>except as provided for in NOISE-R1</u> ⁵⁶	65 dB LAeq	55 dB LAeq	
Special Purpose Zone (Museum and Conference Centre)	65 dB LAeq	55 dB LAeq	
Rural Zones, Natural Open Space Zone ¹ For sites in Rural Zones the boundary is the notional boundary	50 dB LAeq	40 dB LAeq	65 dB LAF(max)

Noise standards

NOISE-S1	Ventilation
<ol style="list-style-type: none"> 1. <u>Habitable rooms for a residential activity, achieves the following requirements:</u> <ol style="list-style-type: none"> a. <u>provides mechanical ventilation which can operate continuously to satisfy clause G4 of the New Zealand Building Code; and</u> b. <u>provides at least 1 air change per hour, but no less than 7.5L/s per occupant; and</u> c. <u>provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u> d. <u>must not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser. The noise level must be measured after the system has cooled the rooms to the temperatures in (c.), or after a period of 30 minutes from the commencement of cooling (whichever is the lesser).</u> 2. <u>Alternatively, in lieu of NOISE-S1(1) above, a design verified by a suitably qualified and experienced person stating the design proposed will provide ventilation and internal space temperature controls to meet or exceed the outcomes described in NOISES1(1) a-d.</u>⁵⁷ 	<p><u>Activity status when compliance not achieved: N/A</u></p>

Advice Notes

⁵⁵ Woolworths [282.142].

⁵⁶ Daiken [145.27].

⁵⁷ KiwiRail [373.74]

NOISE-AN1	<ol style="list-style-type: none"> Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including excessive noise provisions of the RMA. National Environmental Standards operate in parallel to or in conjunction with the District Plan, including the NESPF. Section 98 of the NESPF regulates noise and vibration for forests greater than 1ha that has been planted specifically for commercial purposes and will be harvested.
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Matters of Control/Discretion

NOISE-MC⁵⁸D1	<p>Noise</p> <ol style="list-style-type: none"> Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment. Any effects on the health or well-being of persons living or working in the receiving environment, including effects on sleep, and the use and enjoyment of outdoor living areas. The location of the noise generating activity and the degree to which the amenity values of any residential activity may be adversely affected. The extent to which noise effects are received at upper levels of multi-level buildings. Any proposals to reduce or modify the characteristics of noise generation, including: <ol style="list-style-type: none"> reduction of noise at source; alternative techniques or machinery which may be available; insulation or enclosure of machinery; mounding, screen fencing/walls or landscape characteristics; and hours of operation. The adequacy of measures to address the adverse effects of noise on the natural character values of the coastal environment. Any adverse effects of noise on ecological values. The characteristics of the existing noise environment, and the character the objectives and policies of the zone are seeking to achieve. Any relevant standards, codes of practice or assessment methods based on recognised acoustic principles, including those which address the reasonableness of the noise in terms of community health and amenity values and/or sleep protection. For temporary military training activities, the extent to which compliance with noise standards has been demonstrated by a report prepared by a suitably qualified and experienced acoustic consultant.⁵⁹
NOISE-MD2	<p>Management of noise effects</p> <ol style="list-style-type: none"> The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. The extent and effectiveness of any indoor noise insulation. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise effects through other means, e.g. screening by other structures, or distance from noise sources.

⁵⁸ RMA Schedule 1 clause 16(2).

⁵⁹ New Zealand Defence Force [166.21].

	<ol style="list-style-type: none"> The ability to meet acoustic insulation requirements through alternative technologies or materials. The extent to which the provision of a report from an acoustic specialist provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future residents or occupiers. The reasonableness and effectiveness of any legal instrument to be registered against the title that is binding on the owner and the owner's successors in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.⁶⁰
NOISE-MD3	<p>Acoustic insulation <u>and ventilation</u></p> <ol style="list-style-type: none"> The extent to which a reduced level of acoustic insulation <u>and ventilation</u> may be acceptable due to mitigation of adverse noise effects through other means. The ability to provide effective acoustic insulation <u>and ventilation</u> through alternative technologies or materials. The extent to which the provision of a report from an acoustic <u>or ventilation</u> specialist which⁶¹ provides evidence that the level of acoustic <u>or ventilation</u> insulation ensures the amenity values, health and safety of present and future occupants or residents of the site. Any potential reverse sensitivity effects on other activities that may arise from residential accommodation or other noise sensitive activities that do not meet acoustic <u>or ventilation</u>⁶² insulation requirements necessary to mitigate any adverse effects of noise. The location of any nearby business or infrastructure activities and the degree to which any sensitive activities may be adversely affected. <u>The outcome of any consultation with Waka Kotahi NZ Transport Agency (for state highways) or KiwiRail (for rail).</u>⁶³
NOISE-MD4	<p>Helicopter noise</p> <ol style="list-style-type: none"> Assessment of noise in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas and the findings of that assessment.

Schedules

NOISE-SCHED1 – Construction Schedule⁶⁴

<u>Applicability</u>	
	<p><u>Construction requirements detailed in this appendix are only applicable where:</u></p> <ol style="list-style-type: none"> <u>The road(s) passing the building containing the noise sensitive activity has/have a posted speed limit of less than or equal to 60 km/hr,</u> <u>The building is a single level construction,</u> <u>The floor of the building is a reinforced concrete slab,</u> <u>No habitable room of the building is located less than 4.5 metres from the road boundary,</u>

⁶⁰ Christchurch International Airport Ltd [254.63].

⁶¹ Christchurch International Airport Ltd [254.64]

⁶² Kāinga Ora [325.149]

⁶³ Waka Kotahi [274.55], KiwiRail [373.74]

⁶⁴ Bellgrove Rangiora Ltd [408.27]

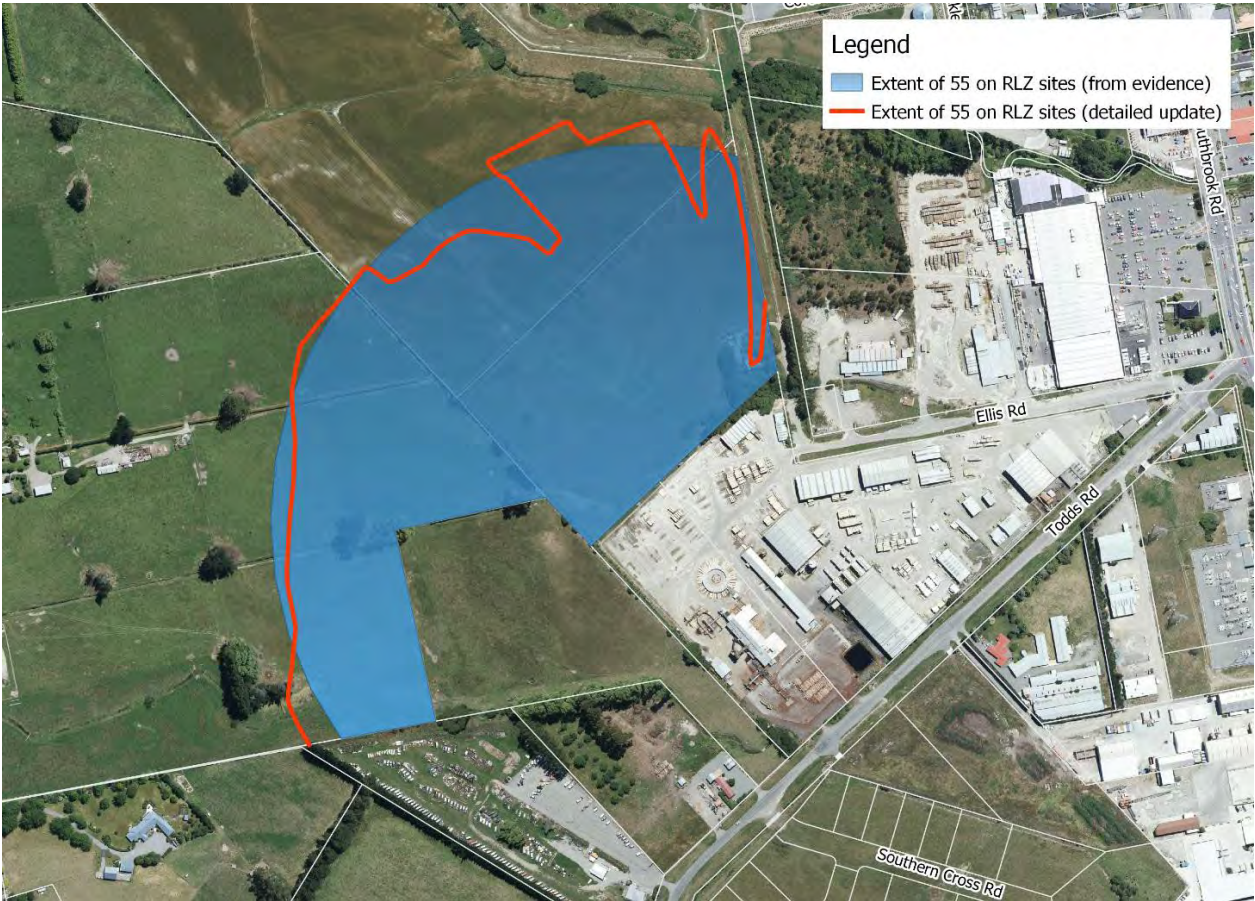
	<p>5. <u>The total area of glazing in any habitable room is no greater than 20% of the total area of external walls of that room.</u></p> <p>6. <u>The roof of the building is a standard timber truss design, with a pitch of not less than 15 degrees and horizontal ceiling. Ventilation of the roof space must only be via casual ventilation typical of the jointing, capping and guttering detail used in normal construction.</u></p> <p><u>In all other situations, a design report from a suitably qualified acoustics specialist is required.</u></p>
<u>Construction Options</u>	
<u>Exterior Walls Option 1</u>	<p><u>Exterior cladding of brick, Aerated Concrete or similar, with a surface mass not less than 27 kg/m².</u></p> <ul style="list-style-type: none"> • <u>Timber or steel framing of not less than 90 mm, with studs at 600 mm centres. A ventilated cavity is not required for noise control purposes under this option but is permissible, with or without a rigid air barrier,</u> • <u>Fibrous insulation of minimum R2.6. This includes fibreglass, polyester and wool, but does not include polystyrene or other foam sheet insulation products,</u> • <u>1 layer of 10 mm thick Standard Gib board or alternative gypsum board having a surface mass not less than 6 kg/m².</u>
<u>Exterior Walls Option 2</u>	<p><u>Exterior cladding of Profiled sheet steel not less than 0.4 mm thick, or profiled aluminium not less than 1.3 mm thick, or treated pine weatherboards not less than 19mm thick.</u></p> <ul style="list-style-type: none"> • <u>Battens forming a ventilated cavity not less than 18mm deep,</u> • <u>Rigid air barrier consisting of Plywood not less than 9 mm thick or Fibre Cement not less than 4 mm thick, or alternative sheet product having a surface mass not less than 5 kg/m².</u> • <u>Timber or steel framing of not less than 90 mm, with studs at 600 mm centres,</u> • <u>Fibrous insulation of minimum R2.6. This includes fibreglass, polyester and wool, but does not include polystyrene or other foam sheet insulation products,</u> • <u>2 layers of 10 mm thick Standard Gib board or alternative gypsum board, each layer having a surface mass not less than 6 kg/m².</u>
<u>Exterior Walls Option 3</u>	<p><u>Exterior cladding of Fibre Cement weatherboards, with a surface mass not less than 18 kg/m².</u></p> <ul style="list-style-type: none"> • <u>Battens forming a ventilated cavity not less than 18 mm deep,</u> • <u>Rigid air barrier consisting of Plywood not less than 7 mm thick or Fibre Cement not less than 4 mm thick, or alternative sheet product having a surface mass not less than 3.8 kg/m².</u> • <u>Timber or steel framing of not less than 90 mm, with studs at 600 mm centres,</u> • <u>Fibrous insulation of minimum R2.6. This includes fibreglass, polyester and wool, but does not include polystyrene or other foam sheet insulation products,</u> • <u>2 layers of 10 mm thick Standard Gib board or alternative gypsum board, each layer having a surface mass not less than 6 kg/m².</u>

Glazing and Exterior doors - All options	<ul style="list-style-type: none">• <u>Windows to consist of double glazing consisting of 2 layers of glass not less than 4 mm thick, separated by an airgap of not less than 12 mm, with full perimeter seals.</u>• <u>External doors to be either double glazed to the same standard as windows, or be a solid panel construction with a surface mass not less than 24 kg/m² and incorporating full perimeter seals.</u>
Roof – All Options	<ul style="list-style-type: none">• <u>Profiled metal roofing not less than 0.4 mm thick, in either sheet or tile form.</u>• <u>Fibrous insulation of minimum R6 within the ceiling cavity. This includes fibreglass, polyester and wool, but does not include polystyrene or other foam sheet insulation products.</u>• <u>2 layers of 13 mm Standard Gib board or alternative gypsum board, with each layer having a surface mass not less than 8 kg/m².</u>

Relevant planning map amendments

Rename the Timber Processing Noise Contour as the ‘HIZ Processing Noise Contour’. ⁶⁵

Insert the Timber Processing Noise Overlay, and apply to the McAlpine’s sawmill, to the red line extent of 55 on RLZ sites (detailed updated) in the following map



66

⁶⁵ Daiken [145.66]
⁶⁶ McAlpines Ltd [226.2]

Add a Road and Rail Noise Overlay to include:

- GIS data supplied by Waka Kotahi NZ Transport Agency
- For all other strategic and arterial roads:
 - a. 100-metre distance from “edge of seal” for roads with speed limits of greater than or equal to 70km/hr; and
 - b. 50 metres distance from “edge of seal” for roads with a posted speed limit of less than 70km/hr.⁶⁷
- 100m from the centre of any rail line.

Add a rail vibration alert layer as follows:

- Insert mapping overlay which identifies a 60m buffer on each side of the railway designation boundary.⁶⁸

Relevant definition amendments

- Amend the definition of 'construction work' to add:

" ...

for the avoidance of doubt, installation of a building includes the relocation and resitting of a building."

- The definition of noise sensitive activity be amended to read:

Noise sensitive activity

- a. *residential activities other than those in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008;*
- *educational ~~activities~~ facilities including pre-school places*⁶⁹ *or premises excluding training, trade training or other industry related training facilities;*
- *visitor accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;*
- *hospitals, healthcare facilities and any elderly persons housing or complex.*
- *marae and places of worship.*⁷⁰
- Add a definition of: Agricultural aviation activities:

“means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities, and; conservation activities for biosecurity, or biodiversity purposes; including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA’s). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV’s).”⁷¹

⁶⁷ Kainga Ora [325.149], KiwiRail [373.74], Waka Kotahi [275.55]

⁶⁸ KiwiRail [373.74]

⁶⁹ Ministry of Education [277.60]

⁷⁰ KiwiRail [373.6]

⁷¹ NZ Agricultural Aviation Association [310.1] consequential amendment

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 14

Hearing Stream 5 Part 2: District-wide matters – SIGN- Signs

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

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

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

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

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

1. Introduction

Report outline and approach

1. This is Report 14 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the SIGN – Signs Chapter and the submissions received on those provisions. The relevant provisions are:
 - Definitions
 - Objectives and Policies
 - Activity Rules
 - Sign Standards
 - Matters of Discretion.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to the SIGN chapter have been taken into account in our deliberations. In general, submissions in support of the

PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. There were over 93 original submission points from 17 submitters, as well as 41 further submission points from 7 further submitters, received on the Signs Chapter. All these submissions and further are outlined in the section 42A report.

Key issues

12. The key issues in contention on this chapter are as follows:
- (a) Off-site signs
 - (b) Off-site directional signs
 - (c) Temporary signs
 - (d) Transport safety.

3. Off-site signs

Overview

13. The Panel recommends amendments to SIGN-P3 in response to a submission, which is different to that recommended by the s42A report author, summarised as follows:

Provisions	Panel recommendations
SIGN-P3(1)	Amendments as recommended by the s42A reporting author, except retain 'managing' rather than replacing it with 'limiting' for the signs covered in clause 1.
SIGN-P4(5)((a)	Amend so that the clause reads "providing for such signs in Industrial and Commercial and Mixed Use Zones while managing their effect on other zones"

Amendment and Reasons

14. The submissions we consider further here are those by:

- (a) Go Media Ltd (Go Media)¹ seeks a defined term for ‘billboard’ and a rule framework for billboards (maximum area 18m²) distinguished from small off-site signs.
 - (b) Go Media² opposes SIGN-P1 as it does not enable off-site signs.
 - (c) Go Media³ opposes SIGN-P3 as it seeks to address transport safety by managing digital and off-site signs in relation to zones, rather than the transport environment.
 - (d) Go Media⁴ opposes SIGN-P4 as it discriminates against off-site signs disproportionately to their environmental effects.
 - (e) Ravenswood Developments Ltd (Ravenswood)⁵ seeks deletion of reference to ‘Commercial and Mixed Use Zones’ from SIGN-P4(5)(b) as the avoidance of off-signs is extreme.
 - (f) Go Media⁶ opposes SIGN-R7 and seeks a specific permitted activity rule for billboards within Industrial, Commercial or Mixed Use Zones.
 - (g) Waka Kotahi⁷ supports SIGN-R7 as off-site signs can compromise road safety.
 - (h) Ravenswood⁸ seeks SIGN-R7 be amended to provide for off-site signs as restricted discretionary activities within Commercial Zones.
 - (i) Go Media⁹ seeks amendment of the sign area and height limits within Table SIGN-S2 in SIGN-S2 to provide for billboards and other off-site signs.
15. The above submissions can be summarised as being a challenge by Go Media and by Ravenswood on what they consider is an overly restrictive approach in the PDP for off-site signs as opposed to on-site signs. In contrast, Waka Kotahi generally supported the restrictive approach as necessary to protect traffic safety, with a fundamental concern that off-site signs are a largely unnecessary source of distraction to motorists. The Council reporting team, including Ms Milosavljevic (s42A report author) and Mr Nicholson (urban designer) also had concerns at the effects on amenity arising from off-site signs, including the cumulative effects. Council’s traffic expert, Mr Binder, also generally supported Waka Kotahi’s concerns regarding the traffic safety effects of off-site signs.
16. Initially, the Panel was concerned to understand how small directional off-site signs (i.e. signs other than billboards) could have traffic safety effects significantly greater than the effects from on-site signs of the same dimensions, including signs that are simply directional signs. Accordingly the Panel directed expert conferencing to test whether the restrictive approach to off-site signs is warranted.
17. From the participants who actively engaged, we received joint witness statements (JWSs) from firstly the transport experts (Shane Binder for Council and Robert Swears

¹ 234.2

² 234.4

³ 234.5

⁴ 234.6

⁵ 347.18

⁶ 234.7

⁷ 275.67

⁸ 347.19

⁹ 234.8

from Waka Kotahi), and secondly from the planning experts (Ms Milosavljevic for Council, Stuart Pearson for Waka Kotahi, and Melanie Foote for Go Media).

18. Having considered all of the evidence from submitters, as well as the JWSs on this topic, the Panel concludes that:
 - (a) All advertising signs will cause some level of distraction, as it is generally their purpose to draw attention, and controls are necessary to optimise road user safety, particularly at locations where the demands on a road user attention are greatest, or where the consequences of road users making mistakes are greatest¹⁰.
 - (b) On-site signs are of a more essential nature in that they provide a wayfinding, locational, site specific function and contribute to the legibility of an area's activities.
 - (c) Off-site signs typically contain more generic advertising content, and do not have the same locational functionality as on-site signs, and the advertising content typically conveyed is available via other mediums.
19. For those reasons we agree with Mr Swears and with Mr Binder that a greater level of control is warranted for off-site signs, for traffic safety reasons alone.
20. The participants in JWS (Planning) all agreed that off-site signs located within Commercial and Mixed Use Zones and Industrial Zones, should be managed through a less restrictive approach than those within other zones given the character and lower amenity values in those zones, while non-complying activity status is an appropriate threshold for off-site signs located within Rural Zones, Residential Zones, Open Space Zones, and Special Purpose Zones.
21. Ms Milosavljevic, in her Final Reply Report, considered that restricted discretionary activity status is appropriate for off-site signs located within Commercial and Mixed Use Zones and Industrial Zones so effects on transport safety can be considered in the site specific context via a resource consent process given the complexity of, and potential for, transport safety effects. Mr Hugh Nicholson, urban designer expert reporting for Council, had not supported relaxing the activity status to restricted discretionary activity in these zones for amenity reasons. The other JWS (Planning) experts (Stuart Pearson and Melanie Foote) considered permitted activity status is appropriate within these zones.
22. On the evidence, we concur with Ms Milosavljevic that restricted discretionary activity status is appropriate for off-site signs in the Commercial and Mixed Use and Industrial Zones, and non-complying activity status in the other zones. We do not favour a permitted activity status as this would significantly increase the total area of signage within these zones, which could have resulting adverse effects on transport safety, as well as (somewhat lesser) effects on amenity values and character in those zones. Off-site signs may also have adverse effects when viewed from adjacent zones. Accordingly, as a consequential amendment, we recommend that the wording of

¹⁰ This was an agreed outcome from the JWS (Transport)

SIGN-P4(5)(a) be amended to read “providing for such signs in Industrial and Commercial and Mixed Use Zones while managing their effects on other zones”. We find that this is a clearer wording of the intent of this clause.

23. We also concur with the amendments to provisions recommended in the Final Reply Report, including amendments to:
 - (a) SIGN-P4(5) to take a more ‘providing for’ approach for these signs in industrial and commercial zones.
 - (b) SIGN-R7 to add an activity standard limiting only one off-site sign per site; and preclude temporary signs on the same site as off-site sign to reduce overall number of signs per site.
 - (c) SIGN-S2 to allow for larger off-site signs/billboards within the lower amenity Industrial and Large Format Retail zones.
 - (d) SIGN-MD2 to include consideration of the extent to which an off-site sign is visible from a Residential Zone; and an off-site sign’s contribution to cumulative effects in the context of existing and permissible signs.
24. Finally, in relation to SIGN-P3, while we agree with the intent, we do not agree with the recommended wording in the Final Reply Report for amendment to this policy. Ms Milosavljevic agreed with Go Media that transport safety is not a zone related issue thus its reference in transport safety policy SIGN-P3(3) is not appropriate, and we concur and support the change in wording in that respect. However, we do not consider there is scope from the Go Media submission to make the other amendments by replacing ‘managing’ with ‘limiting’ for the signs covered in clause 1. This is a matter that Council may wish to consider as part of a future plan change or review of the provisions.
25. Overall, we acknowledge the evidence¹¹ that this approach to off-site signs is overall more restrictive than in some other contemporary district plans; however, we have accepted the evidence of the transport experts and the urban design expert who recommend a restrictive approach to off-site signs, for the reasons outlined above. We also note that our recommended amendments to provisions are overall less restrictive than the notified provisions and would also allow for larger off-site signs in some lower amenity zones, as well as more tailored matters of discretion which may assist the opposing submitters at least in part.

4. Off-site directional signs

Overview

26. The Panel recommends deletion of SIGN-P1 and its replacement with a new policy in response to a submission, which is different to that recommended by the s42A report author, summarised as follows:

¹¹ As outlined in the Final Reply Report

Provisions	Panel recommendations
SIGN-P1	New restructured enabling policy which has no reference to off-site signs, and specifically addresses official signs, community signs and on-site signs

Amendment and Reasons

27. The submission we consider further here is that by Waka Kotahi¹², seeking deletion of off-site signs from SIGN-P1 and replacement of this with separate policies on official signs, community signs, and on-site signs. The submitter pointed to various issues with the notified policy, and the s42A report author agreed in principle with those concerns. Ms Milosavljevic recommended a replacement policy for official, community and on-site signs with an 'enabling' focus, and she also recommended that the reference to '*managing adverse effects*' is removed for all those signs.
28. We agree in principle with the recommended changes as far as they relate to (permitted) official signs. However, with respect to community signs and on-site signs, we do not consider the removal of 'managing adverse effects' is either within the scope of Waka Kotahi's submission or is warranted bearing in mind that those types of signs are controlled in the PDP in relation to potential effects.

5. Temporary signs

Overview

29. The Panel recommends an amendment to SIGN-P2 in response to a submission, which is different to that recommended by the s42A report author, summarised as follows:

Provisions	Panel recommendations
SIGN-P2	Amend to include the locational aspect of a temporary sign.

Amendment and Reasons

30. The submission we consider further here is that by Waka Kotahi¹³ seeking to include the location of a temporary sign as a relevant consideration. The s42A report author supported this as it would be consistent with the corresponding rule SIGN-R4 which does include standards that relate to the location of signs.
31. However, we do not consider there is scope within this submission point, or within submission point 275.61, to make further amendments to the policy as recommended in the Reply report by replacing the word 'managing' with 'limiting' and replacing 'maintain amenity values' with 'mitigate adverse effects on amenity values'. This may

¹² 275.6

¹³ 275.61

be a matter the Council wishes to consider as part of a future plan change or review of the provisions.

6. Other matters and consequential changes

32. The s42A report author advised the Panel, post hearing, of some errors in Reply Report.
33. In particular, the recommended amendments to Table SIGN-S2 (maximum number, area, and height of signs per site) had been incorrectly placed in the 'Any on site sign' row of the table instead of in the 'Any community signs' row.
34. In addition, an amendment is required to SIGN-S5 (Maximum number of freestanding signs) in order to address a conflict with SIGN-S2 as it relates to the maximum permitted number of freestanding signs.
35. These are considered consequential amendments in response to the submission by Tūhaitara Trust [113.6], which we have accepted. The amended provisions have been corrected accordingly.

7. Conclusion

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

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

Attendee	Speaker	Submitter No.
Council Reporting Officers	<ul style="list-style-type: none"> • Shelley Milosavljevic • Shane Binder • Hugh Nicholson 	N/A
Ravenswood Developments Limited	<ul style="list-style-type: none"> • Sarah Schulte 	347
Waka Kotahi	<ul style="list-style-type: none"> • Stuart Pearson • Robert Swears 	275, FS 110
Tabled evidence		
N/A	<ul style="list-style-type: none"> • N/A 	N/A

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

SIGN - Ngā tohu – Signs

Introduction

Signs support the economic and community well-being of the District by promoting commercial and temporary activities, directing, warning and informing the public. However, signs can cause a distraction or obstruction to road users and pedestrians; which is a particular issue for signs adjacent to a strategic or arterial road given traffic volumes. Signs can also create visual clutter and detract from the amenity values and character of an area, along with any landscape values, natural values or heritage values. This chapter provides for signs while managing adverse effects.

The Waimakariri District Council Signage Bylaw 2019 provides additional controls for signs located on Council-owned sites, primarily footpaths and road reserve, with the purpose of avoiding signs that create a nuisance or a danger to pedestrians or road users. Signs controlled by this bylaw are considered official signs.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to signs include:

- Light: this chapter contains standards for light spill and glare that apply to illuminated signs, including digital signs.
- Earthworks: this chapter contains provisions for the earthworks associated with the erection of a freestanding sign within a site or area of significance to Māori.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
SIGN-O1	Safety, well-being and amenity Signs provide for the District's economic and community well-being without compromising transport safety, character and amenity values, landscape values, natural values or heritage values.
Policies	
SIGN-P1	Enable specific signs <u>Support:</u> 1. the safe functioning of activities by enabling, while managing the effects of, official signs, off-site directional signs, and community signs; and 2. the economic viability and functionality of activities within Commercial and Mixed Use Zones and Industrial Zones by enabling, while managing the effects of, on-site signs.¹ <u>Enable:</u> 1. <u>official signs to support the safe functioning of activities;</u>

¹ Waka Kotahi [275.6 & 275.65]

	<p>2. <u>community signs to support community activities, while managing their adverse effects; and</u></p> <p>3. <u>on-site signs to support the economic viability and functionality of activities, while managing their adverse effects.</u>²</p>
SIGN-P2	<p>Temporary signs</p> <p>Provide for temporary signs relating to a temporary activity, real estate including subdivisions under development, and local elections while managing their <u>location</u>³, size, height, duration and number in order to maintain amenity values and transport safety.</p>
SIGN-P3	<p><u>Safe, efficient and effective transport system</u> <u>Transport safety</u>⁴</p> <p>Ensure signs do not adversely affect <u>the safe, efficient, and effective operation of the transport system, including transport safety by</u>⁵ causing a distraction or obstruction to road users and pedestrians by:</p> <ol style="list-style-type: none"> 1. managing <u>sign the</u>⁶ size, number, location, content, illumination, and design of signs;⁷ 2. limiting digital signs <u>and off site signs</u>⁸; and 3. managing off-site signs in Industrial Zones, and avoiding off-site signs in all other zones.⁹
SIGN-P4	<p>Amenity values and character</p> <p>Maintain the character and amenity values of zones by:</p> <ol style="list-style-type: none"> 1. limiting the size, height and the number of freestanding signs; 2. ensuring signs do not protrude above the roofline or fence line where attached to a building or fence; 3. limiting the height of signs on verandahs in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone; 4. limiting the extent of signs on windows in any Town Centre Zone; 5. limiting proliferation of off-site signs by: <ol style="list-style-type: none"> a. managing providing for^{10,11} such signs in Industrial <u>Zones and Commercial and Mixed Use Zones</u>^{12,13} <u>including while managing</u>^{14,15} the interface with non-industrial their effects on other^{16,17} zones; and b. avoiding such signs in any Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones; <u>and</u>^{18, 19} 6. limiting digital signs; and

² Waka Kotahi [275.6]

³ Waka Kotahi [275.61]

⁴ Waka Kotahi [275.62]

⁵ Waka Kotahi [275.62]

⁶ Waka Kotahi [275.64]

⁷ Go Media [234.5]

⁸ Waka Kotahi [275.64]

⁹ Go Media [234.5]

¹⁰ Go Media [234.6]

¹¹ Ravenswood Developments Ltd [347.18 & 347.19]

¹² Ravenswood [347.18]

¹³ Go Media [234.6]

¹⁴ Go Media [234.6]

¹⁵ Ravenswood Developments Ltd [347.18 & 347.19]

¹⁶ Go Media [234.6]

¹⁷ Ravenswood Developments Ltd [347.18 & 347.19]

¹⁸ Go Media [234.5]

¹⁹ Bellgrove Rangiora [408.28]

	7. avoiding permanent signs identifying a subdivision development to support the integration of new developments with surrounding areas.²⁰
SIGN-P5	Signs in sensitive areas Limit the type of signs: <ol style="list-style-type: none"> within, or adjacent to, any Natural Open Space Zone, ONL, ONF, SAL, HNC, VHNC, ONC, or natural character of scheduled freshwater body setback, in order to maintain their associated natural values, natural character values or landscape values; and within any historic heritage item or heritage setting in order to maintain their heritage values.

Activity Rules

SIGN-R1	Any official sign	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
SIGN-R2	Any internalised sign	
All Zones	Activity status: PER	Activity status when compliance not achieved: N/A
SIGN-R3	Any community sign	
All Zones	Activity status: PER Where: 1. SIGN-S1 to SIGN-S5 are met.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD3 - Heritage values SIGN-MD4 - Natural and landscape values
	Advisory Note <ul style="list-style-type: none"> Signs on historic heritage items shall not damage the item and sign fixing points shall be limited to the minimum necessary. 	
SIGN-R4	Any temporary sign	
All Zones	Activity status: PER Where:	Activity status when compliance not achieved: RDIS

²⁰ Bellgrove Rangiora [408.28]

	<ol style="list-style-type: none"> 1. <u>there shall be a maximum of one temporary sign per site at any one time;</u> 2. <u>any temporary sign promoting any temporary activity may be erected a maximum of six weeks prior to the first day of the temporary activity and shall be removed within one week of the temporary activity ending;</u> 3. <u>any temporary sign at any temporary activity shall be:</u> <ol style="list-style-type: none"> a. <u>at a temporary activity that is a permitted activity under TEMP-R9;</u> b. <u>in place for a maximum duration of that temporary activity as per TEMP-R9(1);</u> c. <u>located within the part of the site that is being used for the temporary activity;</u> 4. <u>any temporary sign relating to a local election may be erected a maximum of eight weeks prior to the election date and shall be removed by²¹ one week after²² the election date;</u> 5. <u>if located adjacent to a road with a speed limit greater than 60km/hr, any temporary sign shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</u> 6. <u>the temporary sign is not located within any natural character of scheduled freshwater body setback;</u> 7. <u>the temporary sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</u> 8. <u>SIGN-S1 to SIGN-S5 are met.</u> 1. there shall be a maximum of one type of temporary sign, as listed in (2)(a) to (2)(e) below, per site at any one time; and 2. the temporary sign shall be limited to one of the following: <ol style="list-style-type: none"> a. any sign promoting any temporary activity where: 	<p>Matters of discretion are restricted to:</p> <p>SIGN-MD1 - Transport safety</p> <p>SIGN-MD2 - Amenity values and character</p> <p>SIGN-MD4 - Natural and landscape values</p>
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²¹ Waka Kotahi [275.64]

²² Waka Kotahi [275.64]

	<p>i. the sign shall be erected a maximum of six weeks prior to the first day of the temporary activity;</p> <p>ii. the sign shall be removed within one week of the temporary activity ending;</p> <p>iii. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</p> <p>iv. the sign is not located within any natural character of scheduled freshwater body setback;</p> <p>v. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</p> <p>vi. SIGN-S1 to SIGN-S5 are met.</p> <p>b. any sign relating to any temporary activity where:</p> <p>i. the temporary activity is a permitted activity under TEMP-R9;</p> <p>ii. the sign is in place for a maximum duration of that temporary activity as per TEMP-R9(1);</p> <p>iii. the sign is located within the part of the site that is being used for the temporary activity;</p> <p>iv. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</p> <p>v. the sign is not located within any natural character of scheduled freshwater body setback;</p>	
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	<p>vi. the sign is not located within any ONE, ONL, SAL, HNC, VHNC or ONC; and</p> <p>vii. SIGN-S1 to SIGN-S5 are met.</p> <p>c. any real estate sign advertising the sale, lease or rent of a site where:</p> <p>i. SIGN-S1 to SIGN-S5 are met.</p> <p>d. any sign advertising a subdivision under development where:</p> <p>i. any sign is located on a site owned by the developer of the subdivision — development being advertised;</p> <p>ii. any sign shall only relate to a subdivision development that has an approved subdivision consent;</p> <p>iii. any sign shall be removed within two weeks of the completion of the sale of all the sites within that respective stage of the development that the sign relates to;</p> <p>iv. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, — pedestrian crossing, — or — permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; and</p> <p>v. SIGN-S1 to SIGN-S5 are met.</p> <p>e. any local election sign where:</p> <p>i. the sign shall be erected a maximum of eight weeks prior to the election date;</p> <p>ii. the sign shall be removed within one week of the election date;</p> <p>iii. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, — pedestrian crossing, — or — permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority;</p>	
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	iv. the sign is not located within any natural character of scheduled freshwater body setback; v. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONG; and vi. SIGN-S1 to SIGN-S5 are met. ²³	
	Advisory Note <ul style="list-style-type: none"> Local election signs are not permitted on District Council land or buildings as per the District Council Policy on Political Hoardings on Council Land and Buildings. 	
<u>SIGN-R5²⁴</u>	<u>Any real estate sign or subdivision sign²⁵</u>	
<u>All Zones</u>	<u>Activity status: PER</u> <u>Where:</u> <ol style="list-style-type: none"> <u>any real estate sign advertising the sale, lease or rent of a site shall meet SIGN-S1 to SIGN-S5;</u> <u>any sign advertising a subdivision under development shall:</u> <ol style="list-style-type: none"> <u>be located on a site owned by the developer of the subdivision development being advertised;</u> <u>relate to a subdivision development with an approved subdivision consent;</u> <u>be removed within two weeks of the completion of the sale of all the sites within that respective stage of the development that the sign relates to;</u> <u>if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; and</u> 	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>SIGN-MD1 - Transport safety</u> <u>SIGN-MD2 - Amenity values and character</u> <u>SIGN-MD4 - Natural and landscape values²⁷</u>

²³ Waka Kotahi [275.64]²⁴ Waka Kotahi [275.64]²⁵ Waka Kotahi [275.64]²⁷ Waka Kotahi [275.64]

	e. <u>meet SIGN-S1 to SIGN-S5.</u> ²⁶	
SIGN-R5²⁸	Any off-site directional sign²⁹	
All Zones³⁰	Activity status: PER Where: <ol style="list-style-type: none"> 1. there shall be a maximum of two off-site directional signs per business throughout the District; 2. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; 3. the sign is not located within any natural character of scheduled freshwater body setback; 4. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC; and 5. SIGN-S1 to SIGN-S5 are met.³¹ 	Activity status when compliance not achieved: NC³²
SIGN-R6	Any on-site sign	
	<i>This rule does not apply to any community signs provided for under SIGN-R3.</i>	
Residential Zones Commercial and Mixed Use Zones Rural Zones Industrial Zones Open Space and Recreation Zones	Activity status: PER Where: <ol style="list-style-type: none"> 1. the sign is not located within any natural character of scheduled freshwater body setback if greater than 6m²; 2. the sign is not located within any ONF, ONL, SAL, HNC, VHNC or ONC if greater than 6m²; and 3. SIGN-S1 to SIGN-S5 are met. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity values and character SIGN-MD4 - Natural and landscape values

²⁶ Waka Kotahi [275.64]²⁸ Waka Kotahi [275.65]²⁹ Waka Kotahi [275.65]³⁰ Waka Kotahi [275.65]³¹ Waka Kotahi [275.65]³² Waka Kotahi [275.65]

Special Purpose Zone (Pines Beach and Kairaki Regeneration) Special Purpose Zone (Museum and Conference Centre) Special Purpose Zone (Kāinga Nohoanga) Special Purpose Zone (Pegasus Resort) <u>Special Purpose Zone (Rangiora Airfield)</u> ³³		
Special Purpose Zone (Hospital)	Activity status: PER	Activity status when compliance not achieved: N/A
SIGN-R7	Any off-site sign	
Industrial Zones <u>Commercial and Mixed Use Zones</u> ^{34,35}	Activity status: RDIS Where: 1. the off-site sign shall be set back a minimum of 20m from: a. any adjoining zone boundary of <u>Commercial and Mixed Use Zones</u> ^{36,37} , Rural Zones, any Residential Zones, any Open Space and Recreation Zones, Special Purpose Zones; b. any natural character of scheduled freshwater body setback; c. any ONF, ONL, SAL, HNC, VHNC or ONC; 2. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 200m from any intersection, pedestrian crossing, or permanent	Activity status when compliance not achieved: NC

³³ Daniel Smith [10.1]³⁴ Ravenswood Developments Ltd [347.19]³⁵ Go Media Ltd [234.7]³⁶ Ravenswood Developments Ltd [347.19]³⁷ Go Media Ltd [234.7]

	<p>regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority; and</p> <p>3. SIGN-S1 to SIGN-S5 are met;</p> <p>4. <u>there shall be a maximum of one off-site sign per site; and</u></p> <p>5. <u>there shall be no temporary sign(s) located on site.</u>^{38,39}</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD1 - Transport safety</p> <p>SIGN-MD2 - Amenity values and character</p>	
<p>Commercial and Mixed Use Zones^{40,41}</p> <p>Rural Zones</p> <p>Residential Zones</p> <p>Open Space and Recreation Zones</p> <p>Special Purpose Zone (Pines Beach and Kairaki Regeneration)</p> <p>Special Purpose Zone (Kāinga Nohoanga)</p> <p>Special Purpose Zone (Hospital)</p> <p>Special Purpose Zone (Pegasus Resort)</p> <p>Special Purpose Zone (Museum and Conference Centre)</p> <p><u>Special Purpose Zone (Rangiora Airfield)</u>⁴²</p>	Activity status: NC	Activity status when compliance not achieved: N/A

³⁸ Ravenswood Developments Ltd [347.19]

³⁹ Go Media Ltd [234.7]

⁴⁰ Ravenswood Developments Ltd [347.19]

⁴¹ Go Media Ltd [234.7]

⁴² Daniel Smith [10.1]

SIGN-R8	Any sign other than a community sign fixed on a historic heritage item or within a historic heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: RDIS Matters of discretion are restricted to: SIGN-MD1 - Transport safety SIGN-MD2 - Amenity and character SIGN-MD3 - Heritage values	Activity status when compliance not achieved: N/A
	Advisory Note <ul style="list-style-type: none"> Signs shall not damage any historic heritage item and sign fixing points shall be limited to the minimum necessary. 	
SIGN-R9⁴³	Any subdivision development entrance sign⁴⁴	
All Zones⁴⁵	Activity status: NC⁴⁶	Activity status when compliance not achieved: N/A⁴⁷

Sign Standards

SIGN-S1 - Transport safety		
1. Any sign, other than a transport sign or signal⁴⁸ , shall: <ol style="list-style-type: none"> not have movable parts, including captive blimps or balloons, but excluding flags and banners; not have contain flashing or revolving <u>or intermittently illuminated⁴⁹</u> lights; not be reflective upon exposure to artificial light; not have sound effects; 	Activity status when compliance not achieved: NC Matters of discretion are restricted to: SIGN-MD1 - Transport safety	

⁴³ Bellgrove Rangiora [408.29]

⁴⁴ Bellgrove Rangiora [408.29]

⁴⁵ Bellgrove Rangiora [408.29]

⁴⁶ Bellgrove Rangiora [408.29]

⁴⁷ Bellgrove Rangiora [408.29]

⁴⁸ Waka Kotahi [275.68]

⁴⁹ Waka Kotahi [275.68]

<p>e. not resemble a transport sign <u>an official sign used for transport purposes</u>⁵⁰ or <u>traffic</u>⁵¹ signal;</p> <p>f. not be located in a position that impairs a road user's view of any transport sign <u>official sign used for transport purposes</u>⁵² or <u>traffic</u>⁵³ signal;</p> <p>g. not overhang the road reserve of a State Highway; or</p> <p>h. not obstruct the movement of any pedestrian, motorist, or cyclist;</p> <p>i. not be located within any road corridor;</p> <p>j. comply with the following minimum lettering sizes in Table SIGN-1 where visible from a strategic road or arterial road with the following speed limits; and</p> <p>k. <u>have a maximum of 12 elements</u>.⁵⁴</p>	
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Table SIGN-1: Minimum lettering sizes

Regulatory speed limit of adjoining road	Business / property name	Main message	Secondary message
km/hr	Minimum lettering height (mm)		
<u>50</u> ⁵⁵	<u>100</u> ⁵⁶	<u>150</u> ⁵⁷	<u>75</u> ⁵⁸
<u>60</u> ⁵⁹	<u>125</u> ⁶⁰	<u>175</u> ⁶¹	<u>90</u> ⁶²
70	150	200	100
80	175	250	125

⁵⁰ Waka Kotahi [275.68]⁵¹ Waka Kotahi [275.68]⁵² Waka Kotahi [275.69]⁵³ Waka Kotahi [275.68]⁵⁴ Waka Kotahi [275.62]⁵⁵ Waka Kotahi [275.68]⁵⁶ Waka Kotahi [275.68]⁵⁷ Waka Kotahi [275.68]⁵⁸ Waka Kotahi [275.68]⁵⁹ Waka Kotahi [275.68]⁶⁰ Waka Kotahi [275.68]⁶¹ Waka Kotahi [275.68]⁶² Waka Kotahi [275.68]

100	200	300	150
SIGN-S2 - Maximum number, area, and height of signs per site			
1. Refer to Table SIGN-2 below.		Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SIGN-MD1 - Traffic safety SIGN-MD2 - Amenity values and character	

Table SIGN-S2: Signs standards - Maximum number, sign display area and height of signs per site

Type of sign	Rule reference Applicable zone	Maximum number of signs	Maximum sign display area	Maximum height
Any community sign	SIGN-R3 All Zones	Freestanding signs: Two community signs per site <u>or 2 signs per 1ha of site, whichever is greater</u> . ⁶³ Signs on structures: Refer to area limit.	Freestanding signs: Maximum sign display area of 6m ² . Signs on structures: Maximum sign display area of 0.6m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign <u>advertising promoting</u> ⁶⁴ any temporary activity	SIGN-R4 All Zones	Either freestanding sign and/or sign on structure: Two signs <u>for temporary activities</u> ⁶⁵ per site.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).

⁶³ Tūhaitara Trust [113.6]⁶⁴ Waka Kotahi [275.64 & 275.69]⁶⁵ Waka Kotahi [275.64 & 275.69]

				Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign relating to any at a ⁶⁶ temporary activity	SIGN-R4 All Zones	Either freestanding sign and/or sign on structure: Unlimited.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 8m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any temporary sign for real estate, advertising the sale, lease or rent of a site ⁶⁷	SIGN-R4 All Zones ⁶⁸	Either freestanding signs and/or signs on structures: Two real estate signs advertising the sale, lease or rent of a site per road boundary per site. ⁶⁹	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 2.2m². ⁷⁰	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2). ⁷¹
Any temporary sign advertising	SIGN-R4	Either any freestanding sign or	Either any freestanding sign or	Maximum height of freestanding sign

⁶⁶ Waka Kotahi [275.64 & 275.69]⁶⁷ Waka Kotahi [275.64 & 275.69]⁶⁸ Waka Kotahi [275.64 & 275.69]⁶⁹ Waka Kotahi [275.64 & 275.69]⁷⁰ Waka Kotahi [275.64 & 275.69]⁷¹ Waka Kotahi [275.64 & 275.69]

a subdivision under development⁷²	All Zones⁷³	sign on structure: One sign advertising a subdivision under development per road frontage per site.⁷⁴	sign on structure: maximum sign display area of 18m².⁷⁵	when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).⁷⁶
Any temporary sign <u>relating to</u> for⁷⁷ a local election	SIGN-R4 All Zones	Either freestanding signs and/or signs on structures: Three local election signs per site.	Each freestanding sign and/or sign on structure shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 2m Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
<u>Any real estate sign</u> or <u>subdivision sign⁷⁸</u>	<u>SIGN-R5</u> <u>All Zones⁷⁹</u>	<u>Either any freestanding sign or sign on structure:</u> <u>One sign advertising a subdivision under development per</u>	<u>Either any freestanding sign or sign on structure:</u> <u>Signs advertising a subdivision under development - maximum sign</u>	<u>Maximum height of freestanding sign advertising a subdivision under development when measured from ground level: 3m.</u>

⁷² Waka Kotahi [275.64 & 275.69]

⁷³ Waka Kotahi [275.64 & 275.69]

⁷⁴ Waka Kotahi [275.64 & 275.69]

⁷⁵ Waka Kotahi [275.64 & 275.69]

⁷⁶ Waka Kotahi [275.64 & 275.69]

⁷⁷ Waka Kotahi [275.64 & 275.69]

⁷⁸ Waka Kotahi [275.64 & 275.69]

⁷⁹ Waka Kotahi [275.64 & 275.69]

		<u>road frontage per site.</u> <u>Two real estate signs advertising the sale, lease or rent of a site per road boundary per site.</u> ⁸⁰	<u>display area of 18m².</u> <u>Signs advertising the sale, lease or rent of a site - maximum sign display area of 2.2m².</u> ⁸¹	<u>Maximum height of freestanding sign advertising the sale, lease or rent of a site when measured from ground level: 2m.</u> <u>Signs on buildings or structures:</u> <u>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u> <u>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</u> ⁸²
Any off-site directional sign ⁸³	SIGN-R5 All Zones ⁸⁴	Either freestanding sign or sign on structure: One off-site directional sign per site. ⁸⁵	Either freestanding sign and/or sign on structure shall have maximum sign display area of 0.6m². ⁸⁶	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2). ⁸⁷
Any on-site sign	SIGN-R6 Town Centre Zone	Freestanding signs: There shall be a maximum of one	Any freestanding sign shall have a	Maximum height of freestanding sign

⁸⁰ Waka Kotahi [275.64 & 275.69]⁸¹ Waka Kotahi [275.64 & 275.69]⁸² Waka Kotahi [275.64]⁸³ Waka Kotahi [275.65]⁸⁴ Waka Kotahi [275.65]⁸⁵ Waka Kotahi [275.65]⁸⁶ Waka Kotahi [275.65]⁸⁷ Waka Kotahi [275.65]

		<p>freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>maximum sign display area of 6m². All signs on structures shall have a maximum sign display area (m²) of 1m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.</p>	<p>when measured from ground level: 6m</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p> <p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign within any Town Centre Zone on a window of a structure shall not cover more than 20% of the window or 5m², whichever is lesser (refer to Figure SIGN-3).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of 1.2m and shall not overhang the edge of the verandah (refer to Figure SIGN-4).</p>
	SIGN-R6 Local Centre Zone Mixed Use Zone	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-</p>	<p>Any freestanding sign: maximum sign display area 6m². All signs on structures shall have a maximum sign display area (m²) of 1m x length (m) of primary building frontage length, including</p>	<p>Maximum height of freestanding sign when measured from ground level: 6m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p>

		<p>site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>any signs attached to any verandah that overhangs road reserve.</p>	<p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of 1.2m and shall not overhang the edge of the verandah (refer to Figure SIGN-4).</p>
SIGN-R6 Neighbourhood Centre Zone	<p>Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two.</p> <p>Signs on structures: Refer to area limit.</p>	<p>Any freestanding sign: maximum sign display area 3m².</p> <p>All signs on structures shall have a maximum sign display area (m²) of 0.5m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.</p>	<p>Maximum height of freestanding sign when measured from ground level: 3m.</p> <p>Signs on buildings or structures:</p> <p>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</p> <p>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</p> <p>Any sign attached to the face of a verandah shall be a maximum height of 0.5m (refer to Figure SIGN-4).</p> <p>Any sign attached to the top of a verandah shall be a maximum height of 1.2m and shall not overhang the edge of the verandah</p>	

				(refer to Figure SIGN-4).
SIGN-R6 All Industrial Zones Large Format Retail Zone Special Purpose Zone (Museum and Conference Centre) Special Purpose Zone (Pegasus Resort) Sport and Active Recreation Zone	Freestanding signs: There shall be a maximum of one freestanding on-site sign facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum number of freestanding on-site signs facing each road boundary shall be two. Signs on structures: Refer to area limit.	Any freestanding sign: maximum sign display area 12m ² . All signs on structures shall have a maximum sign display area (m ²) of 1.5m x length (m) of primary building frontage length, including any signs attached to any verandah that overhangs road reserve.	Maximum height of freestanding sign when measured from ground level: 7.5m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).	
SIGN-R6 All Residential Zones Special Purpose Zone (Pines Beach and Kairaki Regeneration)	One on-site sign, either a freestanding sign or a sign on structure, facing each road boundary per site.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 0.6m ² .	Maximum height of freestanding sign when measured from ground level: 2m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).	
SIGN-R6 All Rural Zones Special Purpose Zone (Kāinga Nohoanga)	One on-site sign, either a freestanding sign or sign on structure, facing any road boundary per site; unless the road boundary is greater than 200m in length then the maximum	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of	

		number of on-site signs facing each road boundary shall be two.		that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
	SIGN-R6 Natural Open Space Zone Open Space Zone	Freestanding signs: There shall be a maximum of two freestanding signs per 1ha of site. Signs on structures: There shall be a maximum of two signs per structure.	Any freestanding sign: Maximum sign display area of 6m ² . Signs on structures: Maximum sign display area of 3m ² .	Maximum height of freestanding sign when measured from ground level: 3m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
Any off-site sign	SIGN-R7 All Industrial Zones <u>Large Format Retail Zone</u> ⁸⁸	Freestanding signs: There shall be a maximum of one per site. Signs on structures: There shall be a maximum of one per site.	Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of <u>12.56</u> ⁸⁹ m ² .	Maximum height of freestanding sign when measured from ground level: <u>7.53</u> ⁹⁰ m. Signs on buildings or structures: Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1). Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).
	SIGN-R7	<u>Freestanding signs: There shall be a</u>	<u>Each sign, either a freestanding sign</u>	<u>Maximum height of freestanding sign</u>

⁸⁸ Ravenswood Developments Ltd [347.19]⁸⁹ Ravenswood Developments Ltd [347.19]⁹⁰ Ravenswood Developments Ltd [347.19]

	<u>Neighbourhood Centre Zone</u> <u>Local Centre Zone</u> <u>Mixed Use Zone</u> <u>Town Centre Zone</u> ^{91,92}	<u>maximum of one per site.</u> <u>Signs on structures: There shall be a maximum of one per site.</u> ^{93,94}	<u>and/or sign on structure, shall have a maximum sign display area of 6m².</u> ^{95,96}	<u>when measured from ground level: 3m.</u> <u>Signs on buildings or structures:</u> <u>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u> <u>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</u> ^{97,98}
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Figure SIGN-1: Signs on buildings shall not protrude above façade of building

⁹¹ Ravenswood Developments Ltd [347.19]

⁹² Go Media Limited [234.7 and 234.8]

⁹³ Ravenswood Developments Ltd [347.19]

⁹⁴ Go Media Limited [234.7 and 234.8]

⁹⁵ Ravenswood Developments Ltd [347.19]

⁹⁶ Go Media Limited [234.7 and 234.8]

⁹⁷ Ravenswood Developments Ltd [347.19]

⁹⁸ Go Media Limited [234.7 and 234.8]

Signs on buildings shall not protrude above facade of building

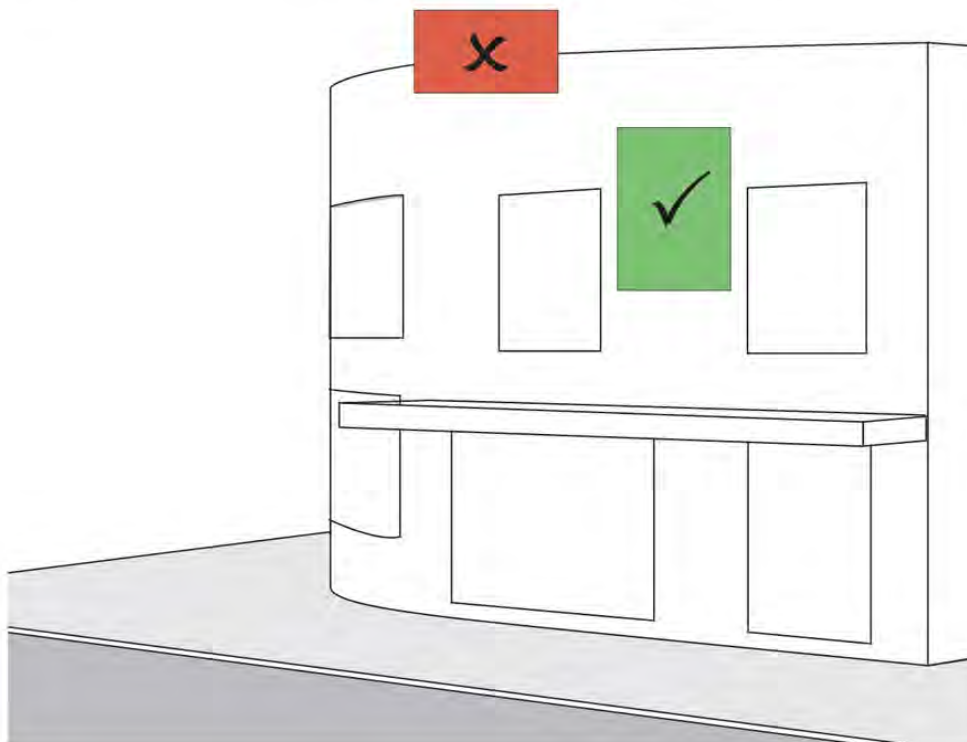


Figure SIGN-2: Signs on fences shall not protrude above height of fence

Signs on fences shall not protrude above height of fence

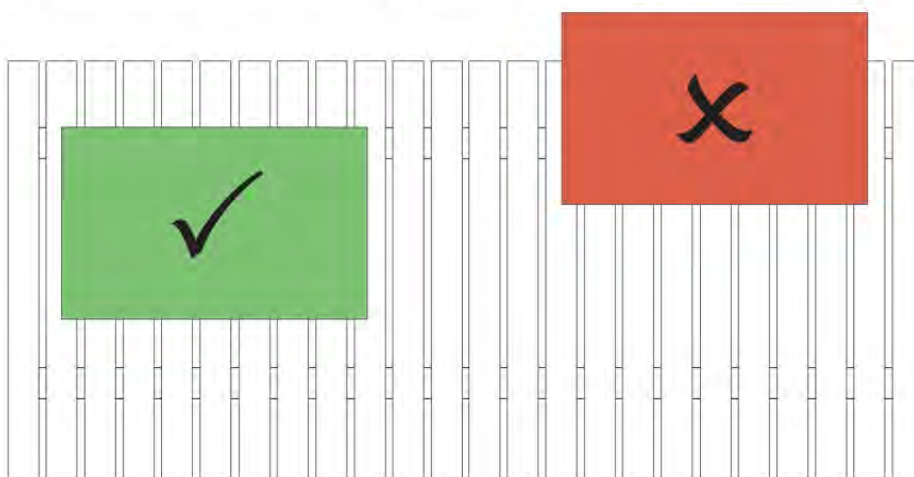
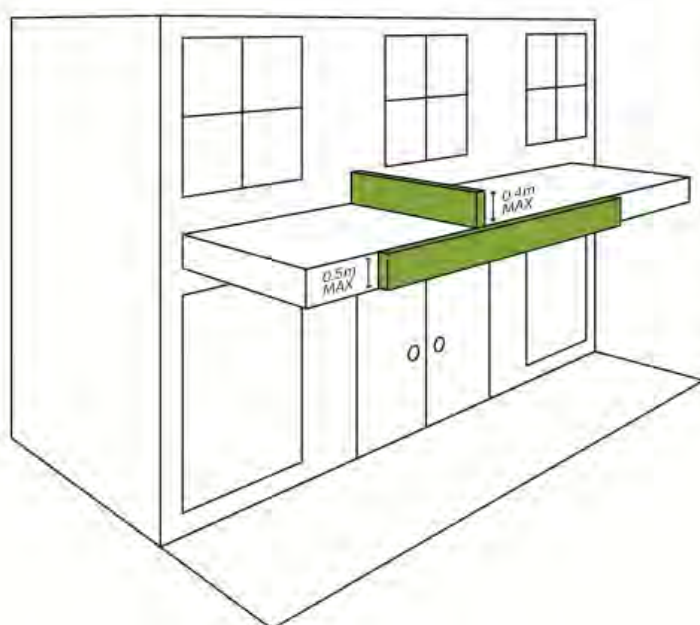


Figure SIGN-3: Signs on windows in any Town Centre Zone

Signs on windows in town centre zones

**Figure SIGN-4: Signs on verandahs in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone**



Any sign on the top of a verandah in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, or Mixed Use Zone shall be a **maximum height of 0.4m**

Any sign on the face of a verandah in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, or Mixed Use Zone shall be a **maximum height of 0.5m**

SIGN-S3 - Digital

1. The digital sign shall only be located within any Commercial and Mixed Use Zones, Industrial Zones, Sport and Active Recreation Zone, Special Purpose Zone (Museum and Conference Centre), Special Purpose Zone (Hospital), Special Purpose Zone (Kaiapoi Regeneration), or Special Purpose Zone (Pegasus Resort);
2. The digital sign shall have a maximum sign display area of 3m² per site;
3. There shall be a maximum of one digital sign per site;
4. The digital sign shall display static images or messages only;
- ~~5. The digital sign shall display maximum of two different images or messages within a 24 hour period;⁹⁹~~
5. The display time for each image or message on the digital sign shall be a minimum of two minutes unless located within any Mixed Use

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

- SIGN-MD1 - Transport safety
- SIGN-MD2 - Amenity values and character

⁹⁹ Go Media [234.9]

<p><u>Zone, or within 50m of any Residential Zone, in which case the display time during 10:30pm to 6:30am shall be and 15 minutes one hour</u>;¹⁰⁰</p> <p>6. <u>Transitions between still images shall be via a cross-dissolve of 0.5 seconds. There shall be no other transitions between still images</u>;¹⁰¹</p> <p>7. <u>The screen shall incorporate lighting control to adjust brightness in line with ambient light levels</u>.¹⁰²</p> <p>8. The digital sign shall be operated with a fail-safe feature where in the event of a malfunction, the images or messages will be replaced by a solid black colour until the malfunction is resolved;</p> <p>9. The digital sign shall not be located within any natural character of scheduled freshwater body setback;</p> <p>10. The digital sign shall not be located within any ONF, ONL, SAL, HNC, VHNC or ONC; and</p> <p>11. The digital sign shall be set back a minimum of 20m from any Residential Zones, Rural Zones, Open Space Zone, Natural Open Space Zone, any natural character of scheduled freshwater body setback, ONL, ONF, SAL, HNC, VHNC, or ONC.</p>	
<p>Advisory Note</p> <ul style="list-style-type: none"> The digital sign shall be required to meet the limits for light spill and glare in the Light Chapter. 	
<p>SIGN-S4 - Setbacks for freestanding signs</p>	
<p>1. Any freestanding sign greater than 6m² shall be set back a minimum of 20m from any:</p> <ol style="list-style-type: none"> adjoining zone boundary of any Natural Open Space Zone; natural character of scheduled freshwater body setback; ONL; ONF; SAL; HNC; VHNC; or ONC. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD4 - Natural and landscape values</p>
<p>SIGN-S5 - Maximum number of freestanding signs</p>	
<p>1. The maximum number of freestanding signs per site at any one time shall be three <u>(excluding temporary signs at a temporary activity¹⁰³, community signs, or on-site signs within Natural Open Space Zones and</u></p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>SIGN-MD1 - Transport safety</p> <p>SIGN-MD2 - Amenity values and character</p>

¹⁰⁰ Go Media [234.9]

¹⁰¹ Waka Kotahi [275.70]

¹⁰² Waka Kotahi [275.70]

¹⁰³ Waka Kotahi [275.64]

Open Space Zones.¹⁰⁴

Advice Notes

SIGN-AN1	<p>Signs may also be subject to applicable requirements within other legislation or documents, including the following:</p> <ol style="list-style-type: none"> 1. Waimakariri District Council Signage Bylaw 2019 - applies to signs located within District Council owned land including District Council road reserve including footpaths, District Council parks and reserve, District Council owned buildings or structures; 2. Waimakariri District Council Parking Bylaw 2019 - controls parking on all District Council roads or areas under the care, control or management of the District Council and includes a clause restricting advertising on the road; 3. Waimakariri District Council Reserve Management Plans; 4. Waimakariri District Council Policy on Business Zone 1 & 2 Public Places Policy 2018 (S-CP 0445) additional controls for signs on footpaths and accessways within Business 1 & 2 Zones; 5. Waka Kotahi NZ Transport Agency manages signs on State Highway road reserve. Attention should be given to 'Bylaw 2010 New Zealand Transport Agency (Signs on State Highways) Bylaw' for signs located within State Highway Road Reserve. It is also noted that Waka Kotahi NZ Transport Agency may have an interest in any application for a sign that is visible from a State Highway; 6. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 manages the size and area of signs on a transmission line support structure of an existing transmission line to identify the structure or its owner, or to help with safety or navigation; 7. An Archaeological Authority from Heritage New Zealand Pouhere Taonga Act 2014; 8. Waimakariri District Council Policy on Political Hoardings on Council Buildings and Land (S-CP 4460) precludes election signs (general or local body elections) on District Council land or buildings; and¹⁰⁵ 9. Electoral (Advertisements of a Specified Kind) Regulations 2005 and Electoral Act 1993; and 10. <u>NZEC 34:2001 - New Zealand Electricity Code of Practice for Electricity Safe Distances applies to signs located in the vicinity of electricity lines.</u>¹⁰⁶
SIGN-AN2	The rules in the Light Chapter apply to any illuminated sign, including any digital sign.

Matters of Discretion

SIGN-MD1	<p>Transport safety</p> <ol style="list-style-type: none"> 1. The extent to which the sign's size, location, design, content, illumination, and any digital <u>operation, including</u>¹⁰⁷ transitions, could adversely affect <u>the safe, efficient,</u>
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¹⁰⁴ Tūhaitara Trust [113.6]

¹⁰⁵ Transpower [195.109]

¹⁰⁶ Transpower [195.109]

¹⁰⁷ Waka Kotahi [275.72]

	<p><u>and effective operation of the transport¹⁰⁸ system transport safety¹⁰⁹, including causing cause¹¹⁰ confusion, distraction or an obstruction to any road user.</u></p> <p>2. The complexity and sensitivity of the receiving environment.</p>
SIGN-MD2	<p>Amenity values and character</p> <p>1. The extent to which the sign's size, height, location, design, illumination and any digital transitions would <u>affect^{111,112}</u>:</p> <ol style="list-style-type: none"> <u>affect^{113,114}</u> the character, form, or function of the site and the surrounding area; and <u>affect^{115,116}</u> the amenity values of the site and surrounding sites, including for the occupants of these surrounding sites; and <u>be visible from any Residential Zone(s) and therefore affect their amenity values^{117,118}</u>. <p>2. The extent to which the sign would create visual clutter <u>or cumulative effects¹¹⁹</u> when combined with existing signs on the site or on adjoining sites, <u>along with any signs that could be established as a permitted activity^{120,121}</u>.</p> <p>3. The extent to which the sign would detract from the integration of new subdivision developments with their surrounding areas.</p>
SIGN-MD3	<p>Heritage values</p> <ol style="list-style-type: none"> The extent to which the sign would detract from the heritage values of the historic heritage item. The extent to which the design of the sign complements the historic heritage item. The extent to which the means of fixing the sign will adversely affect the heritage values of the historic heritage item.
SIGN-MD4	<p>Natural and landscape values</p> <ol style="list-style-type: none"> The extent to which the sign would detract from the natural and landscape values of the Natural Open Space Zone, ONL, ONF, SAL, HNC, VHNC, ONC, or natural character of scheduled freshwater body setback.

Relevant definition amendments

COMMUNITY SIGN

means any sign associated with one or more of the following purposes:

- naming or interpretation of any listed historic heritage item either within its applicable historic heritage setting or affixed to the historic heritage item;

¹⁰⁸ Waka Kotahi [275.72]

¹⁰⁹ Waka Kotahi [275.72]

¹¹⁰ Waka Kotahi [275.72]

¹¹¹ Ravenswood Developments Ltd [347.19]

¹¹² Go Media Ltd [234.7]

¹¹³ Ravenswood Developments Ltd [347.19]

¹¹⁴ Go Media Ltd [234.7]

¹¹⁵ Ravenswood Developments Ltd [347.19]

¹¹⁶ Go Media Ltd [234.7]

¹¹⁷ Ravenswood Developments Ltd [347.19]

¹¹⁸ Go Media Ltd [234.7]

¹¹⁹ Ravenswood Developments Ltd [347.19]

¹²⁰ Ravenswood Developments Ltd [347.19]

¹²¹ Go Media Ltd [234.7]

- b. providing information about the historic occupation or use of a site and area of significance to Māori and their associated values as wāhi tapu/wāhi taonga, ngā tūrangā tupuna or ngā wai;
- c. township identification;
- d. community group information noticeboard managed by Waimakariri District Council;
- e. international Symbol of Access;
- f. Council owned public parking locations or public amenities;
- g. hunter, angler access or recreational user access, public park use or interpretation¹²² managed by Te Kōhaka o Tūhaitara Trust,¹²³ Fish & Game New Zealand, Department of Conservation, Canterbury Regional Council or Waimakariri District Council; or
- h. customary access or relating to a rāhui.

ELEMENTS

in relation to sign content shall be calculated as follows:

- i. Each word, an email address, a website URL or phone number = 1 element each;
- ii. An image = 4 elements; and
- iii. A logo = 1 element.¹²⁴

LOCAL ELECTION SIGN

means:

- a. any sign that has the purpose of encouraging or persuading voters to vote for a particular party or candidate for a local election; or
- any sign that has the purpose of increasing awareness of how, when or where people can participate in local elections.¹²⁵

OFF-SITE DIRECTIONAL SIGN

means any sign limited to directional related words or symbols along with the name of the activity only that is located on a site that is not where the activity is occurring.¹²⁶

OFF-SITE SIGN

means any sign that does not relate to an activity occurring on the site on which the sign is located.

It excludes any official sign, community sign, off-site directional sign,¹²⁷ or temporary sign.

It includes signs connected to a parked trailer or vehicle where the primary function of the trailer or vehicle is to display advertising material.

TEMPORARY SIGN

means any sign:

- a. promoting a temporary activity;
- b. at a temporary activity; or

¹²² Tūhaitara Trust [113.4 & 113.5]

¹²³ Tūhaitara Trust [113.4 & 113.5]

¹²⁴ Waka Kotahi [275.62]

¹²⁵ Waka Kotahi [275.64]

¹²⁶ Waka Kotahi [275.65]

¹²⁷ Waka Kotahi [275.65]

- c. relating to a local election with the purpose of encouraging or persuading voters to vote for a particular party or candidate for a local election, or increasing awareness of how, when or where people can participate in local elections.

It includes signs connected to a parked trailer or vehicle where the primary function of the trailer or vehicle is to display advertising material.¹²⁸

¹²⁸ Waka Kotahi [275.64]

Waimakariri District Council

Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 15

Hearing Stream 5

Part 2: District-wide matters – HH – Historic Heritage

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

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

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

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

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

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

1. Introduction

Report outline and approach

1. This is Report 15 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the HH – Historic Heritage Chapter and the submissions received on those provisions. The relevant provisions are:
 - Strategic Direction Chapter objectives
 - HH Chapter Objectives
 - HH Chapter Policies
 - HH Chapter Rules
 - HH-SCHED2 – Historic Heritage Items
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 8** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 9** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to HH – Historic Heritage chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More

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

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

2. Summary of provisions and key issues

Outline of matters addressed in this section

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

Submissions

11. Twenty-one original submissions with 104 submission points, and 12 further submitters with 50 further submission points were received on the HH – Historic Heritage Chapter.

Key issues

12. The key issues in contention on this chapter are as follows:
- (a) Strategic Direction Chapter objectives
 - (b) Objective HH-01
 - (c) Policies HH-P5 and HH-P7 and a requested new policy
 - (d) HH Chapter Rules
 - (e) HH-SCHED2 – Historic Heritage Items
13. In saying that, some of these groupings have sub-categories within them, which we equally respond to.

3. Strategic Direction Chapter objectives

Overview

14. The following is a summary of the Panel's recommended amendments (to the Strategic Directions chapter), noting that no amendments were recommended by the s42A report author:

Provision	Panel recommendations
SD Objectives	Include a new Strategic Objective for Historic Heritage.

Amendments and reasons

15. The submission we consider here is that by Heritage NZ¹ requesting high level direction for the identification and recognition of places, landscapes, and features which are significant to Waimakariri's character and cultural heritage.

¹ 178.6

16. Ms Baird, for Heritage NZ, gave evidence that in her view the PDP strategic directions go some way to achieving this by protecting sites of relevance to Māori in SD-O5(2) where ‘the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected’, but that in her view, all historic heritage should be afforded some level of strategic protection.

17. The s42A report author recommended rejecting the submission, stating that:

“The Strategic Directions chapter (SD chapter) was drafted to provide the District with strategic direction on those matters that relate to the District as a whole or relate to a number of zones or chapters and that are of strategic importance. Consequently, numerous specific matters of national and District importance are not provided for in a strategic direction objective. In the drafting of the Proposed Plan, the s32 for Strategic Directions notes that the intention was for there to be no hierarchy between the SD objectives and the other objectives and policies across the plan. Under this approach, I do not consider a SD objective specifically for historic heritage is necessary as the objectives and policies in the HH chapter and other related chapters have equal status with the SD objectives”.²

18. In her Reply Report, she stated:

“Whether or not an SD is included specific to historic heritage, I consider that the Plan, as notified, does appropriately cover s6(f) matters through the existing objectives (including the amendment to HH-O1)”.³

19. Ms Baird’s response was that:

“Historic heritage is a wider consideration relevant to the district as a whole, and is recognised in a number of zones for consideration with regard to activities undertaken in Waimakariri. Further, in my view, the importance, variety and widespread nature of historic heritage requires strategic consideration and that the inclusion of a strategic objective relating to historic heritage promotes a more integrated approach, by recognising that heritage is a wider consideration relevant to the entire PDP, rather than a specific issue considered only within the heritage chapter. As such it has the potential to achieve greater outcomes for heritage”.

20. The Panel acknowledges Ms Steven’s point regarding the Strategic Directions objectives not having primacy over the objectives in other chapters, and we are not recommending any change to that (refer to SD Recommendation Report 2). We also acknowledge that this s6(f) RMA matter is addressed in the HH Chapter through HH-O1.

21. However, on balance we accept Ms Baird’s evidence that historic heritage warrants inclusion at the Strategic Direction level, and we note that this appears to be the only s6 RMA matter that is not included in the PDP as a Strategic Direction objective. This seems

² S42A report, at paragraph 122

³ Reply Report, at paragraph 37

incongruous to us, and we accordingly recommend a new SD objective is included to provide high level direction regarding the identification, recognition and protection of historic heritage which is significant to Waimakariri's character and cultural heritage. Ms Baird did not provide any suggested wording for this, and so we have developed wording of our own.

22. We therefore recommend that the Heritage NZ submission is accepted in part.

4. Objective HH-01

Overview

23. The Panel does not recommend any amendments to Objective HH-O1, and in doing so recommends that the s42A report author's recommendation set out in her Reply Report not be accepted.

Reasons

24. The submission we consider here is that by Concept Services⁴ which requested amendments to HH-O1 to add "where practicable" as follows:

"HH-O1 Historic heritage and its overall contribution to the identity of the District is recognised, and it is protected and maintained where practicable."

25. We agree with the s42A report author's recommendation to reject this submission for the reasons given, noting also that we received no evidence from the submitter to support its submission.
26. However, in her Reply Report, in responding to a question from the Panel, the s42A report author noted that HH-O1 as drafted does not clearly identify the s6(f) RMA qualifier and recommended amending the objective to include "*from inappropriate subdivision, use, and development*".
27. While we agree with the intent of this amendment, we do not consider there is scope from the Concept Services submission to make this change. However, we recommend that the Council consider this as part of its future review of the provisions of the PDP. We recommend that the Council review this as a potential area for improvement in its ongoing review of the PDP.

⁴ 230.4

5. Policies HH-P5 and HH-P7, and requested new Policy

Overview

28. The following is a summary of the Panel's recommended amendments to policy HH-P5 and HH-P7, over and above those recommended by the s42A report author:

Provision	Panel recommendations
HH-P5	Amend the policy header to refer to "subdivision" as well as to "use and development".
HH-P7	Delete the policy as it is duplicated in EI-P5 in the Energy and Infrastructure Chapter.

Amendments and reasons

29. The submissions we consider here are those seeking:
- Inclusion of a new proactive policy encouraging and enabling the adaptive re-use of scheduled heritage items,
 - Amendments to HH-P7 to provide for the maintenance, repair, and upgrade of existing infrastructure where appropriate.

HH-P5 Adverse Effects

30. The submission of Heritage NZ⁵ requested a new Policy for adaptive re-use of heritage items, and Michael de Hamel's submission⁶ requested a new enabling policy with respect to "privately-owned heritage, cultural and landscape values".

31. The s42A report author stated:

"Heritage NZ [178.18] are correct in identifying there is no stand-alone policy to provide for the adaptive re-use of scheduled heritage items. However, HH-P5 Adverse effects seeks to manage effects of subdivision, use and development on scheduled heritage in a way that (1) "provides for ongoing use and re-use that is sensitive to identified heritage values". I therefore consider that the re-use of historic heritage items is already provided for within the HH chapter policy framework."

32. The s42A report author did not therefore support a new policy and instead recommended some amendments to HH-P5. Ms Steven did however acknowledge that the submission highlights an issue with the title of HH-P5 Adverse effects, noting that the policy manages all effects on historic heritage not just adverse effects, and the clauses in the policy are positively worded e.g. "provides", "enables", "protects" and "conserves". This point was also made by Ms Baird for Heritage NZ in support of a new policy.

⁵ [178.18]

⁶ [261.2]

33. In the Reply Report, Ms Steven noted this had been further discussed with Dr McEwan who advised that in her view, and with reference to the ICOMOS New Zealand Charter 2010 conservation principles, adaptive re-use should remain as the secondary, less preferred option to the continuation of an item's current use. She advised that the adaptive re-use of an item has the potential to adversely affect the item's heritage values where the re-use is not sympathetic to those values.
34. Accordingly, we understood the s42A report author's overall recommendation was, in preference to creating a stand-alone new policy, to amend HH-P5 by changing the title to 'Use and development' and to make reference within the policy to 'adaptive reuse' which is consistent with the ICOMOS New Zealand Charter. We consider that this is an appropriate response to Heritage NZ's concerns. In addition, we consider the title should also refer to 'subdivision', consistent with the scope of the policy itself.
35. Michael de Hamel attended the hearing and presented a case for a new stand-alone policy that would include provisions in recognition of the burden that maintaining heritage items can place on owners, including those relating to financial and other assistance being made available to owners of heritage items.
36. The s42A report author advised through the Reply Report that Dr McEwan had advised that most second generation plans are moving away from including methods that sit outside of the District Plan, as these methods cannot be controlled by the District Plan. Ms Steven also noted that Ms Baird had provided a similar answer when asked for her opinion on this matter by the Panel at the hearing.
37. We have considerable sympathy for the case put by Mr de Hamel and were impressed with the thought and effort he had put into preparing a proposed new policy. However, on balance we accept the expert evidence of Ms Steven and Dr McEwan that the methods promoted by the submitter, whilst valid, are best kept outside of the policy framework of the District Plan for the reasons stated in the Reply Report.
38. We recommend that the submission be accepted in part because our recommended changes to HH-P5 may at least in part satisfy the concerns raised by Mr de Hamel.

HH-P7 Siting of infrastructure

39. A submission by MainPower⁷ sought that HH-P7 is amended to recognise and provide "for the maintenance, repair and upgrade of existing infrastructure".
40. The s42A report author noted that the requested amendment is already provided for in the EI chapter, in EI-P1. On the basis that Mr MacLennan's recommendations on the integration of the EI Chapter and HH Chapter provisions were accepted by the Panel, the s42A report author's view was that the proposed amendment to HH-P7 will not be required as, except where specified, rules in the HH chapter will not apply to the EI chapter. However, in the Reply Report, Ms Steven considered that, on reflection, the

⁷ 249.107

policy with the amendment requested by MainPower could assist in implementing the rules in the EI Chapter. The Reply Report also recommended some further amendments to HH-P7 to provide for the maintenance, repair and upgrade of infrastructure, whilst ensuring that heritage values remain protected.

41. The Panel notes here that our recommendations on the EI Chapter will mean that HH-P7 can and should be deleted as it would result in duplication, and may also create conflict or confusion for readers, with the way that infrastructure is provided for in the PDP. Our recommended approach is that all policies about managing the effects of infrastructure are contained in the EI chapter. EI-P5 includes policy provision to manage adverse effects of infrastructure on buildings, structures and other settings with heritage value, and archaeological sites. HH-P7 would potentially conflict with EI-P5.
42. We therefore recommend that the submission point requesting amendments to HH-P7 is rejected (as was originally recommended in the s42A Report). We also recommend further that HH-P7 is deleted, and in terms of s32AA of the RMA this will maintain consistency with infrastructure provisions and avoid potential conflicts with the provision of infrastructure in the EI Chapter.

6. HH Chapter Rules

Overview

43. The following is a summary of the Panel's recommended amendments to the HH rules, over and above those recommended by the s42A report writer.

Provision	Panel recommendations
HH-R1	Amend to clarify that the works in the merged clause (3) are only those works requiring building consent.
HH-R3	Amendments to clarify that the rule does not apply to additions to the scheduled building itself and instead applies to additions to non-listed buildings.

Amendments and reasons

44. The submissions we consider here are the requests to:
 - (a) Amend HH-R1(3) to exempt painting of a scheduled item from requiring the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair⁸;
 - (b) Amend HH-R3 to make it clear that (1) is not intended to mean an addition to the scheduled building itself⁹.

⁸ 367.22

⁹ 178.21

Rule HH-R1: Maintenance and repair

45. Ms Steven in her s42A report agreed with the request by WDC to exclude painting of heritage items from requiring the design and/or supervision of a heritage professional or architect, and we also agree with her reasoning for this¹⁰.
46. In the Reply Report, Ms Steven recorded that following further discussions with Dr McEwan, her recommendation was that the activities in clauses (1) and (2) should not require oversight by a heritage professional and therefore only the activities in clause (3) should require professional oversight, and that as currently written, HH-R1(4) creates an excessive financial burden that could be a barrier for owners in maintaining their heritage items.
47. Ms Steven proposed this issue could be resolved by merging clauses (3) and (4), and this would also have the effect of excluding painting from the need for oversight by a heritage professional. We agree with her reasons as stated in the Reply Report, however we have recommended a further amendment to the wording to make it clear that the works in clause (3) are only those works requiring building consent, as this is the intent of the rule. This can be considered as a consequential amendment.

Rule HH-R3: Construction of a structure, building or addition to a building

48. Heritage NZ considered HH-R3 is ambiguous and requested it is amended to make it clear that (1) “is not intended to mean an addition to the scheduled building itself”. The reporting officer recommended an amendment to clarify that the rule applies to buildings within a heritage setting and not the heritage item itself. The Panel agrees with the need for clarification. However we have recommended an improvement to the suggested wording to better achieve this.

7. HH-SCHED2 – Historic Heritage Items

Overview

49. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author. While we have adopted an ‘exceptions’ approach to reporting, we have nevertheless included some explanation of our consideration of a further submission which raises a scope issue, and which generated considerable evidence and legal submissions.

Reasons

50. A submission by Bellgrove Rangiora Ltd¹¹ sought to amend the extent of the heritage setting in HH-SCHED2 for item HH052 (Bellgrove Farmhouse) to align with the approved Bellgrove subdivision and was supported by two further submissions. One of those

¹⁰ The s42A report incorrectly showed changes to clause 3 and not clause 4 as requested by [367.22]

¹¹ 408.14

further submissions was from Oxford Equity Ltd¹² who requested that the relief sought by Bellgrove also be applied to the listed Redwoods property (HH050). Specifically the further submitter sought: *“the arbitrary extension of the heritage setting for the Redwoods property being extended to the entirety of the property, be amended from what has been notified and the heritage listing of the Redwoods Property to remain as stated in the ODP as only the Redwoods building and buffer zone of two metres around the building.”*

51. The s42A report author’s view was the further submission by Oxford Equity Ltd is out of scope of what a further submission can seek, as the further submission seeks changes that were not sought in the original submission.
52. At the hearing Oxford Equity Ltd presented legal submissions in support of its further submission and a tabled statement from Mr Paul Dallison, the director of Oxford Equity Ltd was presented. The legal submissions were to establish the scope for the changes requested as part of the further submission, and Mr Dallison provided an explanation as to why an (original) submission had not been filed during the notification period.
53. Following the hearing we directed Ms Steven to further address this as part of the Reply Report, and to seek legal advice as appropriate. The Reply Report confirms that legal advice¹³ had been commissioned and that this had concluded that the relief sought in the Oxford Equity Ltd further submission is not within scope. Additionally, the advice identifies an issue of fairness were the further submission to be determined to be within scope as there would be no opportunity for the public to comment on the relief sought by the further submitter. Ms Steven’s opinion remained that the request to amend the extent of the heritage setting for the Redwoods property (HH050) is out of scope.
54. Having considered this matter carefully, we agree with Ms Steven that the relief requested is outside of the scope of the submission lodged by Bellgrove, and the further submission by Oxford Equity Ltd cannot request relief beyond supporting or opposing the relief sought in that original submission. We note the circumstances described by Mr Dallison leading to a submission not having been lodged but consider we cannot consider that, or the merits of the request, any further. We must therefore recommend that the further submission is rejected. However we recommend that the Council review this as a potential area for improvement in the ongoing review of the PDP.

8. Minor and Consequential Amendments

55. There are two matters we address here.
56. Firstly, the Panel, in considering a submission on HH-P6 by Environment Canterbury¹⁴ observed there is an error in the structure of HH-P6, in that the chapeau is to “Provide

¹² FS117

¹³ From Buddle Findlay, dated 25 October 2023

¹⁴ 316.92

for” the relocation of significant and highly significant historic heritage listed in clauses 1 and 2, however clause 3 includes a reference to the need to “Avoid” the relocation of such items. This can be readily resolved by a minor amendment to the wording under Clause 16(2) of the RMA, and we have recommended accordingly.

57. Secondly, the s42A report author recommended that the following submissions should be rejected:
 - (a) Transpower¹⁵ requesting the ‘Other potentially relevant District Plan provisions’ section in the Introduction be amended to clearly identify relevant infrastructure provisions throughout the PDP; and
 - (b) MainPower¹⁶ who made a similar general submission on the HH chapter.
58. Ms Steven’s reasons, in the Reply Report, for these submissions being rejected was that a ‘how to interpret and apply the rules’ section was recommended for inclusion in the EI chapter (as was recommended in a memorandum from Mr MacLennan¹⁷, the s42A report writer for the EI hearing) and this would resolve the submitters’ concerns.
59. We consider this is the appropriate way to resolve the issue, rather than making changes to the Introduction section of the HH chapter. However, in our view these submissions should be ‘accepted in part’, given the changes to the EI chapter are in part a response to the submitters’ concerns.

9. Conclusion

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

¹⁵ 195.66

¹⁶ 249.105

¹⁷ Memorandum entitled ‘Integration between EI Chapters and the rest of the Proposed Plan’

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

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Bryony Steven Ann McEwan 	N/A
Heritage New Zealand Pouhere Taonga	<ul style="list-style-type: none"> Arlene Baird 	178 & FS 115
Oxford Equity Ltd	<ul style="list-style-type: none"> Paul Dallimore Johanna King and Sam Chidgey 	FS 117
Micheal De Hamel	<ul style="list-style-type: none"> Micheal De Hamel 	261
MainPower New Zealand Ltd	<ul style="list-style-type: none"> Melanie Foote 	249, FS 58
Chorus NZ Ltd, Spark NZ Trading Ltd, Vodafone NZ Ltd	<ul style="list-style-type: none"> Chris Horne 	62, FS 95
Table evidence		
N/A	<ul style="list-style-type: none"> N/A 	N/A

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

HH - Taonga o onamata - Historic Heritage

Introduction

The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under the RMA. Historic heritage contributes to the environmental qualities, amenity values and character of the District.

Historic heritage includes those items that provide a sense of place and tangible links with the past. Heritage values have been identified, based on matters set out in the RPS, and have been assessed against significance criteria directly based on those matters. These criteria provide a basis for assessing historic heritage as to its significance to the District.

Historic heritage is vulnerable to modification, damage or destruction from inappropriate subdivision, use or development. It is important that heritage values are identified, protected and maintained.

Statutory responsibility is also held by HNZPT under the HNZPTA. It is unlawful to destroy, damage or modify an archaeological site regardless of whether the [archaeological](#)¹ site is identified in the District Plan, identified elsewhere or not recorded, without obtaining an archaeological authority from HNZPT. [This is also the case regardless of whether the activity is permitted under the District Plan or a resource or building consent has been granted.](#)²

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to historic heritage include:

- Energy and Infrastructure: rules within this chapter are relevant, in the context of HH-P7, as this chapter contains controls on some types of infrastructure in places with heritage values.
- Signs: contains provisions relevant for historic heritage, in particular SIGN-R3 Any community sign, and SIGN-R8 Any sign other than a community sign fixed on a historic heritage item or within a historic heritage setting.
- Subdivision: contains provisions relevant for historic heritage, in particular SUB-R7 Subdivision of a site containing a historic heritage item, heritage setting or notable tree.
- Earthworks: addresses earthworks [within archaeological sites and](#)³ in relation to historic heritage and any heritage setting.

¹ Heritage New Zealand [178.11].

² Heritage New Zealand [178.10].

³ Heritage New Zealand [178.12].

- Sites and Areas of Significance to Māori: contains provisions relevant to protect wāhi tapu/wāhi taonga from adverse effects.
- Any other District wide matter that may affect or relate to the site.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
HH-O1	Contribution to the District Historic heritage and its overall contribution to the identity of the District is recognised, protected and maintained.
Policies	
HH-P1	Identification of historic heritage Identify historic heritage and assess the significance of its heritage values according to the criteria identified in HH-SCHED1.
HH-P2	Significance categories and scheduling Categorise identified historic heritage as either 'Significant' or 'Highly Significant' according to the following: <ol style="list-style-type: none"> 1. 'Highly Significant' (Category A) historic heritage shall: <ol style="list-style-type: none"> a. meet at least one of the criteria of HH-P1 at a Highly Significant level; and b. be of high overall significance to the District, as it conveys important aspects of history or development, and thereby makes a strong contribution to the sense of identity; and c. have a high degree of authenticity (based on physical and documented evidence) and a high degree of integrity (whole or intact heritage fabric and heritage values) to clearly demonstrate that it is of high significance; or 2. 'Significant' (Category B) historic heritage shall: <ol style="list-style-type: none"> a. meet at least one of the criteria of HH-P1 at a Significant or Highly Significant level; and b. be of district significance, as it conveys aspects of history or development, and thereby contributes to the sense of identity; and c. have a sufficient degree of authenticity (based on physical and documentary evidence) and a moderate degree of integrity (whole or intact heritage fabric and heritage values) to clearly demonstrate that it is of significance; and 3. Schedule historic heritage and any associated heritage setting in HH-SCHED2 where the categories for 'Highly Significant' (Category A) or 'Significant' (Category B) are met.
HH-P3	Heritage settings Recognise and maintain the relationship of historic heritage and any associated heritage setting for historic heritage listed in HH-SCHED2 within the context of subdivision, use and development.
HH-P4	Archaeological sites

	Assist Te Ngāi Tūāhuriri Rūnanga and HNZPT to protect identified and any unmarked or unrecorded archaeological sites from modification, disturbance, damage and destruction.
HH-P5	<p>Adverse effects Subdivision, use and development⁴</p> <p>Manage the effects of subdivision, use and development on historic heritage and heritage settings, listed in HH-SCHED2, in a way that:</p> <ol style="list-style-type: none"> 1. provides for ongoing use and <u>adaptive</u>⁵ re-use that is sensitive to identified heritage values; 2. enables heritage investigative and temporary works and maintenance or repair to meet Building Code requirements, that is sensitive to identified heritage values; 3. protects identified heritage values from inappropriate subdivision, use, and development, including any alteration, addition and the erection of a structure, building or addition to a building within a site or heritage setting; and 4. conserves, and where possible enhances, the authenticity and integrity of historic heritage and any heritage setting, particularly for 'Highly Significant' historic heritage.
HH-P6	<p>Relocation of significant and highly significant historic heritage</p> <p>Provide for the relocation of:</p> <ol style="list-style-type: none"> 1. 'Significant' historic heritage, listed in HH-SCHED2, beyond its existing site and/or heritage setting where: <ol style="list-style-type: none"> a. it is demonstrably necessary to facilitate on-going use or protection of the historic heritage; b. alternatives to relocation have been fully evaluated and the costs of retention on-site outweigh the benefits; c. measures are in place to minimise the risk of damage to the historic heritage, and relocation will maintain the identified heritage values; and d. the new site is compatible with and sensitive to the heritage values of the historic heritage being relocated; and 2. 'Significant' and 'Highly Significant' historic heritage, listed in HH-SCHED2, within its existing site and/or heritage setting where: <ol style="list-style-type: none"> a. relocation is necessary to facilitate on-going⁶ use or protection of the historic heritage item, including its heritage setting; b. measures are in place to minimise the risk of damage to the historic heritage, and relocation will maintain the identified heritage values; and c. alternative options have been explored and it is demonstrated that relocation is the only feasible option;;- and <p>3. avoid <u>Avoid</u>⁷ the relocation of 'Highly Significant' historic heritage, listed in HH-SCHED2, beyond its existing site and/or heritage setting, to protect relevant Category A (HH-P1 and HH-P2) values.</p>
HH-P7	Siting of infrastructure

⁴ Heritage NZ [178.18].

⁵ Heritage NZ [178.18].

⁶ Sch 1, cl 16 RMA.

⁷ Sch 1, cl 16 RMA.

	Ensure the siting of new infrastructure protects the heritage values of historic heritage listed in HH-SCHED2, taking into account the functional need or operational need for the siting of the infrastructure. ⁸
HH-P8	Demolition of listed historic heritage Avoid demolition of historic heritage, listed in HH-SCHED2, unless: <ol style="list-style-type: none"> 1. there is a real and significant risk to life or property that interim measures could not address; or 2. costs to retain the historic heritage would be unreasonable compared to all reasonable options to restore, repair, adapt, reuse or relocate the historic heritage item; and 3. options to restore, repair, adapt, reduce the extent of demolition, reuse, or relocate would be insensitive to identified heritage values, recognising the significance category of the historic heritage and its heritage setting.

Activity Rules

HH-R1	Maintenance or repair of any historic heritage item listed in HH-SCHED2	
Heritage Building or Item Overlay	Activity status: PER Where: <ol style="list-style-type: none"> 1. any heritage fabric removed is limited to the amount necessary to carry out the maintenance or repair; 2. the area any heritage fabric has been removed from shall be made weather tight; or⁹ 3. <u>a building consent is required for an the activity is</u>¹⁰ undertaken to satisfy or better meet compliance with the Building Act 2004 and Building Code; and, 4. the activity is undertaken¹¹ in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD5 - Mitigation measures Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent its written approval.

⁸Transpower NZ Ltd [195.29], Chorus, Spark and Vodafone [62.6], MainPower [249.1, 249.47, 249.48]

⁹ Heritage New Zealand [178.19].

¹⁰ Waimakariri District Council [367.22].

¹¹ Waimakariri District Council [367.22].

HH-R2	Heritage investigative and temporary works of any historic heritage item listed in HH-SCHED2	
Heritage Building or Item Overlay	Activity status: PER Where: 1. any heritage fabric removed is limited to the amount necessary to carry out the works; 2. the area any heritage fabric has been removed from shall be made weather tight; 3. any removed heritage fabric (excluding core drilling samples) shall be recorded and stored; and 4. the activity is undertaken in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage investigative and temporary works.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD5 - Mitigation measures Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent its written approval.

HH-R3	Construction of a structure, building or addition to a building within any historic heritage setting listed in HH-SCHED2	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: PER Where: 1. any structure or building or addition to a <u>non-listed</u> building <u>within any historic heritage setting listed in HH-SCHED2¹²</u> is less than 10m ² in GFA and 2m in height; 2. the activity is necessary for the maintenance, repair and replacement of an existing car park, accessway, driveway or paved area.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: HH-MD1 - Adverse effects on heritage settings HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation Notification An application for a restricted discretionary activity under this rule is precluded from being publicly

¹² Heritage New Zealand [178.21].

		notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent its written approval.
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HH-R4	Relocation of any historic heritage <u>item</u> ¹³ listed in HH-SCHED2 within its site or heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: RDIS Matters of discretion are restricted to: HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation measures Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent its written approval.	Activity status when compliance not achieved: N/A

HH-R5	Alteration of or addition to <u>any</u> ¹⁴ historic heritage item listed in HH-SCHED2	
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¹³ Waimakariri District Council [367.52].

¹⁴ Waimakariri District Council [367.53].

Heritage Building or Item Overlay Heritage Area Overlay	Activity status: RDIS Matters of discretion are restricted to: HH-MD1 - Adverse effects on heritage values HH-MD2 - Intervention and viability of historic heritage HH-MD3 - Consultation HH-MD4 - Re-use and relocation HH-MD5 - Mitigation measures Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to HNZPT, in respect of sites on the New Zealand Heritage List Rārangī Kōrero, where the consent authority considers this is required, absent its written approval.	Activity status when compliance not achieved: N/A
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HH-R6	Relocation of <u>any</u>¹⁵ 'Significant' (Category B) historic heritage listed in HH-SCHED2 beyond its site or heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A

HH-R7	Demolition of <u>any</u>¹⁶ 'Significant' (Category B) historic heritage items listed in HH-SCHED2	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: DIS	Activity status when compliance not achieved: N/A

¹⁵ Waimakariri District Council [367.54].

¹⁶ Waimakariri District Council [367.55].

HH-R8	Relocation of <u>any</u>¹⁷ 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2 beyond its site or heritage setting	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: NC	Activity status when compliance not achieved: N/A

HH-R9	Demolition of <u>any</u>¹⁸ 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2	
Heritage Building or Item Overlay Heritage Area Overlay	Activity status: NC	Activity status when compliance not achieved: N/A

Advice Notes

HH-AN1	Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including but not limited to the Building Act 2004 and the HNZPTA.
HH-AN2	If any activity associated with a project, including earthworks, modifications to any pre-1900 structure, or demolition of any pre-1900 building, may modify, damage or destroy an archaeological site(s), an archaeological authority from HNZPT must be obtained for the work to proceed lawfully. <u>In relation to archaeological sites, earthworks include gardening, cultivation, and the disturbance of land for the installation of fence posts.</u> ¹⁹

¹⁷ Waimakariri District Council [367.56].

¹⁸ Waimakariri District Council [367.57].

¹⁹ Heritage New Zealand [178.24].

HH-AN3	Many archaeological sites are also scheduled sites of significance to Māori. Provisions relating to sites of significance to Māori are contained in the Sites and Areas of Significance to Māori Chapter.
HH-AN4	If an archaeological site is discovered, for example when conducting earthworks, work that could affect the <u>archaeological</u> ²⁰ site should <u>must</u> ²¹ be stopped and contact made with HNZPT for advice. <u>Works that could affect archaeological sites include but are not limited to earthworks, gardening, cultivation, and the disturbance of land for the installation of fence posts.</u> ²²

Matters of discretion

HH-MD1	Adverse effects on heritage values <ol style="list-style-type: none"> Any effect on the heritage values, heritage setting, including the form and materials of the proposed works. The location, extent or height of the proposal. For new buildings or structures on the same site or within a heritage setting, the extent the building, structure or feature will be compatible with the heritage fabric, heritage values and significance of the historic heritage including design, materials and location. For infrastructure, the functional need or operational need to be located in or in proximity to the historic heritage and any heritage setting.
HH-MD2	Intervention and viability of historic heritage <ol style="list-style-type: none"> The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act 2004 and Building Code, and alternative solutions considered. The extent to which the historic heritage has been damaged by significant natural events and the necessity of work to prevent further deterioration.
HH-MD3	Consultation <ol style="list-style-type: none"> In respect of sites on the New Zealand Heritage List Rāangi Kōrero whether HNZPT has been consulted and the outcome of that consultation. The extent that the site has cultural or spiritual significance to mana whenua and where Te Ngāi Tūāhuriri Rūnanga has been consulted, the outcome of that consultation, and whether the development or activity responds to, or incorporates the outcome of that consultation.
HH-MD4	Re-use and relocation <ol style="list-style-type: none"> Options for ongoing and viable uses, including adaptive reuse. For the relocation of historic heritage: <ol style="list-style-type: none"> whether the new location and orientation will maintain heritage values; whether alternative solutions have been considered, including maintenance or repairs, alterations; and the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of a temporary protection plan.

²⁰ Heritage New Zealand [178.11].

²¹ Heritage New Zealand [178.25].

²² Heritage New Zealand [178.25].

	3. Opportunities to enhance the physical condition of the historic heritage and its heritage values.
HH-MD5	Mitigation measures <ol style="list-style-type: none"> 1. The extent to which existing topography or vegetation will mitigate adverse effects. 2. Any existing mitigation measures and the extent to which mitigation measures are proposed to be implemented to protect the historic heritage. 3. The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion.

Schedules

HH-SCHED1 - Historic Heritage Significance Assessment Criteria

Historical and Social	Values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;
Cultural and Spiritual	Values that demonstrate or are associated with: the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to mana whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;
Architectural and Aesthetic	Values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;
Technological and Craftsmanship	Values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;
Contextual	Values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style

	and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and
Archaeological or Scientific	Values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

HH-SCHED2 - Historic Heritage Items

Heritage Item ID	Name	Address	Legal Description	Description of Item	Category (A=Highly Significant, B=Significant)	HNZPT Category & List number
HH001	Former Bank of New Zealand (incl. manager's residence)	188 Williams Street, Kaiapoi	Lot 1 DP 36550	Building	A	HNZPT historic place category 1, list # 3677
HH002	Former Kaiapoi Woollen Manufacturing Company woollen mills	35 Ranfurly Street, Kaiapoi	Lot 3 DP 49595	Building	A	HNZPT historic place category 2, list # 3754
HH003	St Bartholomew's Anglican Church	23B Cass Street, Kaiapoi	Lot 3 DP 26905	Building	A	HNZPT historic place category 1, list # 285

HH004	Kaiapoi footbridge [Mandeville Bridge]	Raven Quay - Trousselt Park, Kaiapoi River, Kaiapoi	Part Lot 13 DP 1280 and legal river	Structure	A	HNZPT historic place category 2, list # 1812
HH005	Kaiapoi War Memorial	Memorial Reserve, Raven Quay, Kaiapoi	Pt Lot 12 DP 1280	Monument	A	HNZPT historic place category 2, list # 3763
HH006	Ohoka Farm homestead, former White residence	21 Jacksons Road, Ohoka	Lot 1 DP 81869	Building	A	HNZPT historic place category 1, list # 274
HH007	Ohoka Farm stable	21 Jacksons Road, Ohoka	Lot 1 DP 81869	Building	B	HNZPT historic place category 2, list # 3347
HH008	Mount Thomas Station homestead, former Brown residence	436 Birch Hill Road, Okuku	Part Lot 1 DP 26064	Building	A	HNZPT historic place category 1, list # 3086
HH009	'Ashley Farm', former Smith farmhouse	269 West Belt, Rangiora	Lot 2 DP 457748	Building	A	HNZPT historic place category 2, list # 1820
HH010	'Turvey House' (aka 'Ayerholme'), fmr Samuel and Sarah Ayers house	208 King Street, Rangiora	Lot 3 DP 82008	Building	A	HNZPT historic place category 2, list # 3764

HH01 1	Coronation Gates, South African War Memorial Sundial & Band Rotunda	Victoria Park, 123- 129 Percival Street, Rangiora	Lot 6 DP 12852, Lots 88- 91 & Pt Lot 87 DP 1691	Structure	A	HNZPT historic place category 2, list # 3765
HH01 2	'Brooklands', Leech homestead	521 Rangiora Woodend Road, Rangiora	Lot 1 DP 80275	Building	A	HNZPT historic place category 2, list # 1822
HH01 3	Rangiora Borough Council Substation	131B Percival Street, Rangiora	Lot 5 DP 12852	Building	B	
HH01 4	Anglican Church of St John the Baptist	351 High Street, Rangiora	Lot 5 DP 11217	Building	A	HNZPT historic place category 2, list # 1823
HH01 5	Former Anglican Church of St Simon & St Jude/Ashley Community Church	39 Canterbury Street, Ashley	Part RS 2777	Building	A	HNZPT historic place category 2, list # 5433
HH01 6	Former Keir house	62 Ivory Street, Rangiora	Pt Lot 2 DP 13945	Building	A	HNZPT historic place category 2, list # 3769
HH01 7	Johnston's Buildings	113 High Street, Rangiora	Lot 2 DP 28806	Building	A	HNZPT historic place category 2, list # 3784

HH018	Former Rangiora Borough Council Chambers / Rangiora Library	133 Percival Street, Rangiora	Lot 4 DP 12852	Building	A	HNZPT historic place category 2, list # 3786
HH019	Former Rangiora Bowling, Tennis and Croquet Club pavilion/Rangiora Bowling Club pavilion	25 Good Street, Rangiora	Lot 7 DP 71	Building	A	HNZPT historic place category 2, list # 3787
HH020	Te Whare Tipene/St Stephen's Church (Anglican)	234 Tuahiwi Road, Tuahiwi	Pt Lot 1 DP 12780	Building	A	HNZPT historic place category 1, list # 7380
HH021	Kaiapoi/Kaiapohia Pa Monument	6 Preeces Road, Waikuku	Pt RS 41401	Monument	A	HNZPT historic place category 2, list # 3793
HH022	Former Kirk house	12 Carew Street, Kaiapoi	Part Lots 13 & 14 DP 711	Building	A	HNZPT historic place category 1, list # 7445
HH023	Waimakariri Gorge Bridge (part)	Depot Road, Burnt Hill, Oxford	Road reserve & Waimakariri River bed	Structure	A	HNZPT historic place category 2, list # 1797
HH024	North Loburn School Fallen Scholars' Memorial	817 Loburn Whiterock Road, Loburn	Part RS 7738	Monument	A	

HH02 5	Queen's Monument	Darnley Square, 11 Cass Street, Kaiapoi	Part RS 320	Monument	A	
HH02 6	Former Linen Flax Factory building	501 Woodstock Road, Oxford	Part RS 26568	Building	A	
HH02 7	'Springbank', former R Chapman homestead	1035 Oxford Road, Swannanoa	Lot 2 DP 325406	Building	A	
HH02 8	Former Neeve farmhouse	91 Island Road, Clarkville, Kaiapoi	Lot 6 DP 67643	Building	B	HNZPT historic place category 2, list # 3739
HH02 9	Former Kaiapoi Island Church of England Day School/St Augustine's Anglican Church	8 Island Road, Clarkville, Kaiapoi	Lot 1 DP 83594	Building	B	HNZPT historic place category 2, list # 3740
HH03 0	Former St James' on the Cust Anglican Church parsonage	1776 Cust Road, Cust	Lot 1 DP 60487	Building	B	HNZPT historic place category 2, list # 5270
HH03 1	St James' on the Cust Anglican Church, Sunday School & belfry	1750 Cust Road, Cust	Part RS 5777	Building	B	HNZPT historic place category 2, list # 3077
HH03 2	'The Priory', former Anglican parsonage	1990 Oxford Road, Cust	Pt RS 7332	Building	B	HNZPT historic place category 2, list # 5269

HH03 3	Wolffs Road footbridge	1077 & 1091 Wolffs Road / Eyre River, Horrellvill e	Pt Lot 3 DP 8172 RS 37131 & Pt RS 15417	Structur e	B	HNZPT historic place categor y 2, list # 7143
HH03 4	'Flaxton', Stevenson homestead	38 Flaxton Road, Flaxton	RS 2020	Building	B	HNZPT historic place categor y 2, list # 3798
HH03 5	Kaiapoi Band Rotunda	Trousselo t Park 29 Charles Street, Kaiapoi	Lot 1 DP 45066	Structur e	B	HNZPT historic place categor y 2, list # 3748
HH03 6	Former Campbell rental cottage	5 Meadow Street, Kaiapoi	Lot 1 DP 446221	Building	B	HNZPT historic place categor y 2, list # 3751
HH03 7	Former Rinaldi cottage	65 Sneyd Street, Kaiapoi	Pt RS 366	Building	B	HNZPT historic place categor y 2, list # 3752
HH03 8	Former Kaiapoi Post & Telegraph Office/former Wilson/Partridge dwelling	73 Sneyd Street, Kaiapoi	Pt RS 366	Building	B	HNZPT historic place categor y 2, list # 3753
HH03 9	Former Dickie cottage	259 Williams Street, Kaiapoi	Lot 1 DP 320188	Building	B	HNZPT historic place categor y 1, list # 3678

HH04 0	Former Hean cottage	7 Meadow Street, Kaiapoi	Lot 1 DP 27593	Building	B	HNZPT historic place category 2, list # 3820
HH04 1	Former Morgan/Sims house	232 Williams Street, Kaiapoi	Lot 1 DP 27664	Building	B	HNZPT historic place category 2, list # 3758
HH04 2	'Inglewood', former Threlkeld farmhouse	98-100 Threlkelds Road, Ohoka	Lot 1 DP 82641	Building	B	HNZPT historic place category 2, list # 1770
HH04 3	Former 'Inglewood Farm' stables	98-100 Threlkelds Road, Ohoka	Lot 1 DP 82641	Building	B	HNZPT historic place category 2, list # 1771
HH04 4	Kaiapoi Methodist Church/Kaiapoi Co-operating Parish Church	53/53A Fuller Street, Kaiapoi	Lot 1 DP 37286	Building	B	HNZPT historic place category 2, list # 3760
HH04 5	Former Kaiapoi Railway Station	57 Charles Street, Kaiapoi	Lot 11 DP 42864	Building	B	HNZPT historic place category 2, list # 3761
HH04 6	'Elmwood', former Pashby farmhouse (aka 'The Cream House')	183 Main North Road, Kaiapoi	Lot 1 DP 70266	Building	B	HNZPT historic place category 2, list # 3741

HH04 7	Former Eyreton Road Board & Eyre County Council office/'Eyre House'	465 Mill Road, Ohoka	Lot 12 DP 60989	Building	B	HNZPT historic place category 2, list # 3737
HH04 8	Former St Alban's Anglican Church vicarage/former Te Wai Pounamu Maori Girls' College	536 Mill Road, Ohoka	Lot 2 DP 396670	Building	A	HNZPT historic place category 2, list # 3738
HH04 9	Browns Rock water intake & tunnel	Browns Rock, Waimakariri River, Burnt Hill	RES 3046 (in part)	Structure	B	HNZPT historic place category 2, list # 7297
HH05 0	'Currilea', former Ingram house (aka 'Redwoods')	17 Main Street, Oxford	Lot 1 DP 22696	Building	B	HNZPT historic place category 2, list # 3073
HH05 1	Former West Oxford Police Station lock-up	72 Main Street, Oxford	Pt RS 1839	Structure	B	HNZPT historic place category 2, list # 7196
HH05 2	'Belgrove' farmhouse	52 Kippenberger Avenue, Rangiora	Part RS 267	Building	B	HNZPT historic place category 2, list # 1821
HH05 3	Former Fulton/Good house (aka 'Boraston' & 'Broadgreen')	29 George Street, Rangiora	Lot 3 DP 36263	Building	B	HNZPT historic place category 2, list # 3766

HH05 4	'Coldstream', former Macfarlane homestead	11 Coldstream Road, Ashley, Rangiora	Lot 1 DP 44383	Building	B	HNZPT historic place category 2, list # 3791
HH05 5	Former Rowe cottage	47 Edward Street, Rangiora	Lot 2 DP 22648	Building	B	HNZPT historic place category 2, list # 3768
HH05 6	Former Rangiora Courthouse	143 Percival Street, Rangiora	Section 2 SO 17511	Building	B	HNZPT historic place category 2, list # 3770
HH05 7	'Bush Farm' (aka 'Fleetwood'), former Williams/Foster farmhouse	14 Strachan Place, Southbrook, Rangiora	Lot 94 DP 30729	Building	B	HNZPT historic place category 2, list # 3771
HH05 8	'Hillview'/'Bucklands', former Dickinson/Lance farmhouse	353 Ashley Road, Summerhill, Cust	RS 8115	Building	B	HNZPT historic place category 2, list # 3081
HH05 9	Former Payne rental cottage	56 Church Street, Rangiora	Pt RS 53	Building	B	HNZPT historic place category 2, list # 3774
HH06 0	Former Jennings/Ivory cottage	66B Ivory Street, Rangiora	Lot 2 DP 59835	Building	B	HNZPT historic place category 2, list # 3779

HH06 1	Former Ayers/Winskill house	22 Seddon Street, Rangiora	Lot 1 DP 12159	Building	B	HNZPT historic place category 2, list # 3782
HH06 2	Suffolk House, former Hunnibell's boot and shoe shop	257 High Street, Rangiora	Lot 1 DP 43552	Building	B	HNZPT historic place category 2, list # 3274
HH06 3	Former Junction Hotel façade	112 High Street, Rangiora	Pt Lot 3 DP 1569	Building	B	HNZPT historic place category 2, list # 3783
HH06 4	Former Bank of New Zealand manager's residence/Rangi ora Museum	29 Good Street, Rangiora	Part RS 890	Building	B	HNZPT historic place category 2, list # 3089
HH06 5	Former Northern Agricultural and Pastoral Association building	93 Ivory Street, Rangiora	Part Lot 3 DP 6146	Building	B	HNZPT historic place category 2, list # 3772
HH06 6	Rangiora Town Hall	303 High Street & 175 King Street, Rangiora	Part RS 53	Building	B	HNZPT historic place category 2, list # 3788
HH06 7	Rangiora Soldiers' Memorial	Kippenber ger War Memorial Reserve, 55 High Street, Rangiora	Lot 1 DP 476581	Monum ent	B	HNZPT historic place category 2, list # 3789

HH06 8	'Beach Glen', former Orchard farmhouse / 'Polesworth Villa', former Cross house	1461 Main North Road (SH 1), Waikuku	Lot 4 DP 55678	Building	B	HNZPT historic place categor y 2, list # 3796
HH06 9	Woodend Methodist Church	86 Main North Road (SH 1), Woodend	Part RS 367B	Building	B	HNZPT historic place categor y 2, list # 3795
HH07 0	St Barnabas's Anglican Church and Lychgate	153 Main North Road (SH 1), Woodend	Part RS 358	Building	B	HNZPT historic place categor y 2, list # 3797
HH07 1	Former Thomas Ayers jnr house	128 Main North Road, Woodend	Pt RS 685	Building	B	HNZPT historic place categor y 2, list # 3799
HH07 2	Former Waikuku Wesleyan Methodist Church	1403 Main North Road (SH 1), Waikuku	Part RS 1235	Building	B	HNZPT historic place categor y 2, list # 3794
HH07 3	'Bankhead Farm' stable	1479 Cust Road, Cust	Part RS 4254	Building	B	
HH07 4	Cust War Memorial	2 Mill Road, Cust	Lot 3 DP 38440	Monum ent	B	
HH07 5	'Erindale', former O'Farrell farmhouse	141 Mill Road (O'Farrell s Road frontage), Cust	Lot 2 DP 459205	Building	B	

HH07 6	Eyreton Anglican Church/St Thomas's Anglican Church	590 South Eyre Road, Eyreton	Pt RS 8992	Building	B	
HH07 7	Former Smith farmhouse (aka 'The Kauri House')	1015 Downs Road, West Eyreton	Lot 1 DP 57739	Building	B	
HH07 8	'Eyrewell', former Dixon homestead	2024 South Eyre Road, Eyrewell	RS 9952, 10118	Building	B	
HH07 9	'Fernside House' / 'Airlie' / 'Hillcrest', former Mannering / Buddo / Carpenter homestead	481 Mount Thomas Road, Fernside	Lot 2 DP 500982	Building	B	
HH08 0	Former Moeraki Downs / Springbank Railway Station storage shed, stockyards & loading bank	1164 Oxford Road, Springbank	Lot 1 DP 71597	Building and Structure	B	
HH08 1	Former Horrellville Wesleyan Church / Horrellville Church Sunday School hall	1330 Poyntzs Road, Horrellville	Part RS 6416	Building	B	
HH08 2	'Rakahuri', former Ensor homestead	2 Rakahuri Road, Glentui	Lot 1 DP 48072	Building	B	
HH08 3	'Pleasant View', former Fairweather homestead (aka 'Krakatoa')	186 Summerhill Road, Summerhill, Cust	Lot 7 DP 469532	Building	B	

HH08 4	Former Summerhill School building	365 Summerhill Road, Summerhill	Part RS 7430	Building	B	
HH08 5	NZ Scout Association Memorial	203 Gladstone Road, Woodend	Lot 1 DP 22801	Monument	B	
HH08 6	'Stratford Grove', former Josling residence	458 Rangiora Woodend Road, Rangiora	RS 1211	Building	B	
HH08 7	St Alban's Anglican Church	528 Mill Road, Ohoka	Lot 2 DP 10011	Building	B	
HH08 8	Rangiora Railway Station	2 Blackett Street, Rangiora	Lot 8 DP 69077 & Part RS 917	Building	B	
HH08 9	West Eyreton War Memorial	2 Earlys Road, West Eyreton	Pt RS 12574	Monument	B	
HH09 0	St Matthew's Anglican Church & Jubilee Memorial Belltower	1 Mairaki Road, Fernside	Part RS 5927	Building and Structure	B	
HH09 1	Birch Hill Cemetery Millton / Ford family and World War I Memorial	130 Garry River Road, Glentui	Lot 1 DP 10564	Monument	B	HNZPT historic place category 2, list # 9251 [cemetery]
HH09 2	Anglican Church of St John the Baptist Sunday School & Parish Hall	71 Church Street, Rangiora	Part of Lots 4 & 5 DP 11217	Building	B	

HH09 3	Former Sefton Library	14 Pemberton Road, Sefton	Lot 7 Pt RS 2355 Sefton Township	Building	B	
HH09 4	Sefton Fallen Soldiers' War Memorial	Sefton Domain, 2 Vaughan Street, Sefton	Res 4049	Monument	B	
HH09 5	Oxford Fallen Soldiers' War Memorial	Pearson Park, 54 Main Street, Oxford	RS 41868	Monument	B	
HH09 6	Rangiora Borough School Diamond Jubilee Memorial Gates	157 King Street, Rangiora	Part Lot 1 DP 26526	Monument	B	
HH09 7	Former CW Bell's tailor shop	214/216 High Street, Rangiora	Lot 1 DP 24864	Building	B	
23 HH098	Former Head, Hodgson & Howat's store	1693 Cust Road, Cust	Part RS 3669 Blk VII Mairaki SD	Building	B	
HH09 9	St David's Union Church (Presbyterian)	1664 Cust Road, Cust	Part RS 5987	Building	B	
HH10 0	Catholic Church of the Sacred Heart of Jesus	98 Main Street, Oxford	Part RS 201	Building	B	
HH10 1	St Brigid's Catholic Church	232 Loburn Whiterock Road, Loburn	Part RS 17168 [incl RS 17168X]	Building	B	

²³ Blair and Renee Williamson [151.1].

HH10 2	Former Oxford Post & Telegraph Office and postmaster's residence	35 Main Street, Oxford	Section 1 SO 17949	Building	B	
HH10 3	Oxford Town Hall	30 Main Street, Oxford	Lot 2 DP 46386	Building	B	
HH10 5	Former Alfred Lee store and residence	51 Main Street, Oxford	Lot 1 DP 342801	Building	B	
HH10 6	Former Sefton Hotel / Anglers' Arms Tavern	573 Upper Sefton Road, Sefton	Lot 1 DP 1816	Building	B	
HH10 7	Former Union Bank of Australia	557 Upper Sefton Road, Sefton	Lot 2 DP 412839	Building	B	
HH10 8	Swannanoa Wesleyan Methodist Church / Swannanoa Community Church	1299/1303 Tram Road, Swannanoa	Part RS 8183	Building	B	
HH10 9	West Eyreton School building	1651 North Eyre Road, West Eyreton	Lot 1 DP 6771	Building	B	
HH11 0	Former Fernside Railway Station grain store/goods shed, stockyards & loading bank	354 Oxford Road, Fernside	Part Lot 1 DP 65842	Building and Structure	B	

HH11 2	Hassall's Ford footbridge (Butcher's footbridge)	Kaiapoi River, near Butchers Road, Kaiapoi		Structur e	B	
HH11 3	Langer cottage ruins	278 Rampadd ock Road, View Hill	Lot 2 DP 19324	Building Ruins	B	
HH11 4	Former Rangiora Brick and Tile Works' Hoffmann kiln (remains)	29 Brick Kiln Road, Rangiora	Lot 6 DP 77063	Structur e Ruins	B	
HH11 5	'Oakleigh', former Chapman/Van Asch/Kippenber ger residence	148 King Street, Rangiora	Part Lot 1 DP 6401	Building	B	
HH11 6	Former Rangiora Post & Telegraph Office	132A King Street, Rangiora	Lot 1 DP 80919	Building	B	
HH11 7	Southbrook Substation	Intersectio n of Flaxton & Lineside Roads, Southbroo k, Rangiora	Section 3 SO 386223	Structur e	B	
HH11 8	'Northwood', former AT Chapman homestead	414 Woodfield s Road, Swannan oa	Lot 1 DP 26137	Building	B	
HH11 9	Former Reynox Private Hotel	153 High Street, Oxford	Lot 3 DP 13963	Building	B	

HH12 0²⁴	‘Former Ohoka Estate lodge (gardener’s residence)’	493 Mill Road [Whites Road frontage], Ohoka	Lot 4 DP 1641	Building	B	HNZPT historic place category 2, list # 3817
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Relevant definition amendments

Definition of ‘Archaeological site’ to be amended to provide a hyperlink from ‘HNZPTA’ to the Heritage New Zealand Pouhere Taonga Act 2014 on the New Zealand Legislation webpage.²⁵

Maintenance or repair

“means in relation to identified historic heritage, works that will restore or keep heritage fabric in a sound condition by using the same or similar materials and retaining the existing form, proportions, finishes [including painting](#),²⁶ and characteristics. It includes Building Act 2004 and Building Code upgrades necessary as part of the works or where to satisfy or increase compliance with Building Act 2004 and Building Code requirements including structural seismic upgrades, fire protection and provision of access.”

Relevant planning map amendments

Amend planning map to show the historic heritage mapping symbol for new scheduled item HH120 located at 493 Mill Road, Ohoka (LOT 4 DP 1641). The extent of the heritage setting is to be shown as the immediate setting bounded by a modern picket fence.²⁷

Amend planning map to delete the historic heritage mapping symbol and setting extent for HH098 located at 1693 Cust Road, Cust (Pt RS 3669).²⁸

²⁴ Heritage New Zealand [178.42].

²⁵ Heritage New Zealand [178.10].

²⁶ Waimakariri District Council [367.22].

²⁷ Heritage New Zealand [178.42].

²⁸ Blair and Renee Williamson [151.1].

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH001**

HERITAGE ITEM NAME former Bank of New Zealand (incl. manager's residence)

ADDRESS 188 Williams Street, Kaiapoi

PHOTOGRAPH



(A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. H012 **HNZ LIST NO. & CATEGORY** 3677 / 1
 (at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 36550

VALUATION NUMBER 2175209100

DATE OF CONSTRUCTION 1883-84

**ARCHITECT/DESIGNER/
BUILDER** TS Lambert, architect; Messrs Boyd & Keir, contractors

STYLE Victorian commercial classicism

PHYSICAL DESCRIPTION

Two storey-building with rectangular footprint and centre gutter hipped roof. Symmetrical façade overlooking Charles Street has ground floor entry framed by temple front motif. Rusticated quoins on ground floor; paired windows with segmental heads and key stones. First floor windows have hoods supported by consoles. Bracketed eaves, cornice between the floors, pilasters dividing bays. Williams Street elevation has a secondary entry flanked to the north by a bay window with balcony above. Single-storey wing at rear (north-east elevation). Boundary wall with decorative iron railing.

MATERIALS/STRUCTURE

Brick, stone, and slate.

ADDITIONS/ALTERATIONS

Earthquake damage (2010/11). Relevelled (2015).

SETTING

The former bank stands at the west corner of the intersection of Charles and Williams Streets. The Kaiapoi River is to the west/south-west and, until they were demolished after

the 2010/11 Canterbury earthquakes, the town's Post Office and Courthouse stood on the opposite side of Williams Streets. The extent of scheduling, which includes the boundary fencing, is the land parcel on which the building is located.

HISTORY

The Bank of New Zealand, then Kaiapoi's only bank, erected new premises in 1883-84, having had premises in the town since 1862. Leading Christchurch architect WB Armson called tenders for a new bank in June 1882, but it would appear that his death in February 1883 brought about a change of designer. In May 1883 it was reported that the new bank and manager's residence, to the design of Christchurch architect TS Lambert, would be one of the most convenient and largest of the bank's offices in Canterbury and would be almost the only building in the town constructed from brick and stone. The bank emblem above the entry to the banking chambers off Charles Street was copied from the BNZ's banknotes. The manager's residence was accessed off Cookson (later Williams) Street and featured a dining room and kitchen on the ground floor and five bedrooms and a drawing room on the first floor. Lambert called tenders for fitting out the interior of the banking chambers and erecting the necessary fencing and outbuildings in January 1884. The property was subdivided to its current extent in 1974, the bank relocated to other premises in 1988 and the building was recognised as a Waimakariri Landmark in May 2010. Damaged by the 2010/11 Canterbury earthquakes, the building was relevelled in 2015 but remains vacant awaiting further restoration work.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bank of New Zealand has historical and social significance for its association with the Bank of New Zealand's foundation history, commencing in 1861, and the banking and commercial history of Kaiapoi since 1862.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bank of New Zealand has cultural significance as a demonstration of the way of life of its former bank managers, their families and customers. Bank managers were typically provided with on-site accommodation in the 19th and early 20th centuries. The esteem in which the building is held by the local community has increased since the 2010/11 earthquakes destroyed a number of other key heritage buildings in the township.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bank of New Zealand has high architectural significance as the work of the notable Canterbury architect, Thomas Lambert (1840-1915). Lambert was born and trained in Scotland and arrived in New Zealand in 1866. After a period in Wellington, he settled in Christchurch in 1874 and became known for his survey map of the city, which still provides valuable evidence of the city's early colonial development. Lambert designed the buildings for the 1882 Christchurch International Exhibition and was reported to have specialist knowledge of acoustics and ventilation. He also designed the Bank of New Zealand at Oxford (c.1883?), the Junction Hotel at Rangiora (H073, 1879-80), and the second Theatre Royal in Christchurch (1876). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, had a branch office in Dunedin in the early 1890s, and returned to practise in Wellington in 1893.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bank of New Zealand has high technological and craftsmanship significance for its brick and stone masonry construction and classical detailing. Although it sustained damage and subsidence as a result of the 2010/11 Canterbury earthquakes, the former bank is a rare masonry survivor of those events in Kaiapoi. The stone came from W Wilson's White Rock quarries in the Ashley district and the bricks were made by Mr Neighbors of Heathcote Valley. Rangiora contractor and politician Thomas Keir (1837-1910) was born in Scotland and

emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir also built Johnston's Buildings in Rangiora (H072, 1896-97). Mr Stratton of Christchurch carved the bank emblem above the main entrance of the Kaiapoi BNZ and C Bailey was the clerk of works.

CONTEXTUAL SIGNIFICANCE

The former Bank of New Zealand has high contextual significance as a landmark historic feature within the Kaiapoi town centre. The former bank is a notable survival of the 2010/11 Canterbury earthquakes and serves as a reminder of the civic and commercial hub that was once located at the intersection of Williams and Charles Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Bank of New Zealand pre-dates 1900, its site has potential archaeological value arising from its commercial use by the Bank of New Zealand between 1862 and 1988. Releveling of the bank in 2015 may have modified, damaged or destroyed some of the archaeological evidence on the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bank of New Zealand has high overall heritage significance to Kaiapoi and the district of Waimakariri as a whole. The former bank has historical and social significance for its association with the banking and commercial history of Kaiapoi and cultural significance as a place of community esteem that demonstrates the way of life of its former managers, their families, staff and clientele. The former Bank of New Zealand has high architectural significance as the work of noted Christchurch architect TS Lambert and high technological and craftsmanship significance for the quality of its brick construction and classical detailing by leading Rangiora builders Boyd and Keir. The former Bank of New Zealand has high contextual significance for its landmark contribution to the streetscape of the town centre; its site having potential archaeological value in view of the property's commercial use and development since 1862.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 26 April 1862, p. 12; 28 June 1882, p. 1; 31 January 1884, p. 3; 9 January 2012 & 1 September 2016; available online.
- *Lyttelton Times* 22 May 1883, p. 3; 4 January 1884, p. 2.
- <http://www.heritage.org.nz/the-list/details/3677>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.peelingbackhistory.co.nz/the-b-n-z-bank-opened-1st-march-1862/>
- <https://landmarks.waimakariri.govt.nz/kaiapoi-heritage/bank-of-new-zealand>
- <https://teara.govt.nz/en/biographies/2a13/armson-william-barnett>
- GR Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

8 April 2019



Extent of setting, former BNZ and fence, 188 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH002

HERITAGE ITEM NAME former Kaiapoi Woollen Manufacturing Company
woollen mills / Kaiapoi Mill Business Complex

ADDRESS 35 Ranfurly Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. H026 **HNZ LIST NO. & CATEGORY** 3754 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 3 DP 49595

VALUATION NUMBER 2175115700

DATE OF CONSTRUCTION (1867) 1874 / 1878 / 1880 / 1881-82 / 1895 / 1897 /
1921 / 1926 / 1928 / 1936

**ARCHITECT/DESIGNER/
BUILDER** Joseph Maddison, architect (1895); England Brothers,
architects (1897 +); Boyd and Keir, contractors
(1880); W Weston, contractor (1881); William Smith,
contractor (1895)

STYLE Industrial vernacular

PHYSICAL DESCRIPTION

Two-storey building complex with truncated wedge-shaped footprint and saw tooth roof forms. Multi-pane, steel-framed casement windows, arched door openings and banded parapet on long, Ranfurly Street façade. Roof ventilators and glazing.

MATERIALS/STRUCTURE

Brick, iron, glass, concrete, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Multi-stage building programme, including six-bay addition to south-west corner (early 1950s?). Four-bay addition to south elevation (c.1970).

SETTING

The former woollen mills stand on the west side of Ranfurly Street, north of its intersection with Walker Street and immediately south of the intersection of Old North Road and Dale Street. The Cam River forms the western boundary of the property, which lies to the north-

west of the town centre. Kaiapoi Domain is located on the opposite side of Ranfurly Street. The extent of setting is the land parcel on which the factory is located, excluding a small portion at the north-west corner of the property which is immediately adjacent to Lot 1 of DP 49595.

HISTORY

A flax mill built in early 1867 on the east bank of the River Cam at Kaiapoi by Messrs Ninnis, Jenkins and Jones was taken over in 1874 and converted for use as a woollen mill. Production commenced in 1875 and three years later the Kaiapoi Woollen Manufacturing Company was established to own and operate the plant. Production increased considerably through the 1880s and the factory became a major employer in the district and greater Canterbury. In the mid-1890s the factory was greatly expanded. The company's warehouse and offices were located in Cashel Street and, later, Manchester Street, in Christchurch. At the turn of the 20th century the company had branch warehouses in Auckland and Wellington and permanent sample rooms in Dunedin, Napier and Sydney. There were over 1000 employees and the factory turned out over 1,000,000 pounds weight of wool. The factory produced military uniforms during World War I, World War II and the Korean war and merged with the Wellington Woollen Company in 1963. The new company was called Kaiapoi Petone Group Textiles Ltd. In 1972 the company was taken over by Mosgiel Woollens Ltd; six years later, in August 1978, the mill was shut down. After a potential sale to the Kaiapoi Borough Council fell through, the property was purchased privately and became a multi-business light industrial site. The Kaiapoi District Historical Society holds records pertaining to the Kaiapoi Woollen Mills and its Sickness and Benefit Society.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high historical and social significance for its association with the Kaiapoi Woollen Manufacturing Company, its directors and staff. The company was an innovative manufacturer and progressive employer and developed a national reputation based on the recognition of its 'Kaiapoi' brand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have cultural significance as a demonstration of the way of life of its former operators and is esteemed for its part in the history and development of Kaiapoi.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have architectural significance as an industrial complex designed in part by two leading Canterbury architectural practises, those of Joseph Maddison and Edward England. Maddison (1850-1923) was born and trained in England and emigrated to New Zealand in 1872. Having met with success in two important design competitions in 1879-80, Maddison established a successful career designing commercial and industrial buildings, with a speciality in freezing works, as well as ecclesiastical and residential works. He designed an Italianate office building for the Kaiapoi Woollen Manufacturing Company in Christchurch in 1881, additions to the Kaiapoi woollen mills in 1895 and was also responsible for the principal buildings for the International Exhibition held in Christchurch in 1905-6. Maddison's most distinguished building was the Government Buildings in Cathedral Square, Christchurch (1909), which is still extant. Edward England (1875-1949) ran the firm known as England Brothers after the death of his older brother Robert England in 1908. The practise had been established by Robert England junior (1863-1908) in Christchurch in 1886. The England Brothers were responsible for some of Christchurch's most notable late 19th and early 20th century residential buildings, including the former McLean's mansion (1899-1902) and the 1900 section of Riccarton House. A number of the firm's Christchurch buildings were demolished following the Canterbury earthquakes. RW England's Johnston's Buildings in Rangiora (1896-97, H072) are an example of the firm's commercial work.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high technological significance as a large-scale later 19th and early 20th century former woollen mill. Designed to accommodate the modern textile machinery that the company installed between 1878 and 1978, the building complex was the work of a number of contractors, including Messrs Boyd & Keir, noted Rangiora contractors, who made additions to the building in 1880.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company factory has high contextual significance as a local landmark that represents the size and scale of the woollen mills' staffing and production between 1878 and 1978. The former mill's siting beside the River Cam is integral to its genesis as a flax mill and the textile mills' reliance on water for production and fire safety.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As development on this site pre-dates 1900 the property has potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Woollen Manufacturing Company woollen mills have high overall heritage significance to Kaiapoi and Waimakariri district as a whole. The large-scale building has high historical and social significance for its association with the Kaiapoi Woollen Manufacturing Company, its directors and staff and cultural significance as a demonstration of the way of life of the many hundreds of people who operated the mill. The former Kaiapoi Woollen Manufacturing Company woollen mills have architectural significance as an industrial complex designed in part by noted Christchurch architects Joseph Maddison and Edward England and high technological significance for its brick construction and textile production systems. The former Kaiapoi Woollen Manufacturing Company woollen mills have high contextual significance as a local landmark; the former mill's site has potential archaeological value in view of its pre-1900 development and use.

HERITAGE CATEGORY

A

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REPORT COMPLETED

10 April 2019

AUTHOR

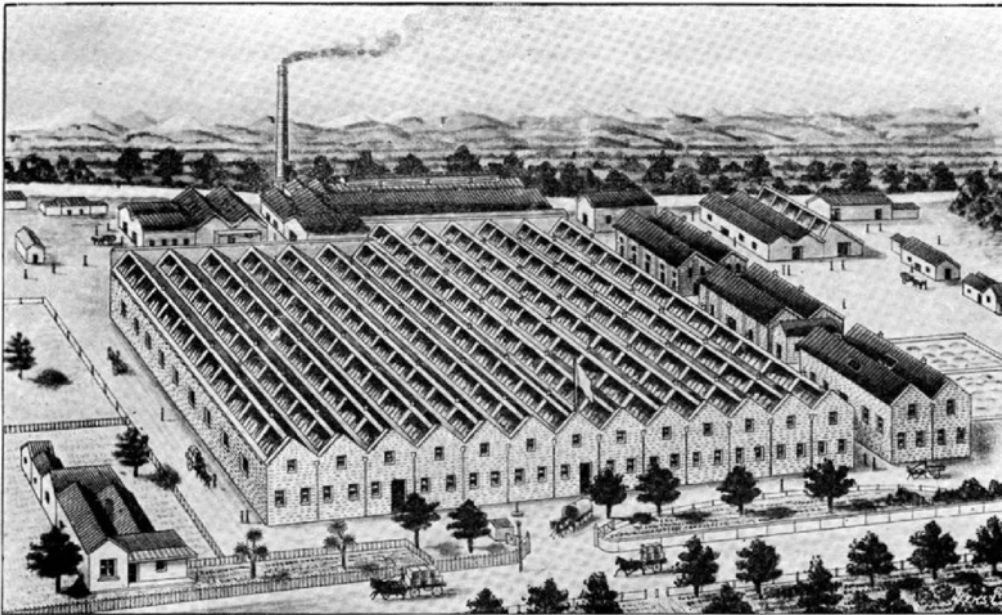
Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, excluding north-west corner of property immediately adjacent to Lot 1 DP 49595, 35 Ranfurly Street, Kaiapoi.



The mills in 1880. www.



KAIAPOI WOOLLEN COMPANY'S MILLS, KAIAPOI.

The factory as depicted in the *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903, p. 328.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH003****HERITAGE ITEM NAME**

St Bartholomew's Anglican Church

ADDRESS

23B Cass Street, Kaiapoi

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H032

HNZ LIST NO. & CATEGORY

285 / 1

LEGAL DESCRIPTION

Lot 3 DP 26905

VALUATION NUMBER

2175224800

DATE OF CONSTRUCTION

1855 + 1862

**ARCHITECT/DESIGNER/
BUILDER**

BW Mountfort, architect of Mountfort & Luck; Henry Jones, builder (1855)

STYLE

Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with an irregular T-shaped footprint and gabled roof forms. Inverted V-shaped frame with low walls and a steeply pitched roof; principal entrance at north-west end is sheltered by a gabled porch; multi-gable sanctuary at south-east end. String course beneath transept windows, open buttresses, external cross-bracing and half-timbering; belfry on ridge at north-west end. Gabled vents in nave roof. Narrow lancet windows either singly or grouped.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Relocated and belfry added (1860). Chancel and transepts added (1862). Post-EQ repairs including new roof and foundations (2016-17).

SETTING

The church is located on the south-west side of Cass Street opposite its intersection with Meadow Street. The parish hall is located on the same property to the north-west of the church; the vicarage is on the neighbouring property further to the north-west. The church

grounds are open to the street and the wider setting is residential in character. The extent of setting is the land parcel on which the church and parish hall are located.

HISTORY

The Rev John Raven was the first vicar of the Anglican parish of Kaiapoi (1853-58), which at that time also included Rangiora. The first stage of St Bartholomew's Church was erected in Darnley Square in 1855 but weakening of the foundations through erosion led to its relocation to Cass Street in 1860. The church reopened on 20 May of that year, a belfry being the only addition to the building at that time. A chancel and transepts were added in 1862 and the building has been little changed since then. A new parish hall was built beside the church in 1958, the earlier hall then being demolished (built 1875/1885, demolished c.1970). The church property was subdivided to its current extent in 1968. The church was restored and repaired after the Canterbury earthquakes and today the Kaiapoi parish also has oversight of churches at Clarkville, Eyreton and Ohoka.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Bartholomew's Anglican Church has high historical and social significance as the oldest surviving church in Canterbury and for its association with the Anglican community of Kaiapoi since 1855. The staged building programme of St Bartholomew's reflects the efforts of the local community to build a church of the size the congregation required as funds permitted, as well as the growth and development of the Anglican church in Canterbury in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Bartholomew's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship and for the commemorative value of a number of the fittings and furnishings within it; including memorial windows dedicated to Josiah Birch and John Clemett.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Bartholomew's Anglican Church has high architectural significance as the earliest extant work of preeminent Canterbury architect Benjamin Mountfort (1825-98), who trained and practised in London before emigrating to New Zealand with his family in 1850. Mountfort designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). He was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Mountfort was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. He was in partnership with his brother-in-law Isaac Luck from 1857 until 1864, during which time he designed the belfry and 1862 extensions to the original 1855 St Bartholomew's.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Bartholomew's Anglican Church has high technological and craftsmanship significance for its mid-19th century construction and Gothic Revival detailing. Henry Jones was a local carpenter and builder who later relocated to Christchurch. The expression of the structure of the building on its exterior reveals the influence of the Ecclesiological Society on Benjamin Mountfort. Stained glass windows of note in the building include those made by Lavers, Barraud & Westlake of London (*The Sermon on the Mount* and *The Four Evangelists*, c.1883-84).

CONTEXTUAL SIGNIFICANCE

St Bartholomew's Anglican Church has high contextual significance as a landmark historic feature in Kaiapoi and for its relationship with other elements within the church precinct, including the Parish Hall (1958) and vicarage (1930).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

St Bartholomew's Anglican Church has high overall heritage significance to Kaiapoi and Waimakariri district as a whole. The church has high historic and social significance as the oldest church in Canterbury and cultural and spiritual significance as a place of Anglican worship and fellowship since 1855. St Bartholomew's Anglican Church has high architectural significance as a Gothic Revival style structure designed by leading New Zealand architect BW Mountfort and high technological and craftsmanship significance for its Victorian construction and detailing. St Bartholomew's Anglican Church has high contextual significance as a historic landmark in Kaiapoi and for its relationship with other structures within the church precinct. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

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REPORT COMPLETED

2 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Bartholomew's Anglican Church, 23B Cass Street, Kaiapoi.



Church during post-EQ work programme. www.waimakariri.govt.nz

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH004****HERITAGE ITEM NAME**

Kaiapoi footbridge [Mandeville Bridge]

ADDRESS

Raven Quay - Trousselot Park, Kaiapoi River, Kaiapoi

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H033

HNZ LIST NO. & CATEGORY

1812 / 2

LEGAL DESCRIPTION

Part Lot 13 DP 1280 and legal river

VALUATION NUMBER

2176180300

DATE OF CONSTRUCTION

1873-74

**ARCHITECT/DESIGNER/
BUILDER**George Thornton, Canterbury Provincial Engineer,
designer; William Stocks, contractor**STYLE**

Pile & suspension footbridge

PHYSICAL DESCRIPTION

Wire rope footbridge with timber decking and piles. Four trussed arches over deck tension wire ropes. Wire mesh sides.

MATERIALS/STRUCTURE

Wire rope and mesh, timber.

ADDITIONS/ALTERATIONS

Bridge shortened following reclamation of north bank (c.1945). Post-EQ repairs (2011).

SETTING

The bridge spans the Kaiapoi River to the north-west of the town centre. It springs from the river bank adjacent to Raven Quay in the south-west and follows the line made by Black and Davie Streets; it is separated from the latter by Trousselot Park. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

Tenders were called for a footbridge across the Kaiapoi River by the Public Works Office of the Canterbury Provincial Council in September 1873. A local petition put before the council had made the case for a safe pedestrian bridge over the river at Kaiapoi, especially in the event that the traffic swing bridge was unusable. By early February 1874 the footbridge had been completed and the contractor was working on the approaches. The bridge was damaged in the 2011 Canterbury earthquake but has since been repaired. On Waitangi Day 2017 a new flag for Kaiapoi was unfurled for the first time featuring a stylised image of the bridge. Today the footbridge is known as the Mandeville Bridge, presumably due to its proximity to the Mandeville Hotel (est. c.1864) on the corner of Raven Quay and Black Street. Historically it was simply called the Kaiapoi footbridge.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi footbridge has high historic significance for its association with the colonial development of Kaiapoi and the provision of key transport infrastructure in the district by the Canterbury Provincial Council. The bridge is also significant as one of a number built to span the Kaiapoi and Waimakariri Rivers in the 19th and early 20th centuries, especially those connecting the east and west sides of Kaiapoi township.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi footbridge has cultural significance as a place of community identity and historic continuity. It demonstrates the historic way of life of people in the township who were greatly affected by the flow of the river at times of flood and is valued by the community as a historic feature.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi footbridge has aesthetic significance for its pile and suspension design from the office of George Thornton, Canterbury Provincial Engineer. Thornton (1828-1914), a civil engineer, was born in Yorkshire and lived in Australia before settling in New Zealand in 1862. From 1863 until 1876 he worked for the Canterbury Provincial Council, going in to private practice after its abolition. During his time with the provincial council Thornton designed the Godley Head lighthouse (1864) and let the contract for the Rakaia railway bridge in 1869.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi footbridge has technological significance as a pile and suspension bridge erected by Christchurch contractor and monumental mason William Stocks (c.1838-94). In 1880 Stocks was the successful tenderer to complete the nave of Christ Church Anglican Cathedral; he was also the contractor for the Waimakariri Gorge Bridge (1876-77).

CONTEXTUAL SIGNIFICANCE

The Kaiapoi footbridge has contextual significance as a local landmark and for its relationship to other Kaiapoi bridges, including the Mafeking footbridge (1900) beyond the northern terminus of Raven Quay.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge pre-dates 1900, its site has potential archaeological significance relating to both the bridge's construction and the river's historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi footbridge [Mandeville Bridge] has high overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The bridge has high historic significance as a key item of Kaiapoi's transport infrastructure erected by the Canterbury Provincial Council and cultural significance as a place of community identity and historic continuity. The Kaiapoi footbridge has aesthetic significance for its design by the Provincial Engineer George Thornton and technological significance for its construction by Christchurch contractor William Stocks. The Kaiapoi footbridge has contextual significance as a local landmark and its site has potential archaeological significance relating to the bridge's construction and the historic use and development of the Kaiapoi River.

HERITAGE CATEGORY

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REFERENCES

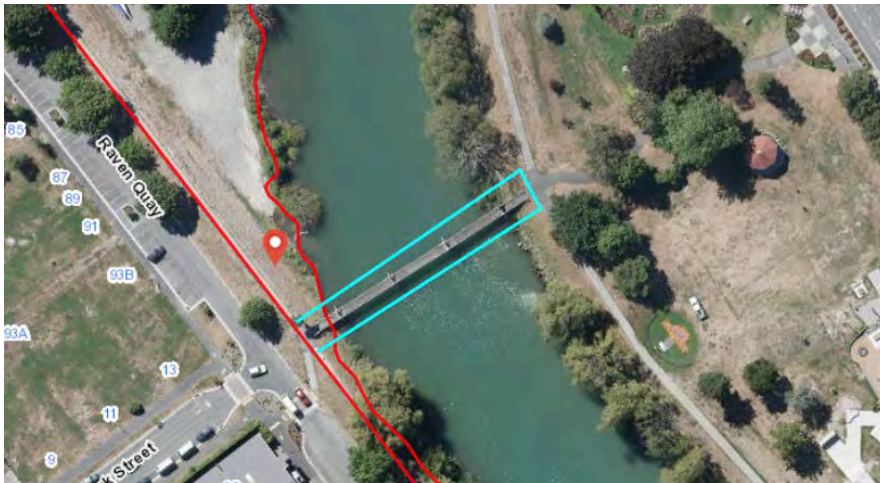
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REPORT COMPLETED

8 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and its approaches, Raven Quay / Trousselot Park, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 DISTRICT PLAN ITEM NUMBER **HH005**

HERITAGE ITEM NAME Kaiapoi War Memorial

ADDRESS Memorial Reserve, Raven Quay, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO. H035 **HNZ LIST NO. & CATEGORY** 3763 / 2
(at time of assessment)

LEGAL DESCRIPTION Pt Lot 12 DP 1280

VALUATION NUMBER 2176180300

DATE OF CONSTRUCTION 1921-22

**ARCHITECT/DESIGNER/
BUILDER** William Trethewey (figure) & Daniel Berry (base),
sculptors & stonemasons

STYLE Figurative obelisk

PHYSICAL DESCRIPTION

Flared obelisk mounted on stepped base has cornice forming base on which is mounted the statue of a soldier in combat uniform. Figure faces south-east and bears a rifle with metal bayonet. Memorial tablets mounted on obelisk. Paved surround and garden setting.

MATERIALS/STRUCTURE

Carrara marble, Timaru bluestone, metal, concrete.

ADDITIONS/ALTERATIONS

Bayonet vandalised (1930) and later replaced. Addition of memorial panels at rear, north-west elevation (post-1945). Reserve redevelopment (2004).

SETTING

The Kaiapoi War Memorial stands on the river side of Raven Quay, close by its intersection with Williams Street and the traffic bridge over the Kaiapoi River. Paving in front of the memorial gives way to a grassed reserve with a backdrop of trees and shrubs along the river boundary of the site. The scheduled setting is the south-easterly portion of the land parcel on which the memorial and a number of other commemorative items are sited, including the Ramsay memorial sun dial (1937) and the wall of remembrance and South African War and World War II honour rolls (1987/2004).

HISTORY

Plans to erect a memorial hall in Kaiapoi to commemorate World War I were abandoned in 1919 in favour of a figurative work, which was unveiled by Major-General Sir Edward Chaytor on ANZAC Day in 1922. The soldier who had modelled for the realistic representation of a New Zealand 'digger' was present at the ceremony. Christchurch sculptor William Trethewey had been confirmed as the sculptor of the memorial in April 1920 and he exhibited a model of the statue at the Canterbury Art Society's annual exhibition in March 1921. The memorial was funded through public subscription, including a donation of £250 from the Kaiapoi Woollen Manufacturing Company in view of the 30-40 employees who had served in the war. In late 1934 there was some controversy about the redevelopment of the memorial site by the local Beautifying Association, which had removed some seating and the concrete around the memorial because it had cracked and broken. The association also removed the gun that had been mounted beside the memorial from the reserve at the same time. On 17 December 1937 a sun dial was erected in the memorial reserve in memory of Dr Maxwell Ramsay, who had been the president of the local RSA at the time of the war memorial's unveiling. In 2003 the band rotunda (1908) that had been moved to the Raven Quay site in 1913 was relocated to Trousselot Park across the river. The memorial continues to function as the focal point of local ANZAC Day commemorations.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi War Memorial has historic significance for its association with the local commemoration of World War I and the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the men, and their descendants, whose names are inscribed upon the monument. The names are ordered alphabetically and without rank at the request of the war memorial committee and in keeping with government policy of the day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi War Memorial has high aesthetic significance as a major work by Christchurch sculptor and stonemason William Trethewey (1892-1956), who was then in partnership with fellow stonemason Daniel Berry. Although he has been described as largely self-taught, Trethewey studied at the Canterbury College School of Art under Frederick Gurnsey and with Joseph Ellis at the Wellington Technical College. Trethewey made his living as a monumental mason but is best known for his major sculptural works; including the statue of Margaret Cruickshank in Waimate (1923), the sculptural details on the Edmonds Clock Tower (1929), the Captain James Cook statue in Victoria Square (1932) and the Citizens' War Memorial in Cathedral Square (1933-37), all in Christchurch. The only major sculptor of World War I memorials in New Zealand who was born and bred in this country, Trethewey also created statuary for the Centennial Exhibition held in Wellington in 1939-40, of which only the sculptural group of Kupe Raiatea, his wife Te Aparangi and the tohunga Pekahourangi survives. Trethewey also designed the Dr Maxwell Ramsay memorial sun dial erected near the Kaiapoi War Memorial in 1937. Trethewey's Kaiapoi soldier has been described by historian Jock Phillips as one of the 'most authentic monuments of diggers that we have [in New Zealand]'.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi War Memorial has high craftsmanship significance for the quality of the figure, which was carved from Carrara marble especially imported for the commission. The detailed realism of the statue has been praised ever since the memorial was unveiled.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi War Memorial has contextual significance as a local landmark and for its relationship with a number of other memorial structures in the immediate vicinity. The remembrance wall to the north-west of the war memorial encircles the circular footprint of the band rotunda that occupied the site from 1913 until 2003. The war memorial is also associated with the band rotunda (heritage item # H011) and World War II memorial flagpole across the river in Trousselot Park.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its earlier use and development. DP 1280, dated October 1896, shows building footprints in the vicinity of the memorial site. The inscriptions on the memorial offer the potential to gain a further understanding of the impact of World War I on the people of Kaiapoi.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi War Memorial has high overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The memorial has historical and social significance for its association with the local men who died serving in World War I and cultural significance given its commemorative purpose. The Kaiapoi War Memorial has high aesthetic significance for its design by noted New Zealand sculptor William Trethewey and high craftsmanship significance for the quality of its carving using Carrara marble. The Kaiapoi War Memorial has contextual significance as a local landmark and for its association with other memorials in the immediate vicinity. Its site may have potential archaeological values relating to its earlier use and development.

HERITAGE CATEGORY

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REPORT COMPLETED

4 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, including the garden setting of the memorial, as well as the Ramsay memorial sun dial, the wall of remembrance and South African War and World War II honour rolls, Raven Quay, Kaiapoi.



Parcel as whole with memorial close to pin.



Memorial Reserve during the 1923 floods. PF/B15 Kaiapoi District Historical Society Inc.



This photo is pre 1942 as the gun located between the statue and rotunda was given to the war effort for scrap in that year. PFA638. Kaiapoi District Historical Society Inc.

Source: Kaiapoi Band Rotunda Conservation Plan, 2002.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH006****HERITAGE ITEM NAME**

Ohoka Farm homestead, former White residence

ADDRESS

21 Jacksons Road, Ohoka

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H040

HNZ LIST No. & CATEGORY

274 / 1

LEGAL DESCRIPTION

Lot 1 DP 81869

VALUATION NUMBER

2174055200

DATE OF CONSTRUCTION

c.1868-72?

**ARCHITECT/DESIGNER/
BUILDER**

Thomas Ayers & Sons, builders

STYLE

Domestic Gothic Revival villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular additive footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay with battlemented double-height bay window and boxed entrance porch. Wrought iron balustrading tops latter. Lancet arched door and window openings, decorative bargeboards and finials, double-hung sash windows and string course. Cusped fanlight over main entry, decorative lozenge in gable end. East-facing elevation is longer, combining cross-gabled bay with double height bay window and one-and-a-half storey service wing with gabled dormers and decorative bargeboards.

MATERIALS/STRUCTURE

Brick, stone or cement plaster, timber and slate roofing.

ADDITIONS/ALTERATIONS

Conservatory, veranda and two chimneys removed (date unknown). Garden development, including erection of brick walls and terracing (late 1970s/early 1980s).

SETTING

The house is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. A historic stable (H039) is to the south-east of the homestead, slightly closer to the road. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential

archaeological values of the entire property. The historic stable has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. It sustained some damage in the 2010/2011 Canterbury earthquakes but remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm homestead has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The homestead represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm homestead has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style villa that may have been designed by JS White with reference to houses he had admired in Australia. The house includes distinct, lower-level service wings in which White is said to have lived before the main section of the house was completed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm homestead has high technological and craftsmanship significance for its cavity brick construction by Thomas Ayers and his sons. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century. Bricks for the Ohoka homestead were fired on site and then laid with a cavity between them to facilitate moisture drainage. With the demolition of 'Chadwell' at Kaiapoi (1865-66) the Ohoka homestead is likely one of the earliest examples of cavity brick construction in New Zealand.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic stable (H039). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm homestead has high overall significance to Ohoka and the Waimakariri district as a whole. The dwelling has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of its early residents. The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style house said to have been designed by JS White and high technological and craftsmanship significance for its cavity brick construction and detailing by leading local bricklayers Thomas Ayers and Sons. The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic stable on the property (H039). The site of the homestead and stable has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
- *Star* 30 March 1883, p. 2.
- *Lyttelton Times* 7 April 1860, p. 5; 26 March 1867, p. 3; 9 April 1869, p. 4; 28 September 1870, p. 3; 7 October 1870, p. 1; 25 March 1874, p. 3; 22 April 1905, p. 7; 16 June 1905, p. 1.
- *Timaru Herald* 13 March 1889, p. 2.
- <http://www.heritage.org.nz/the-list/details/274>
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903, available online.
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED

3 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, Ohoka Farm homestead, 21 Jacksons Road, Ohoka.



Property as a whole with homestead marked by red star and stable with yellow star.



Homestead as built.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH007****HERITAGE ITEM NAME**

Ohoka Farm stable

ADDRESS

21 Jacksons Road, Ohoka

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H039

HNZ LIST NO. & CATEGORY

3347 / 2

LEGAL DESCRIPTION

Lot 1 DP 81869

VALUATION NUMBER

2174055200

DATE OF CONSTRUCTION

late 1860s?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Agricultural vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey agricultural building with L-shaped footprint and gabled roof forms. Main wing has dovecot mounted on ridge with bellcast spire roof and gabled 'dormers'. Barn doors and conventional doors; multi-pane casement windows. Cross-gable over loft bay on north-west elevation with sheltered entry at north and south corners formed by overhang of roof. Smaller, single-storey bay at northern end.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick flooring, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Shingle roof covered with corrugated iron (early 20th century?).

SETTING

The stable is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. The Ohoka Farm homestead (H040) is to the north-west of the stable. The extent of scheduling is limited to the immediate setting of the stable, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the entire property. The historic homestead has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. A sale notice published in March 1874 itemised six draught mares and geldings and six colts and fillies amongst the livestock White then had on offer. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. In the past the stable has been used to house a donkey stud and retail activities. It retains a high level of authenticity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm stable has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The stable is representative of a historic pattern whereby some successful businessmen developed rural estates, with all the outbuildings that entailed, in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm stable has cultural value as a demonstration of the way of life of the staff who worked on White's estate and the animals they tended.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm stable has architectural significance as an agricultural vernacular building that was designed to be fit for purpose. The inclusion of a dovecote for pigeons is a distinctive, but not uncommon, feature in colonial stables such as the building at Ohoka Farm.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm stable has technological and craftsmanship value as a demonstration of mid-19th century construction methods and materials. Given that the stable was built in timber, rather than brick, it may well pre-date the homestead that was completed in 1872.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic homestead (H040). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the stable pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm stable has overall significance to Ohoka and the Waimakariri district as a whole. The stable has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of White's farm workers and the horses they tended. The Ohoka Farm stable has architectural significance as a well-preserved mid-19th century agricultural vernacular building and technological and craftsmanship value for its timber construction and detailing. The Ohoka Farm stable has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic homestead on the same property (H040). The site of the stable and homestead has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
- *Star* 30 March 1883, p. 2.
- *Lyttelton Times* 26 March 1867, p. 3; 9 April 1869, p. 4; 28 September 1870, p. 3; 7 October 1870, p. 1; 25 March 1874, p. 3; 22 April 1905, p. 7; 16 June 1905, p. 1.
- *Timaru Herald* 13 March 1889, p. 2.
- <http://www.heritage.org.nz/the-list/details/3347>
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903, available online.
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED

3 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, Ohoka Farm stable, 21 Jacksons Road, Ohoka.



Property as a whole with stable marked by yellow star and homestead with red star.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH008

HERITAGE ITEM NAME Mount Thomas Station homestead, former Brown residence

ADDRESS 436 Birch Hill Road, Okuku

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H042 **HNZ LIST NO. & CATEGORY** 3086 / 1
(at time of assessment)

LEGAL DESCRIPTION Part Lot 1 DP 26064

SDC FILE NUMBER 2150003100

DATE OF CONSTRUCTION c.1859

ARCHITECT/DESIGNER/BUILDER JT Brown, owner/builder?

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal elevations face north and east. Seven gabled dormers set with casement windows light the first floor; ground floor has an additive plan with straight verandas carried on simple posts and grouped windows with multi-pane uppers. Corbelled chimneys; finials atop gable ends.

MATERIALS/STRUCTURE

Sundried brick, timber, concrete, tile roofing.

ADDITIONS/ALTERATIONS

Alterations and additions; including the partial enclosure of the veranda, addition of servants quarters and chapel (later removed), ground floor walls clad in weatherboards and shingle roof covered with corrugated iron (c.1890-1910). Refurbishment and restoration, including partial restitution of veranda (post-1985). Additions to south elevation (c.2000?).

SETTING

The homestead is set within a large rural property and is accessed via a 1.4 km driveway off the north side of Birch Hill Road, east of its intersection with Garrymere Road. The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a

whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

John Thomas Brown, a surveyor from Norwich, England, emigrated to New Zealand in late 1851 with his wife Emily and the first four of their eight children. The family appear to have lived in Christchurch for the first eight years of their residence in New Zealand. JT Brown (1816-88) took up three runs at Mount Thomas during the 1850s, leasing the property to the Maude brothers (Thomas and Edmund) for a term of five years in 1855. By February 1860 Brown had taken over management of the sheep run and evidently moved in to the earth brick and timber homestead he had built on the property. Thomas Maude married Emily Brown, the Browns' eldest daughter, at Mount Thomas in 1861; their daughter Sybilla is better known as Nurse Maude, the founder of district nursing in New Zealand. JT Brown was involved in the hotel trade, was a steward and president of the Canterbury Jockey Club and he and his wife were benefactors of the Anglican church at Fernside (H126). The station was managed by the Browns' son Edward in the 1870s and early 1880s. When the run was freeholded in the 1890s the family chose not to buy the leasehold land and so retained only the freehold, which was subsequently sold or leased by Herbert Brown (1860-1928), the Brown's youngest son, who managed the property from 1886 until 1910 and lived at the homestead until his death in 1928. Brown junior and his wife Annie (nee Mannering, 1862-1941) developed one of Canterbury's best-known gardens during their tenure at Mount Thomas. The homestead property was largely subdivided to its current extent in 1967 and remained in the family until 1985. It remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The Mount Thomas Station homestead has high historic significance for its association with John Thomas and Emily Brown, their family and descendants and, more generally, the farming history of North Canterbury. The house is one of the oldest surviving colonial homesteads in Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Mount Thomas Station homestead has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Mount Thomas Station homestead has architectural significance as a colonial vernacular dwelling with vestigial Domestic Gothic Revival styling in the form and disposition of its gabled dormers. As John Thomas Brown built the family's first two houses in Christchurch in the 1850s it is assumed that he was also responsible for the construction of the homestead. Alterations and additions made to the homestead around the turn of the 20th century occurred during Herbert and Annie Brown's tenure of the property, likely commencing around the time of their marriage in 1891.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Mount Thomas Station homestead has high technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. The use of sun dried bricks, also known as adobe, made from clay dug on the site, is particularly notable. Adobe was a more refined building method than the cob construction that was also used in the early colonial period. Norfolk, in which Norwich is located, is one of the counties in England that is known for its earth building tradition.

CONTEXTUAL SIGNIFICANCE

The Mount Thomas Station homestead has contextual value for the contribution it makes to the historic character of its rural property and for its relationship to St Matthew's Anglican Church at Fernside (1874/1881, H126), which was endowed by the Brown family.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead pre-dates 1900, its site has potential archaeological significance arising from the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Mount Thomas Station homestead has high overall heritage significance to Okuku and Waimakariri district as a whole. The homestead has high historical significance for its age and association with the Brown family and cultural value as a demonstration of the way of life of its early inhabitants. The Mount Thomas Station homestead has architectural significance as a colonial vernacular dwelling and high technological and craftsmanship significance for its mid-19th century construction methods and materials, including adobe bricks. The Mount Thomas Station homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

A

REFERENCES

- *Lyttelton Times* 31 March 1855, pp. 1 & 2; 21 February 1857, p. 6; 21 November 1857, p. 6; 8 February 1860, p. 4; 10 April 1861, p. 5; 6 August 1873, p. 4; 22 February 1888, p. 3; 17 February 1891, p. 8; 20 July 1901, p. 7; 14 January 1905, p. 12; 12 August 1905, p. 14; 12 March 1910, p. 16.
- *The Daily Post* 22 September 1990, p. 14.
- *Star* 6 April 1905, p. 1; 16 December 1989, np.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- Archives New Zealand; available online.
- LGD Acland *The Early Canterbury Runs: Containing the First, Second and Third (new) Series* Christchurch, 1946; available online.
- <http://www.heritage.org.nz/the-list/details/3086>
- C McCarthy "'a distressing lack of regularity': New Zealand architecture in the 1850s" Introduction to Centre for Building Performance Research Symposium, Victoria University, 7 December 2012; available online.
- GR Macdonald *Dictionary of Canterbury Biography*, Canterbury Museum; available online.

REPORT COMPLETED

2 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, Mount Thomas Station homestead, 436 Birch Hill Road, Okuku.



Property as a whole with house site marked by star.



Homestead as built.



Homestead after turn of the 20th century 'Tudorisation', since removed.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH009****HERITAGE ITEM NAME**

'Ashley Farm', former Smith farmhouse

ADDRESS

269 West Belt, Rangiora

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H046

HNZ LIST NO. & CATEGORY

1820 / 2

LEGAL DESCRIPTION

Lot 2 DP 457748

VALUATION NUMBER

2165711501

DATE OF CONSTRUCTION

mid-1860s

**ARCHITECT/DESIGNER/
BUILDER**

William Smith, owner/builder

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Straight, return veranda on all sides; lean-to at south-west corner. Principal, east-facing elevation has central entry flanked by French doors. Double-hung sash windows.

MATERIALS/STRUCTURE

Earth brick, timber, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Original thatched roof covered (or replaced?) by corrugated iron (date unknown). South veranda renewed (c.2015).

SETTING

The dwelling is accessed via a driveway that comes off the west side of West Belt, north of its intersection with Belmont Avenue. Taunton Place is to the south and west of the property. The extent of scheduling is the land parcel upon which the former farmhouse is located, partly in view of the potential archaeological values of the site.

HISTORY

William Smith (1812-93) emigrated from England to New Zealand with his wife and their three daughters aboard the *Roehampton* in March 1858. The Smiths were from Suffolk and, according to Hawkins, they initially lived at Fernside where William helped to build a cob house for Charles Torlesse. In the mid-1860s Smith acquired a number of rural sections north of Rangiora on which he ran a mixed farm and built a cob house for himself, his wife Mary Ann (or Matilda?, c.1811-97) and their children. Part of the Smith farm was later to become the site of the Rangiora racecourse (1886). In 1879 William Smith sold his stock and offered the majority of the farm to let; 'Ashley Farm' was advertised for mortgagee sale in early 1890. The farmhouse block was retained by the Smiths, however, until it was sold by Mary Ann after William's death in February 1893. Later in the same year the house and 12 acres of land were advertised to let. William White subsequently became the owner of the property. The house has passed through a number of other hands since the early 20th century and was subdivided to its current extent in 1994; it remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Ashley Farm' has historical significance for its association with the Smith family, early settlers to the district, and the pastoral development of Rangiora district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Ashley Farm' has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian classical styling. The encircling veranda is both a defining feature of colonial domestic architecture and protective of the earth walls of the dwelling.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Ashley Farm' has high technological and craftsmanship significance for its earth brick construction and the evidence it provides of mid-Victorian building materials and methods. Suffolk is one of the counties in England that is known for its cob building tradition.

CONTEXTUAL SIGNIFICANCE

'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its site and the visual evidence it provides, glimpsed from neighbouring properties in a modern suburban setting, of the colonial settlement of northern Rangiora. The dwelling is also related to the Mount Thomas Station homestead (H042) and Doyle's cob house at Loburn (HNZPT list entry # 1774) by virtue of their common earth construction.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Smith farmhouse pre-dates 1900 its site has potential archaeological significance relating to both the construction of the farmhouse and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Ashley Farm', the former Smith farmhouse, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance as a colonial farmhouse associated with an early settler family and cultural value as a demonstration of

the way of life of its early owner/occupiers. 'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian styling and high technological and craftsmanship significance for its mid-Victorian earth brick construction. 'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its setting and its relationship to other colonial earth houses in the district; its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 10 March 1873, p. 1; 19 May 1873, p. 3; 4 January 1877, p. 2; 4 February 1879, p. 3; 5 April 1879, p. 2; 1 March 1890, p. 8; 22 March 1933, p. 2.
- *Lyttleton Times* 12 May 1858, p. 1; 30 January 1864, p. 6; 18 November 1868, p. 4; 20 March 1879, p. 8; 26 March 1886, p. 8; 6 March 1889, p. 6; 7 February 1893, p. 1; 21 March 1893, p. 8; 27 May 1893, p. 8; 27 August 1900, p. 1.
- *Star* 7 February 1893, p. 3; 19 May 1893, p. 2; 2 June 1894, p. 4; 17 December 1897, p. 2.
- <http://www.heritage.org.nz/the-list/details/1820>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://historicengland.org.uk/images-books/publications/dlsg-vernacular-houses/heag102-domestic1-vernacular-houses-lsg/>

REPORT COMPLETED

29 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Ashley Farm', 269 West Belt, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH010

HERITAGE ITEM NAME 'Turvey House' (aka 'Ayerholme'), fmr Samuel and Sarah Ayers house

ADDRESS 208 King Street, Rangiora

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H047 **HNZ LIST NO. & CATEGORY** 3764 / 2
 (at time of assessment)

LEGAL DESCRIPTION Lot 3 DP 82008

VALUATION NUMBER 2166119700

DATE OF CONSTRUCTION 1875

ARCHITECT/DESIGNER/BUILDER Samuel Ayers, designer/builder

STYLE Domestic Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has bullnose veranda carried on timber posts with decorative cast iron frieze; terminated by gabled bay with boxed bay window. North elevation overlooking garden also has a boxed bay and features polychrome brickwork. Dog-tooth brickwork beneath the eaves, scalloped bargeboards and finials. Double-hung sash windows and corbelled chimneys.

MATERIALS/STRUCTURE

Brick, timber and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Three-room wing and bay windows added, veranda roof and posts altered (between c.1882 and 1900). Conversion to two flats (1953). Returned to single-family home (1971). Strengthening and repairs (post 2011).

SETTING

The dwelling stands on the east side of King Street, south of its intersection with Blackett Street. The building is located at the south-west corner of the property and can be seen from the public domain behind boundary hedging. A brick cottage with constructional polychromy

is positioned on the neighbouring site directly to the north. The extent of scheduling is the land parcel as a whole, partly in view of the potential archaeological values of the property.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. They settled at Woodend, joining Elizabeth's brothers James and George Gibbs, who were already resident there. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson (1857-1947) in 1875 he set up business on his own account in Rangiora. At the time of his 90th birthday it was reported in the *Press* that Samuel Ayers had 'opened up the north-western quarter' of Rangiora and 'built many of the houses in this area' (*Press* 11 September 1936, p. 18). Samuel Ayers served on the Rangiora Borough Council (1903-12) and vested Seddon and Ayers Streets with the council in 1908. He and Sarah Ann had nine children and there were also 28 grandchildren and five great-children in 1936. The Ayers family were active members of the Methodist church and Thomas and Elizabeth Ayers senior's home had been the venue for the first Methodist services at Woodend. In 1924 Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), subdivided a large parcel of land bordered by King Street, High Street and Railway Terrace (Blackett Street) and including the southern extension of Durham Street. The Ayers' house lot was subdivided to its current extent in 1972 and the house remains in private residential use. The property has been subject to a heritage covenant since 1996, received a Waimakariri District Council Landmarks plaque in 2003 and has remained in Ayers family ownership since it was built.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Turvey House' has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and, more generally, the colonial development of Rangiora. The continuous ownership of the house by members of the Ayers family enhances its historical significance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Turvey House' has cultural value as a demonstration of the way of life of several generations of the same family over almost 150 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Turvey House' has architectural significance as a Domestic Gothic Revival style villa that is presumed to have been designed by Samuel Ayers. The style was popular in the 1870s and is typified by gabled roof forms, timber tracery detailing and the overall verticality of the exterior composition. The alterations and additions carried out in the late 19th century would likely also have been designed by Samuel Ayers.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Turvey House' has high technological and craftsmanship significance for its double-cavity brick construction by Samuel Ayers. Thomas Ayers and his sons Samuel and Thomas made a notable contribution to the North Canterbury construction industry in the second half of the 19th century. The hollow wall French bond construction method used by Samuel Ayers for his family home is an uncommon example of a method that fell out of favour in the late 19th century because of its poor resistance to damp.

CONTEXTUAL SIGNIFICANCE

'Turvey House' has contextual significance for the landmark contribution it makes to the historic character of Rangiora and in relation to other buildings built by the Ayers family,

including Ohoka homestead (H040) and the former Thomas Ayers junior house in Woodend (H087).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Turvey House' (aka 'Ayerholme'), the former Samuel and Sarah Ayers house, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and cultural value as a demonstration of the way of life of multiple generations of the same family. 'Turvey House' has architectural significance as a Domestic Gothic Revival style villa designed by its builder and high technological and craftsmanship significance for its double-cavity brick construction and detailing. 'Turvey House' has contextual significance as a local landmark and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

A

REFERENCES

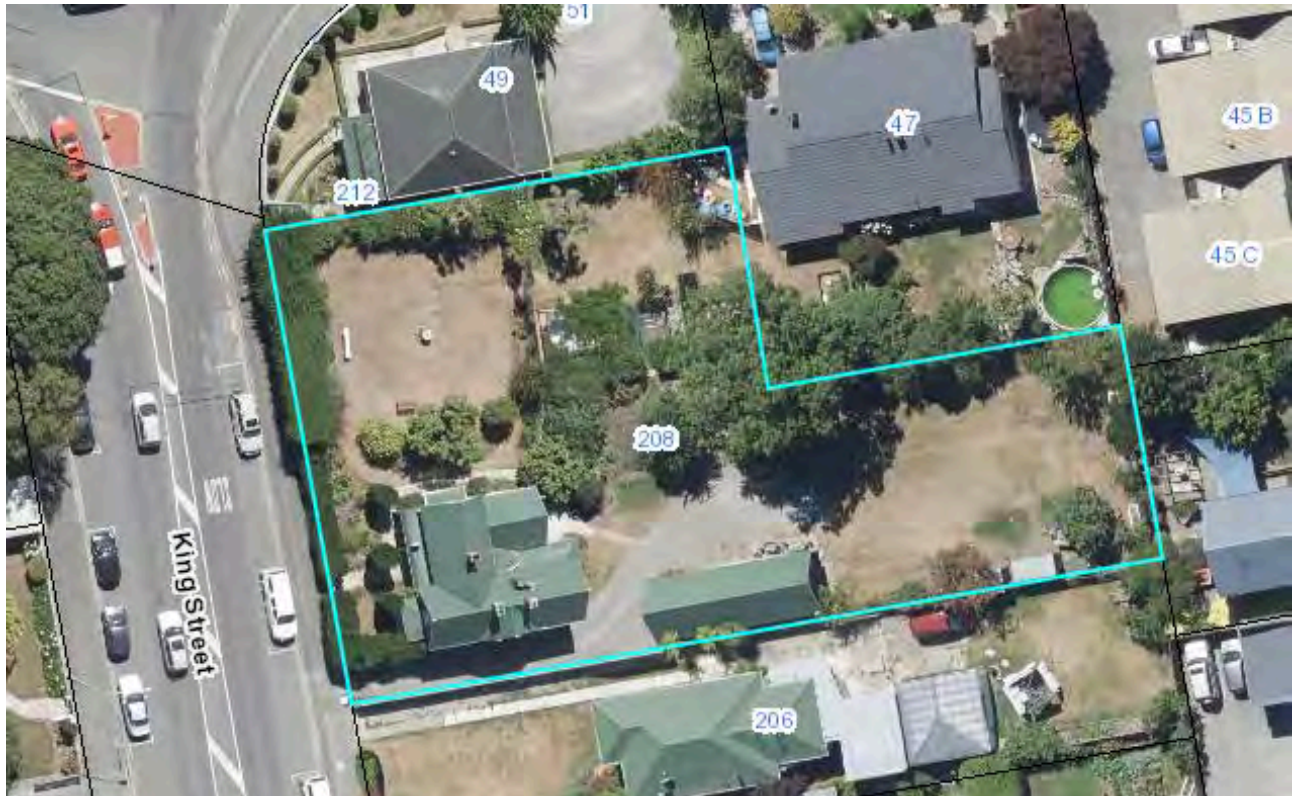
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- *Globe* 20 November 1875, p. 4.
- *Lyttelton Times* 18 June 1875, p. 2; 20 April 1908, p. 9; 11 August 1908, p. 8; 2 May 1917, p. 1.
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
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- Archives New Zealand.

REPORT COMPLETED

15 March 2019

AUTHOR

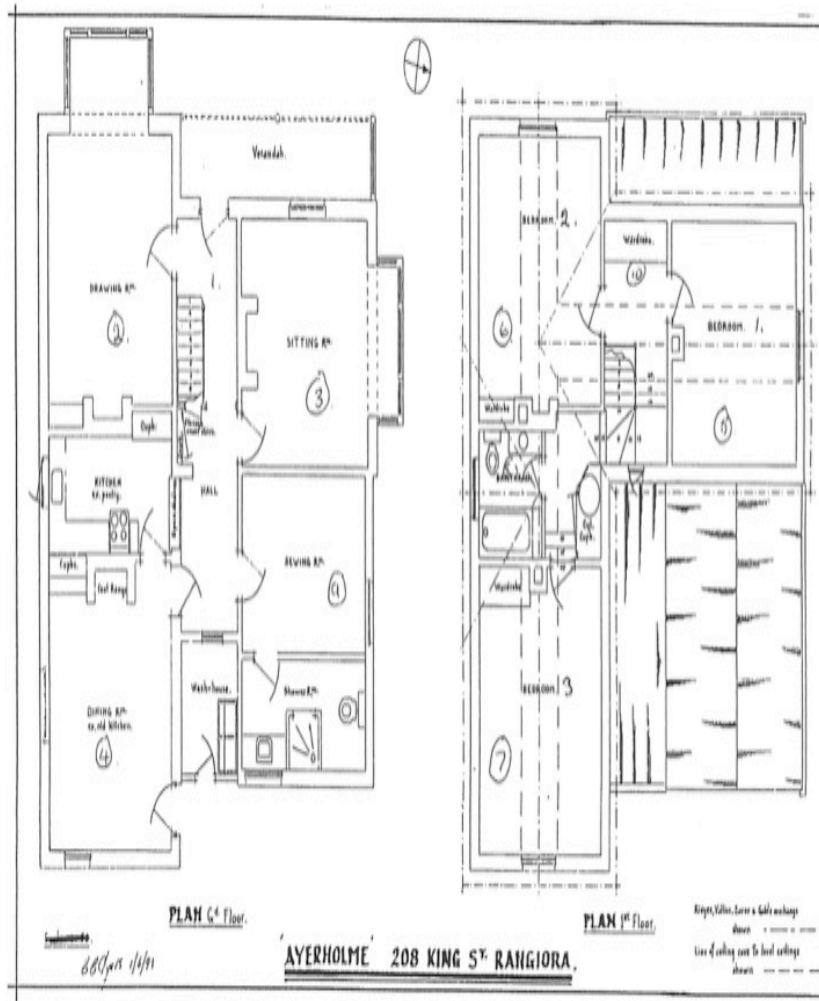
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Turvey House', 208 King Street, Rangiora.



'Turvey House' in c.1882; HNZPT.



WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH011****HERITAGE ITEM NAME**

Coronation Gates, South African War Memorial Sundial & Band Rotunda

ADDRESS

Victoria Park, 123-129 Percival Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 11 October 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H048

HNZ LIST No. & CATEGORY

3765 / 2

LEGAL DESCRIPTION

Lot 6 DP 12852, Lots 88-91 & Pt Lot 87 DP 1691

VALUATION NUMBER

2166107200

DATE OF CONSTRUCTION

1902 + 1906

**ARCHITECT/DESIGNER/
BUILDER**

William Wadey, builder (gates); Thomas Keir, designer; Messrs Wadey & Efford, builders (band rotunda)

STYLE

Ornamental gates, horizontal sundial, rotunda

PHYSICAL DESCRIPTION

Ornamental gates with central vehicle entry and pedestrian side gates. Gate posts with decorative toppers, curved double picket fences framing gates. Stone plinth mounted on stepped concrete base supports horizontal sundial with ornamental gnomon. Single-storey octagonal pavilion with circular footprint and single flight of steps. X-pattern balustrading, cast iron lacework frieze and veranda brackets, decorative finial atop roof.

MATERIALS/STRUCTURE

Timber; stone, concrete & metal; timber, corrugated metal, cast iron, concrete.

ADDITIONS/ALTERATIONS

Rotunda lit by gas (May 1907). Conversion of lamp to sundial and relocation within park (date unknown).

SETTING

The three historic items are centrally located within Victoria Park and arranged in a line running perpendicular to Percival Street. The park is bordered to the east by Percival Street and to the south by Queen Street. The town centre is to the north of the park, with the civic centre located over the northern boundary. The scheduled setting is the land parcel as a whole in view of the relationship of the entrance gates, sundial and band rotunda to one another and to the overall park setting.

HISTORY

Victoria Square (later Park) was developed by the Rangiora Borough Council in the early 20th century to mark the diamond jubilee of Queen Victoria in 1897. The council had resolved to raise a loan to purchase land for a public park and swimming baths in May 1897, but delays caused by the process of land acquisition from the Percival estate meant that the baths were postponed and the park was not developed until 1902. Entrance gates and a lamp in honour of the coronation of Edward VII were erected in that year and a band rotunda within the park was officially opened on 24 January 1907. The coronation lamp was inscribed with the names of Sergeant Harry Rule (died 1901) and Trooper James Sansom (1870-1900), who died serving in the South African War; it was later converted in to a sundial and installed within the grounds of the park. The Rangiora Brass Band (est. 1865) performed at the opening of the rotunda, which had been designed by borough councillor Thomas Keir. Victoria Park is still the town's principal urban park.

HISTORIC AND SOCIAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high historic and social significance for their association with the town's history of civic improvements, local efforts to commemorate Queen Victoria's jubilee and the coronation of Edward VII, and the Rangiora Brass Band. The sundial has added historic significance as the only South African war memorial in Waimakariri district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have cultural significance as historic features within place of community identity and historic continuity. Both the gates and sundial have commemorative value, as does the park as a whole in relation to the jubilee of Queen Victoria.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Band Rotunda has architectural and aesthetic significance as the design of local contractor and politician Thomas Keir. Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. When Keir designed the Rangiora band rotunda he was a councillor of the Rangiora Borough Council, having served as Mayor in 1896-97 and 1905-6. The Kaiapoi Band Rotunda (heritage item H011) was erected to the same design in 1908. The Coronation Gates and South African War Memorial Sundial have aesthetic value as Edwardian garden 'furniture' that is typical of the period. The designer of both items is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Band Rotunda has craftsmanship value for its construction and detailing by local builders Wadey and Efford. The firm was also responsible for erecting the Catholic convent in Rangiora in 1907. William Wadey (c.1852-1904) also constructed the coronation gates; the maker of the lamp stand, from which the sundial was created, is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high contextual significance as interrelated historic features within Rangiora's principal urban park. The axial alignment of the entrance gates, sundial and rotunda enhances the relationship between all three historic features; the rotunda is also related, by virtue of its age and design history, to the Kaiapoi Band Rotunda (heritage item H011).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although Victoria Park was developed in the early 20th century its site may have potential archaeological values arising from its earlier use and development. The land on which the park was developed was previously held by Sir Westby Percival (aka Perceval, 1854-1928), whose family had settled at Rangiora in the early 1860s and who became an MP and agent general for New Zealand in London. Percival left New Zealand in late 1891 and only returned for a single visit one, in 1901. In that year he placed on the market a number of town sections in Rangiora (see DP 1691 dated May 1901), including those on which Victoria Park was soon to be developed.

SUMMARY OF HERITAGE SIGNIFICANCE

The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high overall heritage significance to Rangiora and to the district of Waimakariri as a whole. The gates, sundial and rotunda have high historical and social significance for their association with the town's history of civic improvements and the gates and sundial have cultural significance as commemorative features within a place of community identity and historic continuity. The Rangiora Band Rotunda has architectural and aesthetic significance for its design by Thomas Keir and craftsmanship value for the quality of its construction and detailing by a local building firm. The gates and sundial have aesthetic and craftsmanship values as typical Edwardian garden furniture. The Coronation Gates, South African War Memorial Sundial & Band Rotunda have high contextual significance as historic features with an important civic space and the rotunda has added significance for its relationship with the Kaiapoi Band Rotunda, which copied its design.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 31 May 1897, p. 6; 8 March 1902, p. 9; 2 April 1902, p. 4; 26 May 1902, p. 7; 23 June 1902, p. 5; 7 December 1904, p. 7; 26 January 1907, p. 10; 3 May 1907, p. 10.
- *Lyttelton Times* 21 June 1902, p. 8; 24 June 1902, p. 7; 18 August 1902, p. 6; 25 August 1902, p. 4; 15 September 1902, p. 3; 8 December 1902, p. 6.
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- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-victoria-park-band-rotunda-and-domain-gates>
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/victoria-park-band-rotunda>
- 'The history of the reserves and parks of Rangiora' (undated); <http://www.rangiorahockey.co.nz/club-history.html>
- <https://teara.govt.nz/en/biographies/2p10/perceval-westby-brook>
- <https://nzhistory.govt.nz/media/photo/rangiora-south-african-war-memorial>
- Online Cenotaph, Auckland War Memorial Museum.

REPORT COMPLETED

8 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, rotunda is marked by pin, 123-129 Percival Street, Rangiora.



Detail of park aerial showing (left to right) the band rotunda, sundial centred on the path within the garden beds, and the outline of the curved approach to the entrance gates.



Band rotunda, gates and lamp. Kete Waimakariri, Rangiora Museum.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH012****HERITAGE ITEM NAME**

'Brooklands', Leech homestead

ADDRESS

521 Rangiora Woodend Road, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H051

HNZ LIST NO. & CATEGORY

1822 / 2

LEGAL DESCRIPTION

Lot 1 DP 80275

VALUATION NUMBER

2159148300

DATE OF CONSTRUCTION

1878?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown (BW Mountfort, architect?)

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Principal, north-facing elevation has largely symmetrical composition with gabled end bays flanking a concave veranda with trellised posts and twin gabled dormers above. Arch-headed windows on first floor, gabled end bays have a faceted bay window and Chicago window. Shed dormers on east and west elevations. Double-hung sash windows, decorative bargeboards and finials.

MATERIALS/STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Alterations; including shed dormers and finials? (Heathcote Helmore, architect; pre-1965).

SETTING

'Brooklands' stands on the south side of Rangiora Woodend Road, directly opposite its intersection with Kippenberger Avenue and Golf Links Road and east of Rangiora township. The house is set back from the road, within a mature garden, and is largely screened from view. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the property.

HISTORY

'Brooklands' was built by George John Leech (1821-1902), who had emigrated from England with his wife Ann aboard the last of the Canterbury Association ships in 1853. They immediately settled on land at Rangiora and, after working as a banker in England, Leech took up farming and, later, flour and flax milling. The initial funding for the farm had been provided by Leech's brother-in-law William Brooks, after whom the farm was named. The property was offered for let by Leech in January 1868 for an unspecified period of time; an eight-room house was then on the property, presumably the house opposite Smarts Road that is mentioned by Hawkins. In 1875 Leech purchased from Brooks those parcels that had not already been sold by the latter and in c.1878 the Leech family moved into a new house opposite the mill. Leech was predeceased by his wife Ann (c.1823-85) and survived by seven children; he had been a keen supporter of Rangiora High School and active in the Anglican church. The property was subdivided to its current extent in 1999 and remains in Leech family ownership today.

HISTORIC AND SOCIAL SIGNIFICANCE

'Brooklands' has high historic significance for its association with GJ Leech, a pioneer settler, farmer and miller, his wife Ann, their family and descendants. According to Hawkins, 'Brooklands' was Rangiora's 'first freehold farm' and one of the district's larger farms in the later 1860s and early 1870s. GJ Leech has been described as the patriarch of colonial Rangiora, he was known as 'Waikoruru' by local Maori, and his diary provides an important record of settler life in North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Brooklands' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Brooklands' has architectural significance as a Domestic Gothic Revival style homestead that retains a good level of authenticity. The design of the house suggests the input of an architect, perhaps Benjamin Mountfort, who GJ Leech would have met through St John's Anglican Church in Rangiora, or one of his contemporaries such as Samuel Farr or Frederick Strouts. Alterations were undertaken by noted Christchurch architect Heathcote Helmore in the early 1960s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Brooklands' has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. Two small cusped lancet windows from the first Anglican church in Rangiora light the staircase.

CONTEXTUAL SIGNIFICANCE

'Brooklands' has contextual value as a local feature that contributes to the historic character of its rural setting and the environs of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Brooklands', the Leech homestead, has high overall heritage significance to Rangiora and the Waimakariri district. The house has high historic significance for its association with the Leech

family for almost 150 years and cultural value as a demonstration of the way of life of its early owners and occupants. 'Brooklands' has architectural significance as a well-preserved Domestic Gothic Revival style homestead and technological and craftsmanship value for its mid-Victorian timber construction and detailing. 'Brooklands' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the property since the 1850s.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 12 June 1874, p. 3; 12 April 1883, p. 3; 17 January 1902, p. 2; 8 September 1941, p. 6.
- *Star*
- *Lyttelton Times* 15 January 1868, p. 4; 17 January 1902, p. 6; 18 February 1902, p. 6.
- *North Canterbury Gazette* 19 May 1933, p. 10; 27 August 1937, p. 6.
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
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- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://thecommunityarchive.org.nz/node/67057/description>
- <https://www.visitwaimakariri.co.nz/assets/Uploads/Rangiora-Short-History-pdf-download-from-website.pdf>

REPORT COMPLETED

21 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate garden setting, 'Brooklands', 521 Rangiora Woodend Road, Rangiora.



Land parcel as a whole with house marked by star.



'Brooklands' before the mid-20th century alterations designed by Heathcote Helmore.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH013****HERITAGE ITEM NAME**

Rangiora Borough Council Substation

ADDRESS

131B Percival Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 5 DP 12852

VALUATION NUMBER

2166107301

DATE OF CONSTRUCTION

1932

**ARCHITECT/DESIGNER/
BUILDER**

HH Matthews, RBC electrical engineer; Messrs Wadey & Efford, contractors

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and concealed, gabled roof. Principal, east-facing elevation is symmetrical with blind arches flanking a double-door entry beneath an extended parapet featuring recessed panels with the name of the council in relief. Arch over entry supported on consoles; date of the building in relief set within the arch. Cornice bears the words 'Sub Station' in relief. Skylights in north-facing roof slope.

MATERIALS/STRUCTURE

Reinforced concrete, corrugated metal.

ADDITIONS/ALTERATIONS

Façade windows boarded over (date unknown).

SETTING

The building stands on the west side of Percival Street, south of its intersection with High Street and immediately adjacent to Victoria Park to the south. The town centre is to the north of the site and the setting is a mix of commercial and civic structures and amenities. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The Rangiora Borough Council ran its own electricity department from 1919 and, not wishing to forgo this profitable enterprise, erected a number of substations in the town independently of the North Canterbury Electric Power Board. The borough substation in Percival Street superseded an earlier one built by the council in Good Street. It distributed power generated at Lake Coleridge. The substation 'for its size is considered to be one of the most up-to-date in New Zealand', according to a news report of December 1934. It remains in use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Borough Council substation has historical and social significance for its association with the provision of electricity supply to Rangiora since 1932 and, more generally, the development of modern infrastructure in the township during the inter-war period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Borough Council substation has cultural value as a symbol of the impact that electricity supply to Rangiora homes and businesses had upon the lives of the town's residents and visitors.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Borough Council substation has architectural significance as a Neoclassical style building that is comparable in form and detailing to the heritage substations erected by the Municipal Electricity Department in Christchurch between the world wars. Restrained classical styling was combined with modern electrical technology to create the appearance of an impregnable 'Temple to Electricity' (CCC heritage booklet). Harold Matthews was appointed electrical engineer to the borough in May 1928 and he held the position through the 1930s. Matthews (1884-1969) was born and trained in Invercargill and became an associate member of the Institute of Mechanical Engineers (UK) in 1926 and the Institute of Electrical Engineers (UK) in 1928.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Borough Council Substation has technological and craftsmanship value for its concrete construction and classical detailing by local builders Wadey and Efford. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the coronation gates (H048, 1902) and band rotunda (H048, 1906) in Victoria Park, the Woodend Methodist Church (H085, 1910-11), the Sefton Library (1923) and St Barnabas's Anglican Church at Woodend (H086, 1932-33).

CONTEXTUAL SIGNIFICANCE

The Rangiora Borough Council Substation has contextual significance as a local historic feature and for its relationship with a number of contemporary Rangiora Borough Council substations, including those in Good Street, Blackett Street and High Street to the west of the Plough Hotel. It is also associated with Victoria Park and Rangiora's governmental precinct.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological value given its location on the periphery of the town centre.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Borough Council Substation has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its

association with the provision of electricity to Rangiora homes and businesses since 1932 and cultural value as a symbol of the impact electricity supply had upon the lives of the town's residents and visitors. The Rangiora Borough Council Substation has architectural significance as a Neoclassical temple style design by electrical engineer HH Matthews and technological and craftsmanship value for its reinforced concrete construction and classical detailing by local contractors Wadey and Efford. The Rangiora Borough Council Substation has contextual significance as a local historic feature on the edge of the town centre; its site may have potential archaeological value in view of the building's location.

HERITAGE CATEGORY

B

REFERENCES

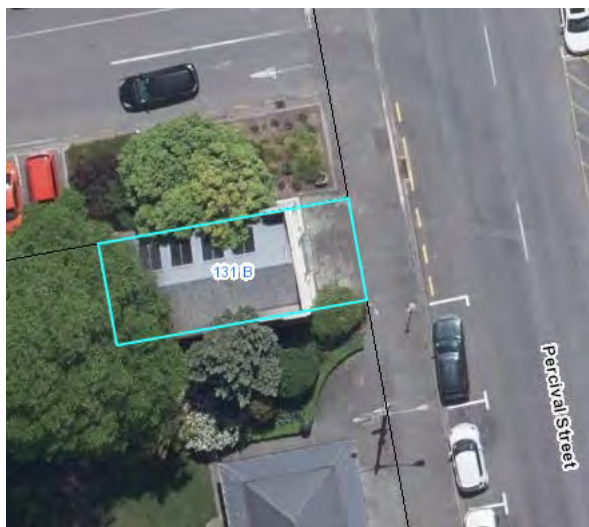
- *Press* 17 May 1928, p. 7; 22 February 1930, p. 5; 20 November 1931, p. 3; 26 November 1931, p. 1; 18 December 1931, p. 15; 21 December 1931, p. 4; 23 December 1931, p. 4; 22 January 1932, p. 15; 30 November 1932, p. 13; 11 December 1934, p. 18; 3 June 1935, p. 4; 8 January 1938, p. 3.
- *Sun* 18 June 1919, p. 10.
- *North Canterbury Gazette* 29 September 1933, p. 5; 16 June 1938, p. 5.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- *The Architectural Heritage of Christchurch 10. Pavilions, temples & four square walls – Christchurch pump houses and substations* Christchurch City Council; available online.
- Archives New Zealand.

REPORT COMPLETED

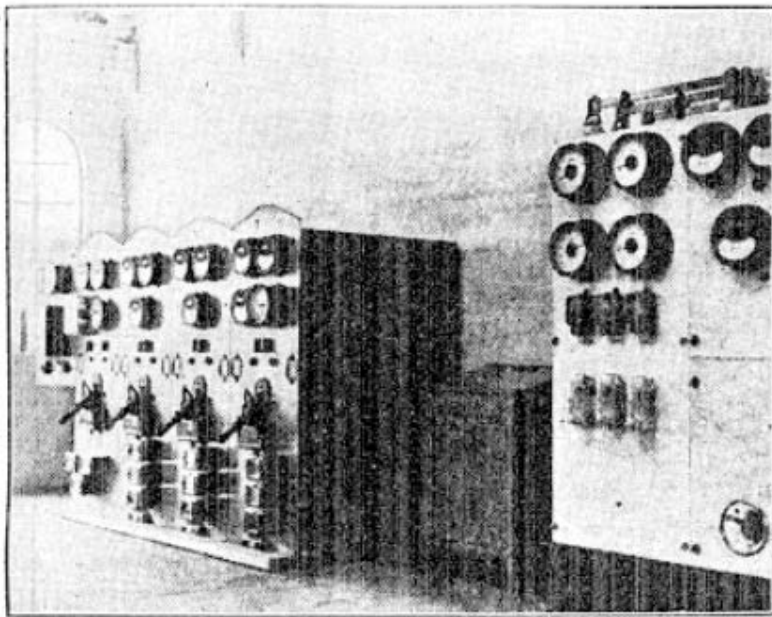
31 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 131B Percival Street, Rangiora.



ELECTRICAL SUB-STATION AT RANGIORA.—A section of the switchboard at the Rangiora Borough Council's new sub-station, which is now nearing completion.

Press 30 November 1932, p. 13.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH014****HERITAGE ITEM NAME**

Anglican Church of St John the Baptist

ADDRESS

351 High Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H052

HNZ LIST No. & CATEGORY

1823 / 2

LEGAL DESCRIPTION

Lot 5 DP 11217

VALUATION NUMBER

2165358800

DATE OF CONSTRUCTION

1875-76 + 1882

**ARCHITECT/DESIGNER/
BUILDER**BW Mountfort, architect; JJ Robinson (first stage) and
Messrs Pollock & Thompson (second stage), builders**STYLE**

Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half-storey church with an irregular rectangular footprint and gabled roof forms. Lower walls are plastered concrete with chamfered edges at door openings. Height of concrete varies according to disposition of doors and windows. Apsidal sanctuary and cross-gabled transepts; dormers windows light the nave. Entrance at west end of north elevation has lean-to porch roof. Cusped lancet arched windows, circular rose window in eastern transepts, shingled gable ends. Stained glass and diamond-pattern quarry glass. Gabled porch at west end of southern elevation.

MATERIALS/STRUCTURE

Mass concrete foundations and lower walls, Oamaru stone corners, timber frame and board and batten cladding above, tile roofing.

ADDITIONS/ALTERATIONS

World War I memorial erected in church grounds (1920). Jubilee memorial plaque installed in church grounds (1935). Church reroofed with iron (1901) and tiles (1990). Infill of west end door opening with patterned concrete block (date unknown). Refurbished (2007-8).

SETTING

The church is located on the south side of High Street and is bordered to the east by Church Street. The Sunday School and parish hall are located to the south of the church. A modern

gabled lychgate provides entry to the church grounds from High Street and a memorial cross is mounted close to the west end of the church. A low concrete fence marks the street front boundaries of the property. The extent of setting is the land parcel on which the church, and part of the Sunday School, is located.

HISTORY

After meeting in a chapel-schoolroom since June 1856, Rangiora's Anglicans erected a church on a site gifted by Ingram Shrimpton in 1859-60. St John the Baptist was consecrated on 12 April 1860; the Rev Benjamin Dudley (1805-92) was installed as the curate of the parish of Rangiora at the same time. Dudley oversaw the church building programme and generously endowed the parish even after his retirement in 1887. The church was extended in 1864 and ten years later the parishioners decided to enlarge the building according to plans prepared once again by diocesan architect BW Mountfort. The extensions were nearing completion by May 1876 and comprised the chancel and transepts; in 1882 the nave and aisles were completed. The original building was then dismantled and removed and the new church consecrated on 12 October 1882. A planned tower and steeple were never built due to a shortage of funds and the organ console was not raised until the late 20th century. A free-standing belfry was erected in 1879, the same year in which the organ was installed and a concrete Sunday School was built behind the church. A parish hall was added to the Sunday School in 1923. A new vicarage replaced the early 1870s parsonage in 1958. The church was subject to a conservation report in 2002 and was refurbished in 2007-8. It remains in use by the church congregation.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Anglican Church of St John the Baptist has high historical and social significance for its association with the Anglican community of Rangiora since 1860. The staged building programme of St John's reflects the efforts of the local community to build a church of the size the congregation required as funds permitted, as well as the growth and development of the Anglican church in Canterbury in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Anglican Church of St John the Baptist has cultural and spiritual significance as a place of Anglican worship and fellowship and for the commemorative value of a number of the fittings and furnishings within it; including memorial windows dedicated to the Dudley family, George and Ann Leech, and parishioners who died serving in World War II.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Anglican Church of St John the Baptist has high architectural significance as the work of preeminent Canterbury architect Benjamin Mountfort (1825-98), who trained and practised in London before emigrating to New Zealand with his family in 1850. Mountfort designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). He was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Mountfort was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. He was in partnership with his brother-in-law Isaac Luck from 1857 until 1864, during which time he designed the first Church of St John the Baptist and its 1864 extension. Mountfort also designed St John's first parsonage in 1872-73 (demolished 1958).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Anglican Church of St John the Baptist has high technological and craftsmanship significance for its Victorian composite construction and Gothic Revival detailing. The

monolithic concrete base of the church demonstrates Mountfort's interest in innovative construction methods. Local builders JJ Robinson and Messrs Pollock and Thompson were responsible for the staged construction of the new church. Stained glass windows of note in the building include those made by Lavers, Barraud & Westlake of London (*The Good Shepherd with St John the Baptist*, designed by BW Mountfort, 1883) and James Powell & Sons of Whitefriars, England (Leech memorial window, 1963-64).

CONTEXTUAL SIGNIFICANCE

The Anglican Church of St John the Baptist has high contextual significance as a landmark historic feature in Rangiora and for its relationship with other built elements within the church precinct, including the Sunday School & Parish Hall and the parish's World War I memorial. When it opened in 1860 the Church of St John was some distance from the rest of the Rangiora settlement, its location today on the edge of the town centre a reminder of Rangiora's early colonial development.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Anglican Church of St John the Baptist has high overall heritage significance to Rangiora and Waimakariri district as a whole. The church has high historic and social significance for its association with the Anglican community of Rangiora since 1860 and cultural and spiritual significance as a place of Anglican worship and fellowship. The Anglican Church of St John the Baptist has high architectural significance as a Gothic Revival style structure designed by leading New Zealand architect BW Mountfort and high technological and craftsmanship significance for its Victorian construction and detailing. The Anglican Church of St John the Baptist has high contextual significance as a historic landmark in Rangiora and for its relationship with other structures within the church precinct. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

A

REFERENCES

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- *Lyttelton Times* 2 May 1860, p. 4; 29 March 1875, p. 2; 2 May 1876, p. 3; 31 July 1879, p. 6.
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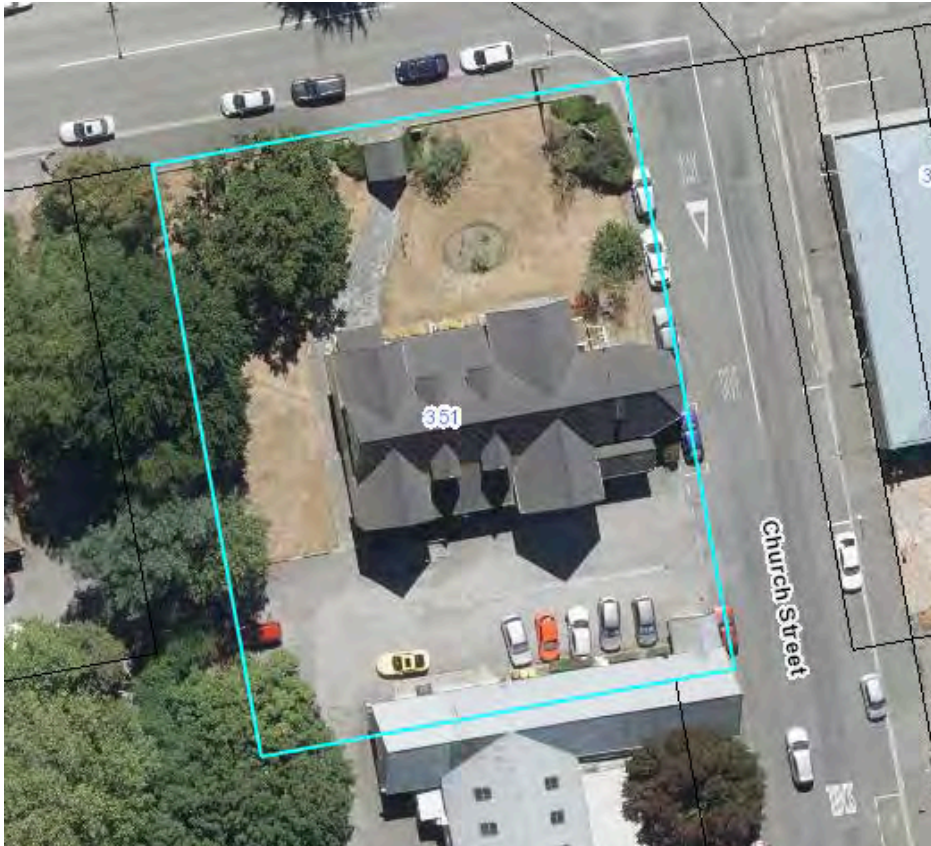
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
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REPORT COMPLETED

2 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Anglican Church of St John the Baptist, 351 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH015****HERITAGE ITEM NAME**former Anglican Church of St Simon & St Jude /
Ashley Community Church**ADDRESS**

39 Canterbury Street, Ashley

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H053

HNZ LIST NO. & CATEGORY

5433 / 2

LEGAL DESCRIPTION

Part RS 2777

VALUATION NUMBER

2144003300

DATE OF CONSTRUCTION

1870-71

**ARCHITECT/DESIGNER/
BUILDER**

Benjamin Mountfort, architect; G & E Price, builders

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof forms. Gabled vestry on north elevation and entrance porch on south. Triple lancet window with Perpendicular tracery lights sanctuary at east end. Baptistery at west end has a cross-gabled roof and is lit by narrow cusped lancet arched windows. String course below windows, diagonal timber braces buttress the nave walls. Stained glass windows in sanctuary and at west end, nave windows are square-headed.

MATERIALS/STRUCTURE

Concrete foundations, timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Baptistery/nave and entrance porch additions (BW Mountfort, architect; Messrs Burnett & Rule, contractors, 1884). Shingle roof replaced with corrugated iron (post-1920). Nave windows removed and later replaced (c.1966/1973). Concrete foundations installed (1973). External protective glazing installed over stained glass windows (2006). Buttress repairs and new internal doors (2007).

SETTING

The church is located on the north side of Canterbury Street, just west of its intersection with Auckland Street. A sign and entrance gates mark the entry to the site, which is bordered by mature trees. The extent of setting is the land parcel on which the church is located.

HISTORY

The settlement of Ashley was surveyed in 1870 by Charles Pemberton, who also gifted a site for an Anglican church. The foundation stone of the Church of St Simon and St Jude was laid on 28 October 1870 and the church was consecrated on 29 June 1871 by Bishop Harper. Hawkins states that the church was the first to be built in the new parish of Fernside, whose chief benefactors were the Browns of Mount Thomas Station. Priests from Woodend and Rangiora also supplied the church, including CH Gosset from 1887-91 out of the Woodend parish. The church was part of the Leithfield parish until 1921 when it became the separate parish of Ashley. That parish was absorbed by Tuahiwi in 1928, which was in turn absorbed by Rangiora in 1931. From 1941 until 1946 St Simon and St Jude's Church was part of a short-lived separate parish of Woodend. The church was closed in 1966 and was up for sale for removal until it was saved by local residents. The church reopened for interdenominational use in 1973 and was the subject of a conservation plan in February 1999. It remains a community church.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ashley Community Church has historical and social significance for its association with the Anglican congregation of Ashley for almost 100 years and, more recently, the local people who saved the church from demolition and continue to use and maintain it today.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ashley Community Church has high cultural and spiritual significance as a place of Christian worship and for the esteem in which it is held by the members of the community who prevented its removal and continue to maintain the building. The church also has commemorative value for the memorials housed within it, including the 1905 Charlotte Simpkinson memorial window (see below).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ashley Community Church has high architectural significance as the work of the preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 +) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s he was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Mountfort also designed the Fernside parsonage (1876), which was later demolished. The baptistery of the Ashley Community Church is unique amongst Mountfort's oeuvre and while credit for its design is typically given to his son Cyril, it was Mountfort senior who called tenders for the additions in July 1884.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ashley Community Church has technological and craftsmanship significance for its mid-Victorian construction and detailing, including the stained-glass window (*The Parable of the Good Samaritan*) by Clayton & Bell of London (1905). Messrs Price were Kaiapoi builders.

CONTEXTUAL SIGNIFICANCE

The Ashley Community Church has contextual significance as a local historic feature within Ashley village.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Anglican Church of St Simon & St Jude / Ashley Community Church has high overall heritage significance to Ashley and Waimakariri district as a whole. The church has historic and social significance for its association with almost a century of Anglican worship and the efforts made by local people to save the building from removal. Ashley Community Church has high cultural and spiritual significance for its religious use, community esteem and commemorative purpose and high architectural significance as the work of leading New Zealand architect Benjamin Mountfort. Ashley Community Church has technical and craftsmanship significance for its construction and detailing, including the 1905 Simpkinson memorial window. Ashley Community Church has contextual significance as a local historic feature and its site has potential archaeological significance in view of the structure's pre-1900 date of construction.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 26 August 1870, p. 1; 29 October 1870, p. 3; 28 June 1871, p. 1; 3 July 1871, p. 3; 15 July 1884, p. 3; 23 October 1937, p. 21.
- *Star* 13 October 1884, p. 3.
- *North Canterbury News* 20 April 1999, np.
- *Northern Outlook* 17 June 1998, np; 21 April 1999, p. 10.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
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REPORT COMPLETED

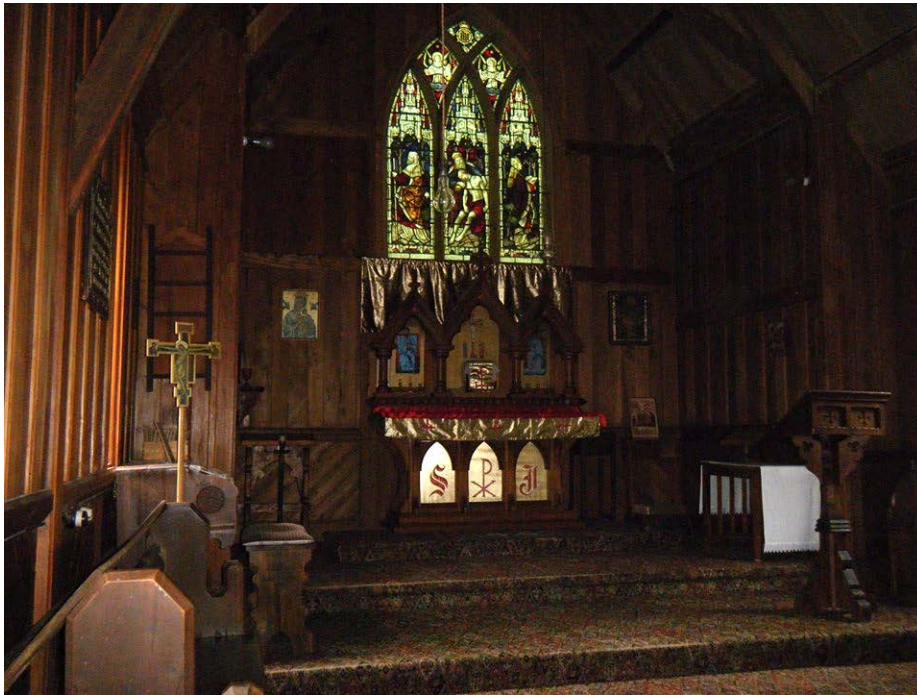
2 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, former Anglican Church of St Simon & St Jude, 39 Canterbury Street, Ashley.



Sanctuary. www.anglican.org.nz.

**WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

2021 District Plan Item No.**HH016****HERITAGE ITEM NAME**

former Keir house

ADDRESS

62 Ivory Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H058

HNZ LIST NO. & CATEGORY

3769 / 2

LEGAL DESCRIPTION

Pt Lot 2 DP 13945

VALUATION NUMBER

2165429600

DATE OF CONSTRUCTION

c.1866

**ARCHITECT/DESIGNER/
BUILDER**

Thomas Keir, owner/builder

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has straight veranda carried on paired, latticed posts and is terminated by a gabled bay. Decorative bargeboards and finals; double-hung sash and multi-pane casement windows. Rear, east-facing elevation has pair of gabled dormers. External chimney on south elevation pierces gable end.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Relocated from Victoria Street (early 1880s). Gabled addition to east elevation (later 1990s?). Post-EQ repairs (post 2010/11).

SETTING

The dwelling stands on the east side of Ivory Street, south of its intersection with Queen Street and Doggett Place. A picket fence defines the road boundary. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the house is located.

HISTORY

Thomas Keir erected a home on the site of his timber yard on the west side of Victoria Street near its intersection with High Street in c.1866. The expansion of his business in partnership with Hugh Boyd (see below) led to Keir relocating his dwelling to Ivory Street in the early 1880s. Thomas Keir was a Rangiora Borough councillor for 22 years and served two terms as Mayor of Rangiora (1894-97 & 1905-6). His wife Jessie (nee Niven, 1842-1939) signed the suffrage petition in 1891 and was, like her husband, actively involved in the temperance movement, Presbyterian church, and local affairs. Jessie Keir outlived her husband and all but one of her six children; she lived the last 12 years of her life in Christchurch. The property was subdivided by its second owner, GH Halfacre, in 1948. It has passed through other hands since that time but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Keir house has high historical significance for its association with the Keir family and the contribution Thomas and Jessie Keir made to the political, civic and social life of colonial Rangiora. More generally the house is associated with the commercial growth and residential development of Rangiora in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Keir house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Keir house has architectural significance as a Domestic Gothic Revival style dwelling designed by local contractor and politician Thomas Keir. Keir (1837-1911) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for over 40 years. Keir also designed the band rotundas in Rangiora (H048, 1906) and Kaiapoi (H011, 1908). The house was sympathetically enlarged at the rear in the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Keir house has technological and craftsmanship significance for the evidence it provides of mid-Victorian building materials and methods. Boyd and Keir were the major building company in North Canterbury in the 19th and early 20th centuries. Jessie Keir's August 1939 obituary paid tribute to the 'remarkable durability of the Rangiora bush timber' with which Thomas Keir had built his house (NCG 31 August 1939, p. 4).

CONTEXTUAL SIGNIFICANCE

The former Keir house has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As Keir house was relocated to its present site before 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Keir house has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has high historical significance for its association with Thomas and Jessie Keir and their family and the major North Canterbury construction business of Messrs Keir and Boyd. The former Keir house has cultural value as a demonstration of the way of life of its early residents and architectural significance as a Domestic Gothic Revival style dwelling designed by Thomas Keir. The former Keir house has technological and craftsmanship significance for its mid-Victorian construction methods and materials and contextual significance for the contribution it makes to the historic character of Ivory Street. The site of the former Keir house has potential archaeological values in view of the pre-1900 date at which the house was moved on to this property.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 4 July 1872, p. 2; 21 November 1895, p. 6; 16 December 1911, p. 2; 13 October 2001, p. 48.
- *Lyttelton Times* 9 November 1880, p. 4; 23 January 1903, p. 8; 30 November 1911, p. 10; 1 December 1911, p. 12.
- *Star* 8 September 1883, p. 3; 29 August 1912, p. 3.
- *North Canterbury Gazette* 18 November 1932, p. 1; 31 August 1934, p. 1; 19 November 1935, p. 1; 31 August 1939, p. 4.
- <http://www.heritage.org.nz/the-list/details/3769>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
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- <https://nzhistory.govt.nz/suffragist/jessie-keir>

REPORT COMPLETED

3 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Keir house, 62 Ivory Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH017****HERITAGE ITEM NAME**

Johnston's Buildings

ADDRESS

113 High Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H072

HNZ LIST NO. & CATEGORY

3784 / 2

LEGAL DESCRIPTION

Lot 2 DP 28806

VALUATION NUMBER

2166103500

DATE OF CONSTRUCTION

1896-97

**ARCHITECT/DESIGNER/
BUILDER**

RW England, architect; Messrs Boyd & Keir, builders

STYLE

Commercial classicism

PHYSICAL DESCRIPTION

Two-storey corner building with L-shaped footprint and hipped roof forms. Bullnose return veranda carried on cast iron posts with decorative brackets. Pediments over first floor windows, bracketed cornice and solid parapet bearing name and date of building on raised corner section. Parapet on High Street elevation has three pediments marking each bay of the façade. Also on the site is a single-storey row of shops with a square footprint and multiple hipped roof forms. Veranda is slightly convex and is carried on the same style posts as the two-storey corner building. Three recessed shop entries and solid parapet with decorative mouldings.

MATERIALS/STRUCTURE

Brick, cement plaster, cast iron and corrugate metal.

ADDITIONS/ALTERATIONS

Parapet removed (1960s). Parapet reinstated and building earthquake strengthened (2000).

SETTING

The building stands on the south side of High Street in the Rangiora town centre. Victoria Street borders the property to the east and the former Junction Hotel façade (H073) is on the opposite side of High Street. The extent of scheduling is the land parcel on which the building is located and includes the single-storey shops on the western portion.

HISTORY

John Johnston (1840-1915) was a Scottish-born blacksmith who emigrated to New Zealand with his parents and five siblings in early 1859. He worked at Anderson's Foundry in Christchurch until late 1863 when he established a business in Rangiora. Johnston married Christina McIntyre in 1864 and was the second mayor of Rangiora (1880-83). In August 1896 Johnston's 1863 smith's shop was moved from the corner of his High Street site along Victoria Street to make way for a new building to be occupied by GF Smith's drapery and, after Smith vacated the premises in 1901, Johnston's ironmongery and hardware store. The new building was nearing completion by January 1897 but progress appears to have stalled because it was reported in April that some of the glass for the large ground floor windows was found to have been broken in shipment. John Johnston's son William took over the business after his father's death in 1915. Johnston junior formed the North Canterbury Motor Company with two others after World War I and the garage took over the blacksmith's premises at the rear of Johnston's Buildings. The Public Trust established an office in Johnston's Buildings in 1921 and the North Canterbury Electric Power Board had their showroom on the ground floor in the mid-1930s. Around the same time the first home of the revived Rangiora division of the St John Ambulance Brigade was an office on the first floor of Johnston's Buildings. Thanks to the long-standing association between the Johnstons and the corner of High and Victoria Streets it became known as Johnston's corner. The building was refurbished and strengthened in 2000 and remains in family ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

Johnston's Buildings have high historical and social significance for their association with John Johnston and, more generally, the commercial development of Rangiora. The construction of Johnston's Buildings signalled the end of the long depression of the 1880s and 1890s and the building was the first in Rangiora's town centre to be lit by electricity.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Johnston's Buildings have cultural value as a demonstration of the working life of its early occupants and for the esteem in which the structure is held as a Rangiora Landmark building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Johnston's Buildings have high architectural significance as the work of Robert England junior (1863-1908) who established his practice in Christchurch in 1886 and was joined in partnership by his brother Edward (1875-1949) in 1906. The England Brothers were responsible for some of Christchurch's most notable late 19th and early 20th century residential buildings, including the former McLean's mansion (1899-1902) and the 1900 section of Riccarton House. A number of the firm's Christchurch buildings were demolished following the Canterbury earthquakes. Johnston's Buildings were sensitively restored in 2000 and are an accomplished example of late Victorian commercial classicism.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Johnston's Buildings have technological and craftsmanship significance for its masonry construction and ornamental detailing. Local contractor and politician Thomas Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years.

CONTEXTUAL SIGNIFICANCE

Johnston's Buildings have high contextual significance as a defining historic feature within the Rangiora town centre and for their relationship with the former Junction Hotel facade (H073) on the opposite side of High Street. The building is a rare survivor of the historic streetscape that has largely been transformed by the redevelopment that has occurred since 2011. According to Hawkins, Johnston's Buildings influenced the design of a number of other town centre buildings in Rangiora in the early 20th century.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological value relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

Johnston's Buildings have high overall heritage significance to Rangiora and Waimakariri district as a whole. The building has high historical and social significance for its association with John Johnston and the commercial development of Rangiora and cultural value as a heritage feature held in esteem by members of the community. Johnston's Buildings have high architectural significance as carefully restored commercial classical design by Christchurch architect RW England and technological and craftsmanship significance for their masonry construction and ornamental detailing by local builders Boyd and Keir. Johnston's Buildings have high contextual significance for the contribution they make to the Rangiora town centre streetscape and the site has potential archaeological values in view of the buildings' age.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 2 August 1862, p. 7; 1 August 1896, p. 7; 18 January 1897, p. 5; 22 April 1897, p. 4; 30 November 1898, p. 5; 10 July 1899, p. 1; 21 June 1906, p. 6; 23 September 1914, p. 3; 1 July 1915, p. 5; 6 July 1921, p. 1; 29 May 1940, p. 2.
- *Lyttelton Times* 30 December 1865, p. 3.
- *Globe* 13 November 1880, p. 2.
- *Sun* 28 June 1915, p. 11; 30 June 1915 p. 10; 3 May 1918, p. 3.
- *Star* 22 November 1895, p. 3; 29 April 1897, p. 3.
- *North Canterbury Gazette* 4 June 1935, p. 3.
- *Ellesmere Guardian* 30 March 1921, p. 2.
- <http://www.heritage.org.nz/the-list/details/3784>
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- <http://www.yesteryears.co.nz/shipping/passlists/mystery.html>
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/johnstons-building>
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REPORT COMPLETED

4 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Johnston's Buildings, 113 High Street, Rangiora.



As built. www.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH018****HERITAGE ITEM NAME**former Rangiora Borough Council Chambers /
Rangiora Library**ADDRESS**

133 Percival Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 11 Oct 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H077

HNZ LIST NO. & CATEGORY

3786 / 2

LEGAL DESCRIPTION

Lot 4 DP 12852

VALUATION NUMBER

2166107300

DATE OF CONSTRUCTION

1906-7

**ARCHITECT/DESIGNER/
BUILDER**FJ Barlow, architect; Messrs Vincent & Golding,
builders**STYLE**

Edwardian Baroque

PHYSICAL DESCRIPTION

Single-storey building within larger complex has L-shaped footprint and hipped and monopitch roof forms. Principal, east-facing elevation has centre and ends composition with projecting bays framing central section with offset entry. Constructional polychromy, rusticated pilasters and end bays have windows with Gibbs surround. Solid parapet with decorative panels atop end bays; cornices and panelled entry doors. Notable interior decorative work includes leadlight dome and plasterwork.

MATERIALS/STRUCTURE

Brick, cement plaster, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Library conversion (1967). Rear extension (1977). Trevor Inch Memorial Library extension (Skews Hey Ussher, architects, 1996-97).

SETTING

The building stands on the west side of Percival Street, south of its intersection with Alfred Street and north of Victoria Park. Located at the eastern edge of the civic centre, the former council chambers is the oldest component in a three part library and community building. The extent of scheduling is limited to that part of the land parcel on which the 1907 council chambers is located along with the associated open space to the east and south.

HISTORY

The second Rangiora Borough Council Chambers was erected in Percival Street on the site of the first in 1906-7. The borough council had come about as the result of a petition presented to the Mandeville and Rangiora Road Board that was tabled in November 1877. Petitioners believed that the board was not giving due consideration to the town's concerns and eventually this led to Rangiora being declared a borough. The first borough election took place in June 1878 and the council quickly purchased a property in Percival Street on which to build council chambers. The first meeting held in the new timber chambers occurred on 13 September 1880. While construction of replacement chambers was under way in 1906-7 the council met in the North Canterbury Co-operative Stores Company's board room. The first council meeting in the new chambers was held on 14 June 1907, the old chambers having been moved slightly to the south to extend the fire station (now demolished). The 1907 council chambers were converted for use as the town's library in 1967, after which time the borough council met in the Town Hall. In 1981 new borough council chambers opened on High Street, becoming the headquarters of the Waimakariri District Council after amalgamation. The 1907 building was refurbished after the 2010/11 Canterbury earthquakes and reopened in August 2012. It was recognised as a Waimakariri Landmark in 2014 and the principal space within it is now known as the Chamber Gallery, having served as an exhibition space since 1997.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has high historical and social significance for its association with the provision of local government services in Rangiora since 1907 and the contribution made by the Rangiora Borough Council to the growth and development of the town. The building is also associated with the previous mayors, councillors and staff of the borough council and its successor district council.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has cultural significance because it demonstrates the way of life of all those who worked in or were served by the Rangiora Borough Council between 1907 and 1966 and for the esteem in which it is held as a district landmark. The building houses the Rangiora Borough Council World War I Roll of Honour and therefore has additional significance as a place of commemoration.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Borough Council Chambers has high architectural significance as a rare surviving example of the work of Christchurch architect FJ Barlow. Frederick John Barlow (known as Fred, 1868-1939) was born in Christchurch and served his articles with Alfred Simpson. After a period spent working in Australia, he established his practice in Christchurch in 1893. Barlow designed houses for the Workers' Dwellings settlement in Sydenham, Christchurch in 1906 and was also responsible for the machinery hall at the International Exhibition held in Hagley Park in 1906-7. He served on both the St Albans and Sumner borough councils and was an active member of the NZ Institute of Architects. The noted Timaru architect Herbert Hall trained in Barlow's office, as did Henry St Aubyn Murray, the designer of the Rangiora Town Hall (H079).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rangiora Borough Council Chambers has technological and craftsmanship significance for its masonry construction and classical detailing. Arthur Vincent and John Golding were Rangiora builders active between 1880 and 1920. The firm also built the Rangiora Bowling Club pavilion (1911, H078) and Golding Avenue is named for John Golding (1858-1920), who made the reredos for the Ashley Anglican Church in 1906.

CONTEXTUAL SIGNIFICANCE

The former Rangiora Borough Council Chambers has contextual significance as a historic feature on Percival Street and within the town centre streetscape. Together with the former Courthouse (H059, 1893), which is located to the north along Percival Street, and the other buildings associated with the Waimakariri District Council, the former council chambers provides evidence of the long-standing governmental hub located in this part of the Rangiora town centre. As Hawkins records the post office, magistrate's court, police station and residence, council chambers and fire station were all once lined up along the west side the Percival Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900, its site may have potential archaeological value in relation to the earlier, colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Borough Council Chambers / Rangiora Library has high overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the local governmental history of Rangiora and cultural significance as a place of community esteem and local identity. The former Rangiora Borough Council Chambers has high architectural significance as a rare surviving design by Christchurch architect Fred Barlow and technological and craftsmanship significance for its masonry construction and classical detailing by Messrs Vincent and Golding. The former Rangiora Borough Council Chambers has contextual significance as a historic feature within the civic hub; its site has some potential archaeological value in view of its location and the property's pre-1900 development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 29 August 1906, p. 5; 11 September 1906, p. 8; 22 April 1907, p. 10; 2 May 1907, p. 8; 18 June 1907, p. 9.
- *Lyttelton Times* 5 April 1906, p. 6; 17 June 1907, p. 2.
- *North Canterbury News* 5 February 1917, available online.
- *Progress* 1 February 1907, p. 134; 1 July 1907, p. 330.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/council-chambers>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-the-rangiora-library>
- A McEwan 'Forgotten Architects' Work' *New Zealand Historic Places* No. 66, November 1997, pp. 40-42.
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REPORT COMPLETED

9 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to building footprint and immediate open space environs, former Rangiora Borough Council Chambers, 133 Percival Street, Rangiora.



Roll of Honour and leadlight dome. Dr A McEwan, 11 October 2018.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH019****HERITAGE ITEM NAME**

former Rangiora Bowling, Tennis and Croquet Club pavilion / Rangiora Bowling Club pavilion

ADDRESS

25 Good Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H078

HNZ LIST No. & CATEGORY

3787 / 2

LEGAL DESCRIPTION

Lot 7 DP 71

VALUATION NUMBER

2165208300

DATE OF CONSTRUCTION

pre-1905 and 1911

**ARCHITECT/DESIGNER/
BUILDER**

W Efford jnr, designer; Messrs Vincent & Golding, builders (1911 pavilion)

STYLE

Vernacular and English Domestic Revival

PHYSICAL DESCRIPTION

One- and two-storey composite building with rectangular footprint and gabled roof forms. Return veranda/balcony on west, south and east elevations is partly glazed. Shaped frieze boards and solid railing on balcony; some original latticework frieze remaining on east veranda. Varied fenestration, ram's horn finial on southern gable end, external chimney on north end of 1911 pavilion.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, tile and metal roofing.

ADDITIONS/ALTERATIONS

Pavilion conversion undertaken to pre-existing cottage; billiard room added (Messrs Gulliver & Rogers, builders, 1905). Veranda/balcony partially enclosed (date unknown). Tennis courts replaced by additional bowling green (1954). Toilet block and storage shed added (1960-61). New social and indoor bowling room erected to west side (1973-74). Strengthened and refurbished (2012).

SETTING

The building stands within the grounds of the Rangiora Bowling Club on a property bounded by Blackett Street to the south and Good Street to the north. The Rangiora Museum (H075) is located to the north, within the Good Street Reserve. The extent of scheduling is limited to the land parcel on which the pavilion stands, although it is noted that the bowling club grounds as a whole contribute to and support the heritage values of the building.

HISTORY

The Rangiora Bowling, Tennis and Croquet Club opened a new pavilion, which was in fact an addition to the original building, on its grounds on 28 October 1911. The club had been formed six years earlier and club secretary AS Clarkson was recognised at the opening event for his role in bringing the new building to fruition. Users of the billiard room attached to the original pavilion, a cottage already on the site when the property was purchased by the new club in early 1905, had raised quite a lot of the funds required for the pavilion extension. By 1910 membership of the club was c.200, many of them women. Since 2004-5 the club has solely been the preserve of the Rangiora Bowling Club, billiard, tennis and croquet having ceased on this site in 1930, 1954 and 2004-5 respectively. The bowling club's pavilion was recognised as a Waimakariri Landmark in April 2012 and in the same year it was highly commended in the Heritage Restoration category of the Canterbury Heritage Awards, having been strengthened and refurbished following the 2010/11 Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has high historical and social significance for its association with the Rangiora Bowling, Tennis and Croquet Club (est. 1905) and the development of the town's recreational facilities. The building reflects the increasing wealth and, consequently, leisure time of the town's second generation professional and commercial class. It is also notable that the club was open to women from its formation, whereas some contemporary sports clubs restricted membership to men only.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has cultural significance because it demonstrates the way of life of club members for over a century and the esteem in which they hold the building and its contribution to the heritage values of Rangiora.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The 1911 addition to the Rangiora Bowling Club pavilion has architectural significance as a design by local builder William Efford junior. Rangiora building contractors Wadey and Efford erected the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora, as well as the Methodist Church (1910-11) and St Barnabas's Anglican Church (1932-33) at Woodend. Like his father, William Efford junior (1877-1960) was a member of the bowling club and he ran the firm of Wadey and Efford on his own account from February 1910. The 1911 pavilion addition was designed to have verandas and balconies on three sides in order that members could overlook the club's courts and greens.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Bowling Club pavilion has technological and craftsmanship value for its timber construction and detailing. Arthur Vincent and John Golding were Rangiora builders active between 1880 and 1920. The firm also built the Rangiora Borough Council Chambers (1906-7, H077) and Golding Avenue is named for John Golding (1858-1920), who made the reredos for the Ashley Anglican Church in 1906. Hawkins notes that the pavilion was one of a very small number of major buildings erected in the town centre from wood after the mid-1880s.

CONTEXTUAL SIGNIFICANCE

The Rangiora Bowling Club pavilion has high contextual significance as a historic landmark visible from both Blackett and Good Streets on the northern edge of the town centre. Together with the Rangiora Museum (former BNZ manager's residence, 1881) and its associated replica cob cottage, the bowling pavilion provides evidence of the sporting and social life of the town and the community's ongoing support for preserving its historic buildings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As development likely occurred on this site before 1900, the property may have potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Bowling Club pavilion has high overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the Rangiora Bowling, Tennis and Croquet Club and the early 20th century development of the town's sporting facilities and cultural significance as a place of historic continuity and community esteem. The 1911 component of the Rangiora Bowling Club has architectural significance as an English Domestic Revival style design by club member William Efford junior and technological and craftsmanship value for its timber construction and detailing by Messrs Vincent and Golding. The Rangiora Bowling Club pavilion has high contextual significance as a historic landmark close to the town centre and in relation to the neighbouring Rangiora Museum; its site has some potential archaeological value in view of the property's likely pre-1900 development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 18 February 1905, p. 6; 4 February 1910, p. 1; 2 June 1911, p. 8; 26 July 1911, p. 5; 27 October 1911, p. 10; 30 October 1911, p. 9; 6 November 1937, p. 24; 8 September 2017, available online.
- *Lyttelton Times* 11 April 1905, p. 4; 28 April 1905, p. 4; 19 September 1908, p. 4; 28 May 1910, p. 10; 13 April 1911, p. 11; 2 May 1911, p. 6; 24 October 1911, p. 2.
- *Auckland Weekly News* 22 January 1941, p. 31.
- *Star* 11 August 1917, p. 9.
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- Fulton Ross Team Architecture 'Rangiora Bowling Club Condition Report' October 2007.
- Heritage Management Services and Fulton Ross Architects 'Rangiora Bowling Club Conservation Report' 2008.

REPORT COMPLETED

10 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



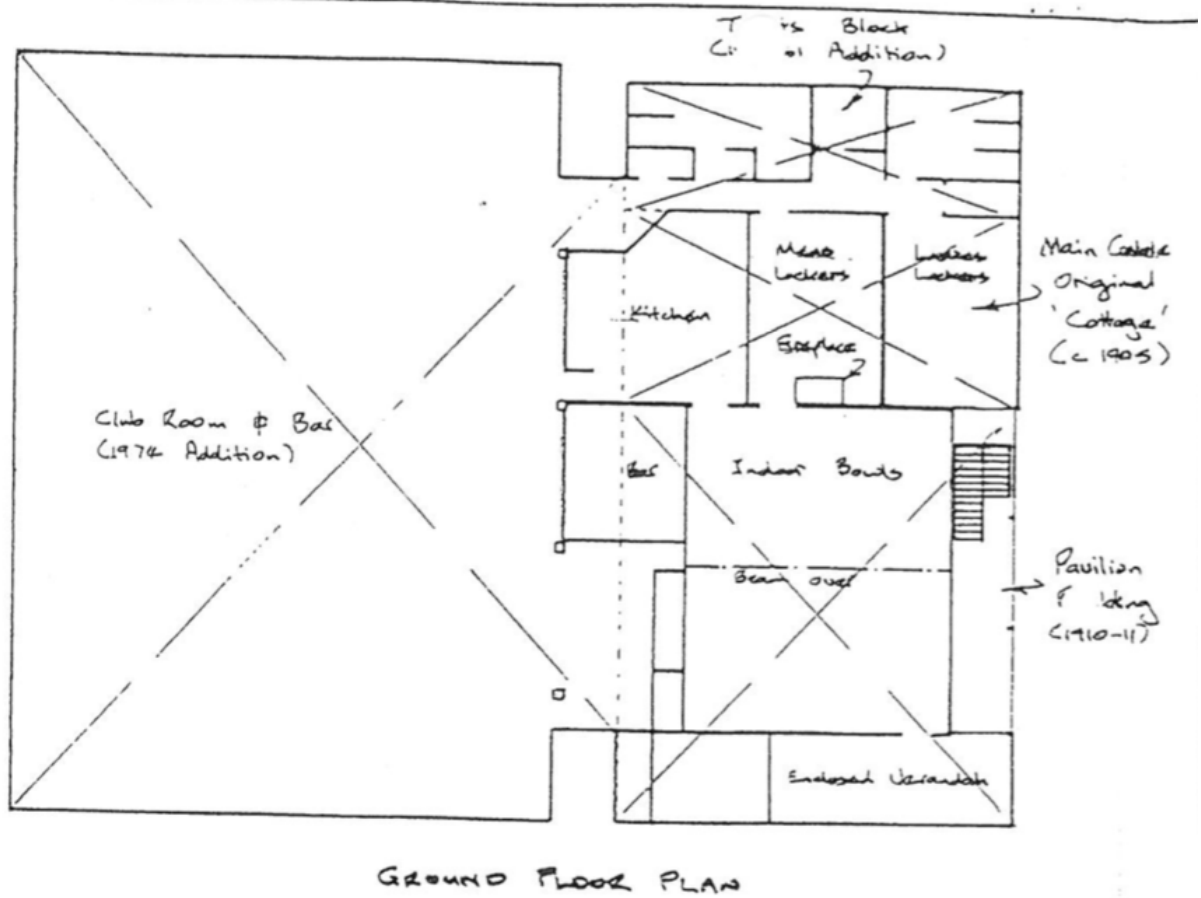
Extent of setting, heritage item outlined in turquoise, yellow lines delineate wider setting that supports heritage values of the pavilion, 25 Good Street, Rangiora.



1905 pavilion (cottage conversion + billiard room addition).



1911 pavilion addition.



Floor plan showing various stages of pavilion development.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH020****HERITAGE ITEM NAME**

Te Whare Tipene / St Stephen's Church (Anglican)

ADDRESS

234 Tuahiwi Road, Tuahiwi

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H081

HNZ LIST NO. & CATEGORY

7380 / 1

LEGAL DESCRIPTION

Pt Lot 1 DP 12780

VALUATION NUMBER

2161130900

DATE OF CONSTRUCTION

1867

**ARCHITECT/DESIGNER/
BUILDER**

Rev AG Purchas, designer; Messrs Herbertson & Byers, builders

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof forms. Combined bell tower and entrance porch on north elevation with sanctuary at east end. Lancet arched windows; group of five in west end and paired in lower portion of the tower. Braced supports on south, west and north elevations. Pair of cusped lancet arched windows light the sanctuary. Lancet arched louvres in upper section of bell tower.

MATERIALS/STRUCTURE

Timber framing and vertical board and batten cladding, stone piles, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Timber buttresses removed (1920s). Twice reroofed (1920s & date unknown). Vestry on south side removed (1946). Top of tower replaced (1962).

SETTING

The church is set back from the roadway on the east side of Tuahiwi Road. The church grounds are grassed with a backdrop of mature trees. Tuahiwi Marae and Tuahiwi School are to the south of the church along Tuahiwi Road. The extent of setting is the land parcel on which the church is located.

HISTORY

On 9 February 1867 the foundation stone of the 'Maori Church' at Tuahiwi was laid by Governor George Grey before a crowd of 600 or more in a ceremony conducted in te reo Maori and English. The service was supported by church wardens Pita Te Hori and Koro Mautai and Maori leaders in attendance took the opportunity to address Governor Grey in regard to a number of outstanding land matters. The first service in the completed church was held, in both te reo Maori and English, on 11 September 1867. Tuahiwi had been established as a Maori mission station by the Rev James Stack in 1859. The settlement that grew up around the church and native school had a population of around 150 Maori at the turn of the 20th century and, in addition to the church and school, also boasted a post office. In 1903 the Church Missionary Society withdrew from New Zealand and St Stephen's became part of the Anglican Church of New Zealand. In the mid-20th century the church was attached to Rangiora and, later, Woodend parishes. Since c.2000 St Stephen's has been independent of the Rangiora parish.

HISTORICAL AND SOCIAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high historical and social significance as the oldest Maori church built in the South Island and the last of the churches built under the auspices of the Church Missionary Society and Bishop Selwyn. It is also significant for its association with Maori missionary James Stack and the leaders and people of Te Ngai Tuahuriri and Ngai Tahu who funded the church and supported its ongoing use and maintenance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has cultural and spiritual significance as a place of Christian worship and fellowship. The building also has a commemorative purpose given the memorial fixtures and furnishings it contains.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high architectural significance as the work of amateur architect Arthur Guyon Purchas. Guyon (1821-1906) trained as a doctor and surgeon in England before emigrating to New Zealand in 1846. He was ordained as a priest in 1853 and was the vicar of Onehunga from 1847 until 1875. The son of an architect, Purchas was associated with fellow priest/architect Frederick Thatcher in the design of the 'Selwyn churches', which were influenced by the Ecclesiological Society and built during George Selwyn's tenure as first Bishop of New Zealand (1841-67). Purchas also designed the Anglican churches of St Peter (Onehunga, 1847-48), St James (Mangere, 1857), St Bride (Mauku, 1860) and St Peter in Akaroa (1860-61).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. Saltwater Creek builders Robert Herbertson and James Byers were in partnership between July 1864 and July 1871. The stained-glass window *Christ Seated in Majesty* in the sanctuary dates to 1888 and was made by John Hardman & Co. of Birmingham.

CONTEXTUAL SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has contextual significance as a historic landmark in Tuahiwi and for its relationship with the nearby marae.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the development of the property by the Church Missionary Society and its earlier history of Maori use and occupation.

SUMMARY OF HERITAGE SIGNIFICANCE

Te Whare Tipene / St Stephen's Church has high overall heritage significance to Tuahiwi and Waimakariri district as a whole. The church has high historical and social significance as the oldest Maori mission church in the South Island and for its association with the Maori community of Tuahiwi since 1867 and cultural and spiritual significance for its religious use and commemorative function. Te Whare Tipene / St Stephen's Church has high architectural significance as a 'Selwyn church' designed by the Rev Dr AG Purchas and technological and craftsmanship value for its mid-19th century construction and detailing. Te Whare Tipene / St Stephen's Church has contextual significance as a local landmark and for its relationship with the nearby marae and school. The church property has potential archaeological significance in view of its pre-1900 development and use.

HERITAGE CATEGORY

A

REFERENCES

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- *Lyttelton Times* 19 July 1864, p. 6; 8 February 1867, p. 1; 11 February 1867, p. 2; 4 October 1867, p. 7; 7 July 1871, p. 3.
- *North Canterbury Gazette*
- *Northern Outlook* 28 April 1997, p. 3; 24 February 1999, p. 9; 8 March 1999, p. 9.
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- *Cyclopedia of New Zealand - Canterbury Provincial Council District* Christchurch, 1903; available online.
- F Ciaran 'Stained Glass in Canterbury, New Zealand, 1860 to 1988' PhD thesis, University of Canterbury, Christchurch, 1992.

REPORT COMPLETED

8 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Te Whare Tipene / St Stephen's Church, 234 Tuahiwi Road, Tuahiwi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH021****HERITAGE ITEM NAME**

Kaiapoi / Kaiapohia Pa Monument

ADDRESS

6 Preeces Road, Waikuku

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H082

HNZ LIST NO. & CATEGORY 3793 / 2**LEGAL DESCRIPTION**

Pt RS 41401

VALUATION NUMBER

2159174700

DATE OF CONSTRUCTION

1898-99

**ARCHITECT/DESIGNER/
BUILDER**

Samuel Hurst Seager, architect; Messrs Graham & Greig, contractors; Charles Kidson, sculptor

STYLE

Figurative pou (column)

PHYSICAL DESCRIPTION

Column surmounted by tekoteko stands on an elevated mound with a small grotto beneath. The grotto is framed by curved retaining walls with a vertical reed moulding, the ends are finished with carved figures. The grotto door surround is also carved. Memorial plaque set within former grotto opening.

MATERIALS/STRUCTURE

Mount Somers stone and concrete; marble foundation stone.

ADDITIONS/ALTERATIONS

Grotto enclosed (date unknown). Tekoteko removed after the February 2011 earthquakes; currently being exhibited by Canterbury Museum (2012-).

SETTING

The monument stands on the northern side of Preeces Road, close by its intersection with Kaiapoi Pa Road. The new town of Pegasus is to the south-east and the village of Waikuku is to the north-west. The scheduled setting is the land parcel on which the monument is located, which is listed by Heritage NZPT as a traditional site (historic place list entry 5733).

HISTORY

After many years of planning the foundation stone of a monument to mark the site of Te Pa o Turakautahi (also known as Kaiapoi or Kaiapohia Pa) was laid by Canon James West Stack on 20 October 1898. The event was also something of a farewell to Canon Stack, who had served the Anglican church as Maori missionary for 40 years. The completed monument was unveiled by Premier Richard Seddon on 3 April 1899. It was reported at the time that 'it is almost needless to say that the unveiling ceremony ... was viewed by members of the [Ngai Tahu] tribe as the most important event in their modern history' (*Star* 4 April 1899, p. 4). The ceremony was hosted by the Tuahiwi kainga, led by Thomas Green and H Uru. The centenary of the siege and sacking of the pa was commemorated in the presence of the Governor-General Bledisloe in October 1931. The monument was damaged in the 2011 Canterbury earthquake and the tekoteko has yet to be reinstated; it is currently on display in the Quake City exhibition in Christchurch.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high historic significance for its association with Kaiapoi Pa and the events surrounding its siege and sacking by Ngati Toa in 1831. It is also significant for its association with Ngai Tahu and the importance of the Kaiapoi area in iwi history, as well as with Canon James Stack (1835-1919) who was a keen supporter of the monument project and wrote a history of Kaiapohia Pa in 1893.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high cultural significance as a place of cultural identity and historic continuity. The memorial was reported as marking 'the spot tapu or sacred to the Maoris as the site "te kowhanga o kaikai waro" – the next or cradle of the tribe' (*Press* 3 April 1899, p. 6).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high aesthetic significance as the work of Samuel Hurst Seager (1855-1933), one of New Zealand's leading architects in the late 19th and early 20th centuries. Seager was the son of a master builder who arrived in New Zealand from England in 1870. He initially worked as a contractor before training as an architect in Christchurch and London. He established his practice in Christchurch in 1885, launching his highly successful career with the winning design for the Christchurch Municipal Buildings. He was known for his residential work, advocacy for town planning and his views on the development of New Zealand architecture. Seager developed the craftsman bungalow settlement at the Spur in Sumner (1902-14), designed rest houses on the Summit Road, served as the government's battlefield memorial architect after World War I and was awarded a CBE in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high craftsmanship significance for the quality of stone carving by Christchurch sculptor Charles Kidson. Kidson (1867-1908) was friends with Samuel Hurst Seager, they had met when both were instructors at Canterbury College School of Art, and through him Kidson gained the Kaiapoi monument commission and that for the John Grigg statue in Ashburton (1905). John Greig built a number of churches for BW Mountfort in the 1870s, including St Stephen's in Lincoln (1877). He went in to partnership with Peter Graham in 1896 and the firm was busy completing the Christchurch Anglican Cathedral at the turn of the 20th century.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has contextual significance as a local landmark and for its relationship with Kaiapohia Pa and the historic events that took place there. The

monument was located at the centre of the historic pa, the site having been divided by Preeces Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the monument pre-dates 1900, and the settlement history of Kaiapohia stretches back to the early 18th century, its site has significant potential archaeological value relating to its historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi / Kaiapohia Pa Monument has high overall heritage significance to Waikuku and to the district of Waimakariri as a whole. The memorial has high historical significance for its association with Kaiapoi/Kaipohia and the sacking of the pa in 1831 and high cultural significance given its commemorative purpose. The Kaiapoi / Kaiapohia Pa Monument has high aesthetic significance for its design by leading New Zealand architect SH Seager and high craftsmanship significance for the quality of its carving by noted Christchurch sculptor Charles Kidson. The Kaiapoi / Kaiapohia Pa Monument has contextual significance as a local landmark and for its association with the site on which the events of 1831 took place. The monument's site has potential archaeological significance relating to its historic use and development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 13 December 1897, p. 6; 14 October 1898, p. 6; 21 October 1898, p. 5; 22 March 1899, p. 5; 3 April 1899, p. 6; 4 April 1899, p. 5; 17 October 1931, p. 17; 14 August 1934, p. 18; 20 December 1934, p. 24; 15 September 2017 (available online).
- *Star* 12 October 1898, p. 2; 15 October 1898, p. 8; 4 April 1899, p. 4.
- *Otago Witness* 24 July 1918, p. 32.
- *Wairarapa Times* 21 October 1898, p. 3.
- *Thames Advertiser* 22 October 1898, p. 3.
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- *Northern Outlook* 12 January 2005, p. 8.
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- <http://www.nzcms.org.nz/200-years/2014-pilgrimage/2014-kaiapoi-pa/>

REPORT COMPLETED

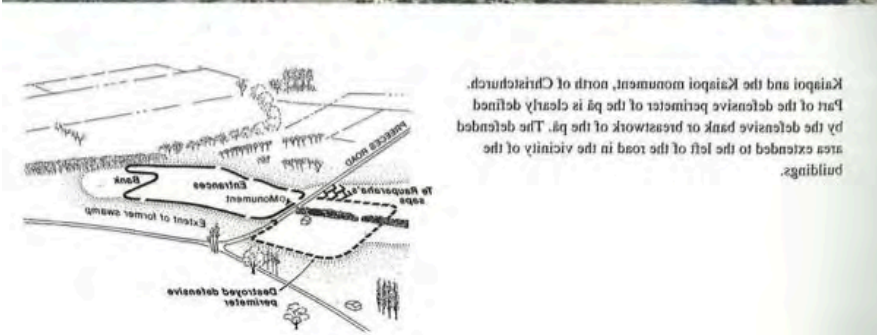
5 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, with monument marked by pin, 6 Preeces Road, Waikuku.



KL Jones *Nga Tohuwhenua* p. 213 (see above for full reference).

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH022****HERITAGE ITEM NAME**

former Kirk house

ADDRESS

12 Carew Street, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

7445 / 1

LEGAL DESCRIPTION

Part Lots 13 & 14 DP 711

VALUATION NUMBER

217614900A & 217614900B

DATE OF CONSTRUCTION

1949-50

**ARCHITECT/DESIGNER/
BUILDER**

Norman Kirk, owner / builder

STYLE

Post-war vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped roof forms. Principal, south-facing elevation has projecting bay with enclosed entrance porch. Casement type windows, external chimney on east elevation.

MATERIALS/STRUCTURE

Concrete block and metal roofing.

ADDITIONS/ALTERATIONS

Flat roof replaced by hipped roof (1970). Rear extension (1976). Property cross-leased and second dwelling erected at rear of site (c.1996). Entrance porch enclosed (post-1999).

SETTING

The dwelling stands on the north side of Carew Street; west of its intersection with Williams Street and east of its intersection with Hills Street. The town centre of Kaiapoi is to the north-east and the immediate setting is predominantly residential in character. The extent of scheduling is limited to the southerly portion of the two land parcels on which the former Kirk house is located.

HISTORY

This house was built by Norman Kirk, who served as Prime Minister of New Zealand from November 1972 until his premature death on 31 August 1974. Kirk (1923-74) was born in Waimate, South Canterbury where his father Norman was a cabinetmaker. The family relocated to Christchurch in 1928 and Kirk junior left school at age 13 to become an assistant roof painter. He later began an apprenticeship as a fitter and turner and then got a job with the New Zealand Railways in 1940 at Frankton Junction in Hamilton. Various industrial jobs followed in Hauraki district and Auckland. He married Ruth Miller in Auckland in July 1943. The couple moved to Katikati in the Bay of Plenty in the following year and were to have five children in all. In 1948 the family purchased a section in Kaiapoi, where the Kirks had relatives. Norman Kirk worked at the Firestone Tyre and Rubber Company's factory in Papanui and built the family home, with his father's help, in the evenings and at the weekend from concrete blocks he made himself. At the same time Kirk junior built up the Kaiapoi branch of the Labour Party, soon becoming its chairman. He was elected to the Kaiapoi Borough Council in 1953, becoming the country's youngest mayor at age 30. He was re-elected in 1956, after unsuccessfully running for national office in 1954. Kirk was elected to parliament as the Labour MP for Lyttelton in 1957. He resigned as Mayor of Kaiapoi in January 1958 and subsequently relocated his family to Christchurch. The house has passed through a number of hands since 1958 and was extended in the mid-1970s. In 1999 it was listed as a Category I historic place by Heritage NZPT.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kirk house has high historical significance for its association with former Mayor of Kaiapoi and New Zealand Prime Minister Norman Kirk and his family. Kirk was the first prime minister to be born and raised in New Zealand and the fourth Labour politician to hold the office. The house Kirk built also represents the general situation in regard to the availability of building materials after World War II and the DIY ethos that is seen as being integral to New Zealanders' sense of identity.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kirk house has cultural significance as a demonstration of the way of life of a former Kaiapoi mayor and New Zealand prime minister and his family. The house is esteemed by members of the community for its historic association with Norman Kirk.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kirk house has architectural value as a post-war vernacular bungalow. The modest size and scale of the house demonstrates the financial capacity of the Kirk family at the time the house was built; stylistically the dwelling is typical of post-WWII English Cottage style bungalows that were the vernacular domestic architectural style of the period.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kirk house has technological and craftsmanship significance for its concrete 'cinder block' construction by Norman Kirk, who had learnt how to make such blocks from his father. Throughout the first half of the 20th century concrete blockwork was known for its economy and the relative ease with which owner/builders could construct their own buildings from it.

CONTEXTUAL SIGNIFICANCE

The former Kirk house has contextual significance as a local landmark in view of the fame and historic significance of its original owner/occupier.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house post-dates 1900 its site may have limited potential archaeological value. An aerial view of Carew Street taken in the early 1940s shows that the property was undeveloped at that time.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kirk house has high overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has high historical significance for its association with former Kaiapoi mayor and New Zealand Prime Minister Norman Kirk and his family and cultural significance as a demonstration of the way of life of Norman Kirk and the working class, DIY background from which he came. The former Kirk house has architectural value as a post-war vernacular dwelling designed and built by Norman Kirk and technological and craftsmanship significance for its concrete 'cinder block' construction. The former Kirk house has contextual significance as a local landmark; its site may not have potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

A

REFERENCES

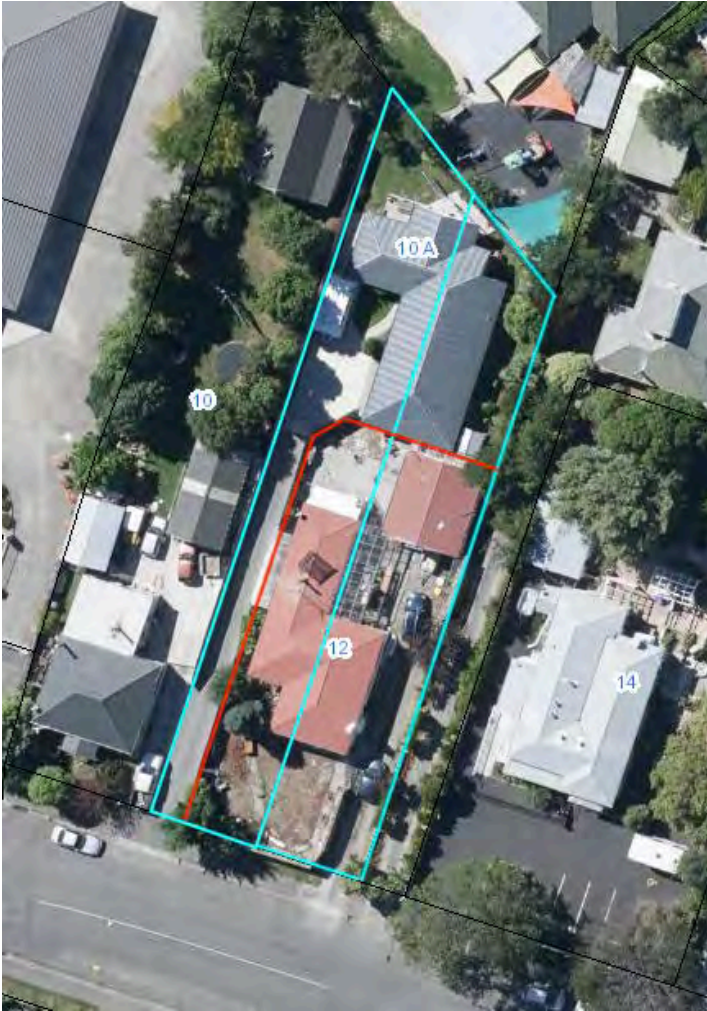
- *Press* 11 September 2010 & 16 October 2011, available online.
- *North & South* 11 June 2018, available online.
- <http://www.heritage.org.nz/the-list/details/7445>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://teara.govt.nz/en/biographies/5k12/kirk-norman-eric>

REPORT COMPLETED

10 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to property on which former Kirk house is located, 12 Carew Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH023****HERITAGE ITEM NAME**

Waimakariri Gorge Bridge [part]

ADDRESS

Depot Road, Burnt Hill, Oxford

PHOTOGRAPH

(Google)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

1797 / 2

LEGAL DESCRIPTION

Road reserve & Waimakariri River bed

VALUATION NUMBER**DATE OF CONSTRUCTION**

1876-77

**ARCHITECT/DESIGNER/
BUILDER**

HP Higginson, engineer; William Stocks, contractor

STYLE

Girder bridge

PHYSICAL DESCRIPTION

Three-span iron girder bridge supported by two iron caisson piers between concrete abutments with stone parapets.

MATERIALS/STRUCTURE

Iron, concrete, Castle Hill stone.

ADDITIONS/ALTERATIONS

Strengthened with addition of iron bracing (1882). Redecked (1945, 1963, 2012).

SETTING

The bridge crosses the Waimakariri River to the south-west of Oxford and Bexley; it spans the border between the Selwyn and Waimakariri District Councils. The scheduled setting includes the bridge approach, as well as the bridge itself. Scheduling is restricted to that portion of the bridge which lies within Waimakariri District.

HISTORY

The Waimakariri Gorge bridge was built in 1876-77 to railway standards. Once the bridge was opened the ferry at its site, a self-acting double punt which began operating in April 1872, ceased. A railway line was laid over the bridge, and the line between Oxford and Sheffield opened, in 1884. The bridge was henceforth a combined road/rail bridge until 1933 when the rail line was closed. Just before its closure the bridge was bought from the railway department by the Main Highways Board. Sections of the old railway formation can still be seen between Sheffield and Oxford. The gorge bridge remains in use by road traffic.

HISTORIC AND SOCIAL SIGNIFICANCE

The Waimakariri Gorge bridge has high historic and social significance for its association with the development of the road and rail network in Canterbury. It is the oldest bridge over the Waimakariri River and has a long history as a scenic attraction.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Waimakariri Gorge bridge has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Waimakariri Gorge bridge has architectural and aesthetic value as a mid-Victorian high-level bridge designed by HP Higginson, a civil engineer who had trained in England and worked in Russia, India and Mauritius before his arrival in New Zealand in 1872.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Waimakariri Gorge bridge has high technological significance as a girder bridge, with iron imported from England. It was built by William Stocks, a Christchurch builder, contractor and monumental mason, who undertook a number of large railway projects in Canterbury as well working on Christchurch Cathedral.

CONTEXTUAL SIGNIFICANCE

The Waimakariri Gorge bridge has high contextual significance as a local landmark that spans one of Canterbury's iconic rivers.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the bridge pre-dates 1900, its site has potential archaeological significance relating to the bridge's construction and subsequent use.

SUMMARY OF HERITAGE SIGNIFICANCE

The Waimakariri Gorge bridge has high overall heritage significance to the Burnt Hill/Oxford area and to Waimakariri as a whole. The bridge has high historical and social significance for its association with the development of the province's road and rail infrastructure and cultural value as a place of historic continuity. The Waimakariri Gorge bridge has architectural and aesthetic value for its mid-Victorian design and high technological significance for its iron and concrete construction. The Waimakariri Gorge bridge has high contextual significance as a local landmark that has often been photographed.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 1 February 1875, p. 2; 12 May 1875, p. 2; 28 May 1875, p. 3; 19 June 1875, p. 2; 22 December 1875, p. 4; 7 March 1876, p. 4; 3 April 1876, p. 1; 11 April 1876, p. 3; 17 April 1876, p. 1; 7 August 1876, p. 1; 27 December 1876, p. 1; 21 April 1877, p. 4; 20 October 1877, p. 6; 5 November 1877, p. 2; 3 January 1878, p. 3; 19 January 1878, p. 3; 5 August 1878, p. 3; 21 February 1879, p. 2; 1 March 1879, p. 1; 9 July 1880, p. 2; 21 September 1880, p. 2; 27 April 1882, p. 2; 29 September 1882, p. 2; 18 December 1882, p. 2; 17 November 1883, p. 2; 29 February 1884, p. 2; 8 July 1884, p. 3; 2 September 1884, p. 2; 9 October 1884, p. 3; 26 January 1885, p. 2; 29 January 1885, p. 2; 10 July 1885, p. 2; 10 October 1885, p. 2; 11 August 1887, p. 2; 19 September 1889, p. 1; 11 July 1890, p. 1; 5 September 1890, p. 1; 1 October 1894, p. 6; 3 June 1904, p. 2; 18 June 1926, p. 10; 9 February 1933, p. 11; 10 April 1933, p. 6.
- *The Colonist* 9 September 1876, p. 3.
- *Globe* 2 November 1874, p. 3; 13 August 1879, p. 3.
- *NZ Times* 20 February 1879, p. 2.
- *Ashburton Guardian* 8 July 1880, p. 2.
- *Oamaru Mail* 7 August 1880, p. 2.
- *Otago Witness* 10 May 1911, p. 46; 26 March 1913, p. 46.
- *Timaru Herald* 24 November 1873, p. 2; 10 May 1875, p. 4; 20 February 1879, p. 2.
- *Lyttelton Times* 22 April 1873, p. 3; 17 November 1873, p. 2; 21 January 1874, p. 2; 25 March 1875, p. 3; 1 November 1875, p. 2; 7 March 1876, p. 1; 9 May 1876, p. 1; 21 December 1876, p. 1; 20 January 1877, p. 3; 26 February 1877, p. 3; 4 May 1877, p. 1; 28 September 1877, p. 3; 20 February 1879, p. 4; 20 May 1880, pp. 1 & 5; 20 August 1880, p. 4; 7 February 1884, p. 7; 29 October 1884, p. 6; 4 November 1884, p. 4; 29 January 1885, p. 1; 31 January 1885, p. 4; 10 January 1889, p. 5; 30 May 1891, p. 4; 23 March 1896, p. 4.
- *Star* 22 January 1872, p. 2; 21 January 1874, p. 4; 1 November 1875, p. 2; 9 July 1880, p. 2; 17 November 1880, p. 2; 7 December 1880, p. 2; 8 January 1883, p. 3; 23 January 1885, p. 2; 4 February 1885, p. 4; 11 July 1885, p. 4; 24 June 1890, p. 3; 30 September 1890, p. 3; 30 December 1890, p. 2.
- *Evening Post* 27 February 1900, p. 5.
- <http://www.heritage.org.nz/the-list/details/1797>
- <https://davidayers.wordpress.com/tag/waimakariri-gorge/>

REPORT COMPLETED

3 February 2019

AUTHOR

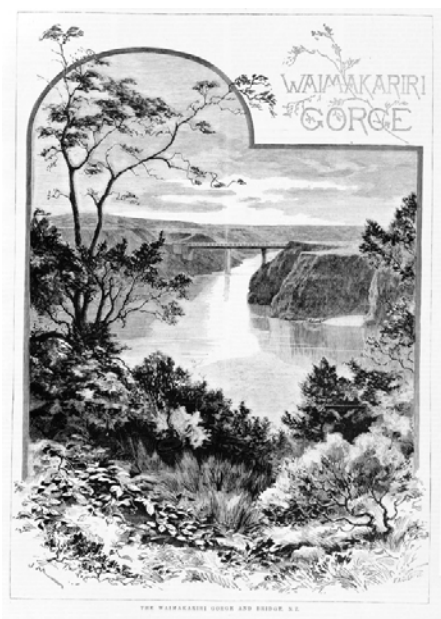
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to WDC portion of bridge, Waimakariri Gorge Bridge, Depot Road, Burnt Hill, Oxford.



A train stopping on the bridge to allow a sightseeing party to disembark. 1890s. PAColl-7581-74, Alexander Turnbull Library, Wellington.



FA Sleep. *Illustrated Australian News* 5 February 1887. State Library of Victoria, Australia.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH024****HERITAGE ITEM NAME**

North Loburn School Fallen Scholars' Memorial

ADDRESS

813 Loburn Whiterock Road, Loburn

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 7738

VALUATION NUMBER

2149012100

DATE OF CONSTRUCTION

1919

**ARCHITECT/DESIGNER/
BUILDER**

GWJ Parsons, monumental mason

STYLE

Column type monument

PHYSICAL DESCRIPTION

Classical column surmounted by funerary urn and mounted on a stepped base.

MATERIALS/STRUCTURE

Ruapuke granite, concrete.

ADDITIONS/ALTERATIONS

Addition of further names commemorating service in World War II (date unknown).

SETTING

The war memorial is situated within the grounds of North Loburn School, on the south-west side of Loburn Whiterock Road. The memorial is close to the road boundary and can be seen from the public doomain. The extent of setting is limited to the immediate environs of the memorial within the campus.

HISTORY

The fallen scholars' memorial at North Loburn School was unveiled on 20 March 1919, by the Hon George Forbes, MP, in memory of eight former pupils who had died serving in World War I. The monument was described as 'the first memorial of its kind to be erected in North Canterbury' (*Lyttelton Times* 21 March 1919, p. 5) when it was unveiled. The well-attended ceremony predated the signing of the Treaty of Versailles, which officially ended World War I, by several months. Additional names were added to the memorial to commemorate the local men who died serving in World War II. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The North Loburn War Memorial has high historic and social significance as the first war memorial erected in North Canterbury, for its association with the ongoing commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the late 1910s and 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. Contrary to national war graves policy the ranks of the soldiers named on the monument are supplied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The North Loburn War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations, especially for the school community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The North Loburn War Memorial has aesthetic value as a column and urn type monument which combines classical motifs with funerary associations.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The North Loburn War Memorial has technological and craftsmanship significance for the quality of its stone construction and detailing. George Parsons was a leading Christchurch monumental mason whose business was established in Sydenham in 1877. He was also responsible for the Winchester Fallen Soldiers' Memorial (1920), the Temuka War Memorial (1922) and the Cust War Memorial (H091, 1922). Ruapuke granite was quarried on Ruapuke Island in Foveaux Strait from the 1880s in to the early 20th century.

CONTEXTUAL SIGNIFICANCE

The North Loburn War Memorial has contextual significance as a historic feature within the grounds of North Loburn School and for the contribution it makes to the historic character of its roadside setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its colonial use and development. North Loburn School opened in May 1880.

SUMMARY OF HERITAGE SIGNIFICANCE

The North Loburn Fallen Scholars' War Memorial has high overall heritage significance to North Loburn and the district of Waimakariri. The memorial has high historical and social significance as the first war memorial erected in North Canterbury and for its association with the former pupils and local men who died serving in World War I and II. The North Loburn War Memorial has cultural significance given its commemorative purpose and aesthetic value as a conventional column and urn type monument. The North Loburn War Memorial has technological and craftsmanship significance for the quality of its Ruapuke granite construction and detailing by noted Christchurch monumental mason GWJ Parsons. The North

Loburn War Memorial has contextual significance as a historic feature within the grounds of North Loburn School. Any potential archaeological value of the memorial's site would likely relate to the late 19th century use and development of the school.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 25 November 1878, p. 3; 29 January 1879, p. 5; 18 March 1919, p. 1; 21 March 1919, p. 7; 20 May 1930, p. 13.
- *Lyttelton Times* 21 February 1880, p. 4; 24 May 1880, p. 5; 28 December 1918, p. 12; 21 March 1919, p. 5.
- *Sun* 21 March 1919, p. 7.
- *Globe* 1 March 1880, p. 3.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- <https://nzhistory.govt.nz/media/photo/north-loburn-school-memorial>
- <http://christchurchcitylibraries.com/Heritage/Photos/Disc13/IMG0001.asp>
- <http://ketechristchurch.peoplesnetworknz.info/en/site/topics/show/2092-monumental-stonemasons-who-worked-in-linwood-cemetery#.XQBSPI2B1EI>

REPORT COMPLETED

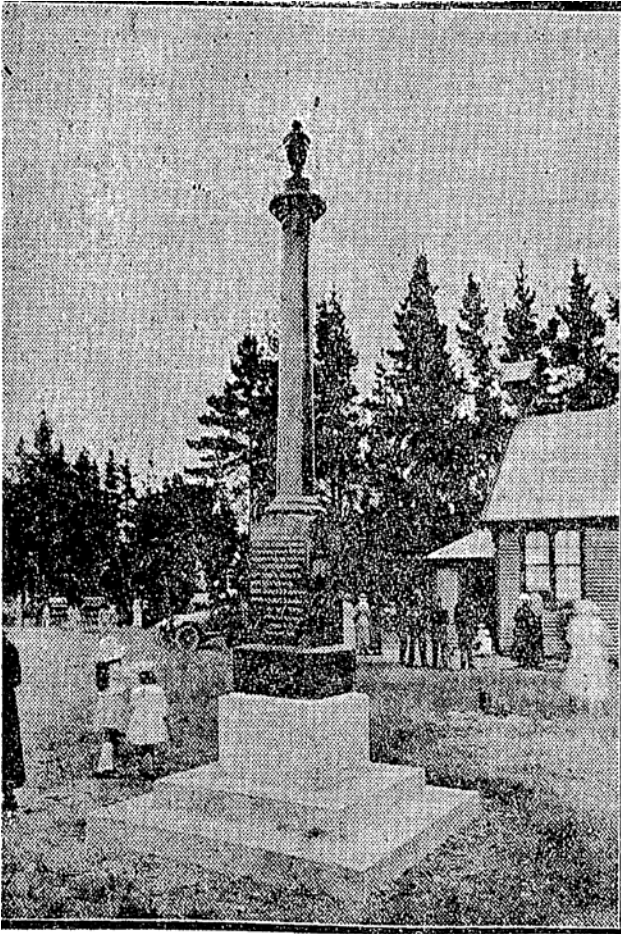
12 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs, North Loburn School, 813 Loburn Whiterock Road, Loburn.



Star 24 March 1919, p. 4.



WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH025****HERITAGE ITEM NAME**

Queen's Monument

ADDRESS

Darnley Square, cnr Cass and Davie Streets, Kaiapoi

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 320

VALUATION NUMBER

2175226900

DATE OF CONSTRUCTION

1901

**ARCHITECT/DESIGNER/
BUILDER**

JB Mansfield, monumental mason

STYLE

Figurative obelisk

PHYSICAL DESCRIPTION

Plinth mounted on stepped base is topped by statue of a winged angel. Figure faces east, has downcast head, wears a loose robe and bears flowers. Memorial tablets mounted on each face of the plinth; only the east one is inscribed. Draped cloth decorative effect crowns plinth below figure. Paved surround.

MATERIALS/STRUCTURE

Marble, concrete.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The Queen's Monument stands near the centre of Darnley Square, which is bounded by Davie and Cass Streets to the north-west and north-east respectively. Pedestrian access to the reserve is also via Williams Street. An asphalt path laid diagonally through the reserve leads to and from the monument. The scheduled setting is the immediate environs of the memorial, notwithstanding the potential archaeological values of the site as a whole.

HISTORY

Victoria Day 1901 (24 May, aka Empire Day) was chosen for the unveiling of what was claimed to be the first monument erected in the British Empire to commemorate the death of Queen Victoria on 22 January 1901. The memorial had been proposed by local carter, flax dresser and ship owner John Sims (1831-1919) and its funding and erection was overseen by a committee that also included the then Mayor E Feldwick. Mayor J Daly presided over the unveiling by Feldwick's daughter, which involved the handing over of the monument to the borough council. In 1903 Darnley Square was described as 'a common rendezvous, especially in times when the public heart is reached by some event of a joyous or sorrowful nature' (*Cyclopaedia of NZ*, p. 422); more recently it has been the site of a playground and the foreground of a number of community and recreational facilities.

HISTORIC AND SOCIAL SIGNIFICANCE

The Queen's Monument has high historic and social significance for its association with the local commemoration of Queen Victoria's life and reign. The monument was hailed as the first memorial erected 'in the colonies' after the monarch's death in January 1901; it preceded all but one of the four statues of the queen that were erected in the four main centres in the late 19th and early 20th centuries. The Queen's Monument also represents local feelings of allegiance to the British monarchy and an awareness and appreciation that the length of the queen's reign coincided with the colonial history of New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Queen's Monument has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Queen's Monument has aesthetic significance as a conventional Edwardian funerary memorial topped by a winged angel which was described as representing 'Peace and Purity' when it was unveiled. The iconography of the monument is suggestive of mourning, in contrast to the statues of Queen Victoria erected in the four main centres that emphasised her historic legacy and imperial status.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Queen's Monument has craftsmanship significance for its materials and execution. The mason responsible for the monument was Joseph Bolton Mansfield of Christchurch. Mansfield had taken over the business of J Sheriff (est. 1863) in c.1883; the firm was later styled as JB Mansfield and Sons. Given the brief time between the decision to erect the monument and its unveiling it is probable that Mansfield already had the Grecian marble angel figure in stock.

CONTEXTUAL SIGNIFICANCE

The Queen's Monument has contextual significance as a local historic feature within the setting of Darnley Square. The presence of the memorial in the reserve speaks to the park's historic role and visibility within the community. The memorial also has a relationship with the former Sims house in Williams Street (H023).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its 19th century use and development. The reserve was set aside when the town was first surveyed and was the initial location of St Bartholomew's Anglican Church (1855-60).

SUMMARY OF HERITAGE SIGNIFICANCE

The Queen's Monument has high overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The memorial has high historic and social significance for its association with the life and reign of Queen Victoria and local sentiments in that regard and cultural value given its commemorative purpose. The Queen's Monument has aesthetic significance for its design and iconography and craftsmanship significance for the quality of its design and execution by JB Mansfield. The Queen's Monument has contextual significance as a local historic feature and its site may have potential archaeological values relating to its mid-19th century use and development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 30 April 1901, p. 6; 25 May 1901, p. 5; 5 December 1908, p. 11.
- *Lyttelton Times* 3 May 1901, p. 4; 25 May 1901, p. 2.
- *Star* 25 January 1883, p. 2; 23 March 1900, p. 1; 25 May 1901, p. 6; 5 December 1908, p. 5.
- *Evening Post* 27 May 1901, p. 4.
- *Sun* 22 October 1919, p. 4.
- *Thames Star* 31 May 1901, p. 2.
- M Dunn *New Zealand Sculpture – A History* Auckland, 2002.
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/kaiapoi/a-history-of-the-parks-and-reserves-of-kaiapoi>
- <https://sites.google.com/site/samhistmakers/history-sites/british-empire-1/-6-queen-victoria-statues>
- <http://ketechristchurch.peoplesnetworknz.info/en/site/topics/show/2092-monumental-stonemasons-who-worked-in-linwood-cemetery#.XRu-uC2B1EI>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d1-d1.html>
- M Stocker 'Queen Victoria Memorials in New Zealand: A Centenary Appraisal' *Bulletin of New Zealand Art History* Vol. 22, 2001, pp. 7-28.

REPORT COMPLETED

2 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs of the monument, Darnley Square, Kaiapoi.



Dr A McEwan.



Gravestones on display at Mansfield's yard, Christchurch, c.1910. 1/1-004356-G, Alexander Turnbull Library, Wellington.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH026****HERITAGE ITEM NAME**

former Linen Flax Factory building

ADDRESS

501 Woodstock Road, Oxford

PHOTOGRAPH

(supplied)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 26568

VALUATION NUMBER

2154001501

DATE OF CONSTRUCTION

1940-41

**ARCHITECT/DESIGNER/
BUILDER**JT Mair, Government Architect, Public Works
Department; W Williamson Construction Company,
contractors (?)**STYLE**

Industrial

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and flat and gabled roof forms. Symmetrical, north-facing façade has tall parapet screening gabled roof above central 'barn door' style opening. Side elevations have square-headed barn-door and recessed window openings, chimney centred on west side of gable roof.

MATERIALS/STRUCTURE

Concrete block and cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Demolition/removal of other structures on the site (c.1955?). Residential development of south-west corner of the property (c.1990). Paved access and parking around the factory (c.2010).

SETTING

The former linen flax factory building stands on the south side of Woodstock Road, east of its intersection with Domain Road and west of the intersection with Warren Road. The township of Oxford is to the north of the property, on the other side of the Eyre River. The setting is rural and rural-residential in nature. The extent of setting is limited to the immediate setting of the former factory.

HISTORY

Seventeen linen flax factories were established in the South Island by central government during the early years of World War II to help meet Great Britain's need for linen fibre for military use. 500 tons of seed was sent out from Britain in mid-1940 and subsequently commercial production of flax linen commenced in New Zealand. The British government funded 90% of the enterprise. Crop growing was to be supervised by the Fields Division of the Department of Agriculture, the erection of factories was the responsibility of the Public Works Department and the Railway Department was to manufacture the necessary machinery. In Canterbury factories were opened at Waikuku (in the Andrews' twine factory), Oxford, Leeston, Methven, and Washdyke. Factories at Geraldine, Fairlie and Makikihi followed the initial Canterbury cohort. Dew-retting of the flax fibre was initially carried out at Oxford, whereby the cut flax was left to lie in the fields and be softened by dew. Tank retting had a higher capital cost but lower labour costs. By October 1942 there were five retting tanks at the Oxford site. At the same time a second scutcher, for cleaning the fibre, was under construction. The first shipment of linen flax fibre left New Zealand in June 1941. Accommodation for workers was also provided at each factory site. The Oxford factory went in to production in late March 1941, at which time tenders had just been called for a number of 'miscellaneous buildings' on the site. The manager of the Oxford factory, HD McCrostie, later became General Manager of the Linen Flax Corporation of New Zealand. By the late 1940s only six factories were still running; of the other eleven the Methven and Makikihi factories had been destroyed by fire in September and December 1948 respectively. Only three linen flax factories continued production in to the 1950s and only the Geraldine factory survived until it closed in 1977. By May 1947 the former linen flax factory buildings at Oxford had been either sold or were under offer to the Public Works Department and the State Forest Service. By c.1955 the concrete factory building and two tanks to its west were the only remaining structures on the site; the latter had been removed or filled in by c.2004. The surviving structure was in hospitality use as an event venue in the mid-2010s, it is now in light industrial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Linen Flax Factory building has high historical and social significance for its association with the production of linen flax fibre for the British war effort during World War II and, more generally, with the historic association that the district has with flax milling, which began in the late 1860s. Linen flax milling was a labour intensive industry and sourcing workers during the war was difficult.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Linen Flax Factory building has cultural value as a demonstration of the way of life of its former operators. It is esteemed by members of the local community for its war-time history.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Linen Flax Factory building has architectural significance as a monumental industrial structure designed by the Public Works Department to be fit for purpose. John Thomas Mair (1876-1959) was the Government Architect when the Oxford factory was designed and built. He had held the post of Government Architect in the Public Works Department since 1923 and he is regarded as one of New Zealand's preeminent mid-20th century architects. Notable among his larger works are the Departmental Building in Wellington (1938) and the Jean Batten Building in Auckland (1937-42). Mair was succeeded by Assistant Government Architect RA Patterson in February 1942.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Linen Flax Factory building has technological significance as an industrial building that was built from concrete to address the high fire risk associated with linen flax fibre

production. The factory building may have been erected by W Williamson Construction Company, a noted Christchurch contracting firm, which won the tender for other buildings at the site in early 1941. WH 'Billy' Williamson (1887-1971), the founder of the company, was a third-generation builder and had been in business for many years before his limited liability company was registered in August 1937. Williamson gained his first building contract when he was an apprentice carpenter aged 17. His construction company enjoyed nationwide success, securing contracts for major projects such as hydroelectric power stations, freezing works, hospitals, bridges, hotels and theatres, including the Avon, Civic, Grand and Regent in Christchurch. Williamsons were also responsible for the construction of the Edmonds' Factory in Ferry Road (1920-23, demolished) and the Nurses' Memorial Chapel in Riccarton Avenue (1927-28), which he described as the finest building he ever built. Williamson served on the Christchurch City Council, the Tramway Board, was a Justice of the Peace, a Fellow of the Institute of Builders (London) and the Institute of Building (Australia). He was also one of the founders of the Canterbury Aero Club. The science block at the University of Canterbury and the South Pacific Hotel in Auckland were among some of the company's last major contracts with which Williamson was personally associated. William Henry Williamson was Chairman and Managing Director of the company until his death in 1971. His son Peter carried on the business from its offices in Montreal Street until the late 1980s, before it went into receivership in 1991.

CONTEXTUAL SIGNIFICANCE

The former Linen Flax Factory building has contextual significance as a local landmark that stands out within its rural setting and evokes the scale of war-time linen flax production in the district. An aerial photograph of the site taken in the early 1940s shows that the subject building was originally attached to a longer, gabled structure, which was likely built from timber and corrugated iron. The whole of the land parcel was once devoted to linen flax growing and production.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the factory post-dates 1900 its site may have limited archaeological value, although below-ground evidence of the other structures erected for the factory may have survived.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Linen Flax Factory building has high overall heritage significance to the Oxford area and Waimakariri district as a whole. The building has high historical and social significance for its association with New Zealand's war-time linen flax production at the behest of the British Government and cultural value as a demonstration of the way of life of the people who operated the mill and for the esteem in which it is held today. The former Linen Flax Factory building has architectural significance as an industrial structure designed to be fit for purpose by the Government Architect's office and technological significance for its concrete construction, possibly by noted Christchurch contracting firm W William Construction. The former Linen Flax Factory building has contextual significance as a local landmark; the former mill's site may have limited archaeological value although below-ground evidence of the other structures erected for the factory may remain.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 14 June 1940, p. 10; 29 June 1940, p. 15; 26 October 1940, p. 19; 15 November 1940, p. 4; 20 November 1940, p. 11; 18 February 1941, p. 7; 12 March 1941, p. 8; 20 March 1941, p. 3; 5 June 1942, p. 3; 22 October 1942, p. 3; 24 October 1942, p. 6; 3 June 1943, p. 3; 21 September 1943, p. 1; 21 January 1944, p. 7; 19 April 1944, p. 2.

- *Evening Star* 12 September 1940, p. 11; 28 April 1941, p. 6.
- *Otago Daily Times* 7 December 1940, p. 2; 12 March 1941, p. 2.
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- <https://cantage.wordpress.com/showcase/linen-flax-oxford/>
- <https://teara.govt.nz/en/flax-and-flax-working/page-5>
- <https://www.nzgeo.com/stories/flax-the-enduring-fibre/>
- <https://www.heritage.org.nz/the-list/details/2370>
- <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas>

REPORT COMPLETED

25 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate surrounds, 501 Woodstock Road, Oxford.



Detail of SO 7484, dated August 1942, showing factory in situ. LINZ.



Aerial view of the site, c.1944. WDC.





Four photographs of the Oxford linen flax factory and its workers were reproduced in the *Press* 22 October 1942, p. 3.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH027

HERITAGE ITEM NAME 'Springbank', former R Chapman homestead

ADDRESS 1035 Oxford Road, Swannanoa

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. New **HNZ LIST NO. & CATEGORY** n / a
 (at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 325406

VALUATION NUMBER 2170000130

DATE OF CONSTRUCTION 1870

**ARCHITECT/DESIGNER/
BUILDER** Alexander Lean, architect

STYLE Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, north-east facing elevation features a central tower with pyramidal roof. Straight return veranda has timber posts and diagonal braces creating a lancet arch effect. Tower shelters the main entrance door, having side- and fanlights, and features an arcaded first floor with circular motif beneath the eaves. Window hood over first floor window beside the tower. Double-hung sash windows.

MATERIALS/STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Removal of north wing (date unknown). Partial enclosure of first floor balcony and modification of tower fenestration (date unknown).

SETTING

'Springbank' stands on the south side of Oxford Road, the driveway to the property being immediately adjacent to its intersection with Boundary Road. The dwelling is set back some distance from the roadway and is screened from view. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

Robert Chapman (1818-82) took up the Springbank run in October 1851, first as manager for William Kaye and then as runholder. Born at Ilkley in Yorkshire, England, he had worked for Kaye on one of his stations in Australia before coming to New Zealand. Chapman married Sarah Brough (c.1822-1908) in Lyttelton in late 1851 and the couple had seven children. The Springbank run was originally around 9,300 hectares, of which Chapman freeholded 6,070. After Robert Chapman's death his wife moved to Rangiora and the farm was divided amongst the couple's five sons, four of whom developed new estates and the fifth, Edward, taking over the homestead block. Edward Chapman (1856-93), who had three children with his wife Lily (nee Gray), died in 1893 and the estate was run by his trustees until 1912 when it was subdivided into eleven lots and sold. George Rutherford purchased the homestead block following his retirement from 'Dalethorpe' in the Selwyn district; it has passed through other hands since. The house has been used as a bed and breakfast hotel and wedding venue in recent times and remains in private ownership.

HISTORIC AND SOCIAL SIGNIFICANCE

'Springbank' has high historic significance for its association with Robert and Sarah Chapman and their family and, more generally, the colonial settlement and farming history of North Canterbury. The Springbank run was one of the earliest runs to be taken up in North Canterbury and it allowed Robert and Sarah Chapman and their heirs to prosper.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Springbank' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Springbank' has high architectural significance as a Domestic Gothic Revival style homestead designed by Christchurch colonial architect Alexander Lean. Lean (1824-93) served his articles with LN Cottingham in London (1845-49) and immigrated to New Zealand with his wife Clara (nee Haines) in 1851. The couple had 13 children, eight of whom survived infancy. Alexander Lean built a home he called 'Riverlaw' on the Heathcote River in 1852 and also took up sheep farming on the Lyndhurst run on the south bank of the Rakaia River. He eventually held a run of over 30,000 hectares and had moved to his Mount Hutt property by 1860. Bankrupted in 1865 the Leans moved back to Christchurch where Alexander commenced his private architectural practice in 1868, the same year in which he designed the Supreme Court (1868-74, demolished). Lean was a co-founder of the Canterbury Association of Architects, established the city's first orchestral society, and also became well-known for his military pursuits, becoming commander of the Canterbury Volunteer District in 1882. He retired with the rank of colonel in early 1891. Less successful in his architecture than his contemporaries, Messrs Mountfort, Armson and Farr, Lean had a typical colonial portfolio career. He is also credited with designing additions to the Christchurch Club in 1875 and designed houses around Canterbury; 'Springbank' is currently his only known building to have survived.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Springbank' has technological and craftsmanship significance for the evidence it provides of mid-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Springbank' has contextual value for the contribution it makes to the historic character of its rural property. It is associated with two other notable Chapman family houses in the district, Sarah Chapman's 'Oakleigh' in Rangiora and the former AT Chapman homestead 'Northwood' at Swannanoa. The house is also associated with St James' on the Cust Anglican Church (H005, 1865+) which was endowed by the Chapman family.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, and the Springbank run was developed from 1851, its site has potential archaeological significance. It appears that the original Chapman dwelling adjoined the 1870 homestead on its northern elevation.

SUMMARY OF HERITAGE SIGNIFICANCE

'Springbank', the former Chapman homestead, has high overall heritage significance to Swannanoa and the Waimakariri district as a whole. The homestead has high historic significance for its association with Robert and Sarah Chapman and the colonial settlement of North Canterbury and cultural value as a demonstration of the way of life of its early owners and occupants. 'Springbank' has high architectural significance as possibly the only extant example of the work of Christchurch colonial architect Alexander Lean and technological and craftsmanship significance for the quality of its mid-Victorian timber construction and detailing. 'Springbank' has contextual value as a local historic feature within its mature garden setting; its site has potential archaeological significance given the development of the property since the early 1850s.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 1 January 1870, p. 4; 16 September 1873, p. 3; 18 March 1889, p. 6; 24 April 1893, p. 3; 31 October 2017 (available online).
- *Lyttelton Times* 16 December 1857, p. 4; 18 December 1867, p. 3; 12 February 1892, p. 4; 21 November 1893, p. 2.
- *Timaru Herald* 8 October 1878, p. 1.
- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- LGD Acland *The Early Canterbury Runs* Christchurch 1946; available online.
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REPORT COMPLETED

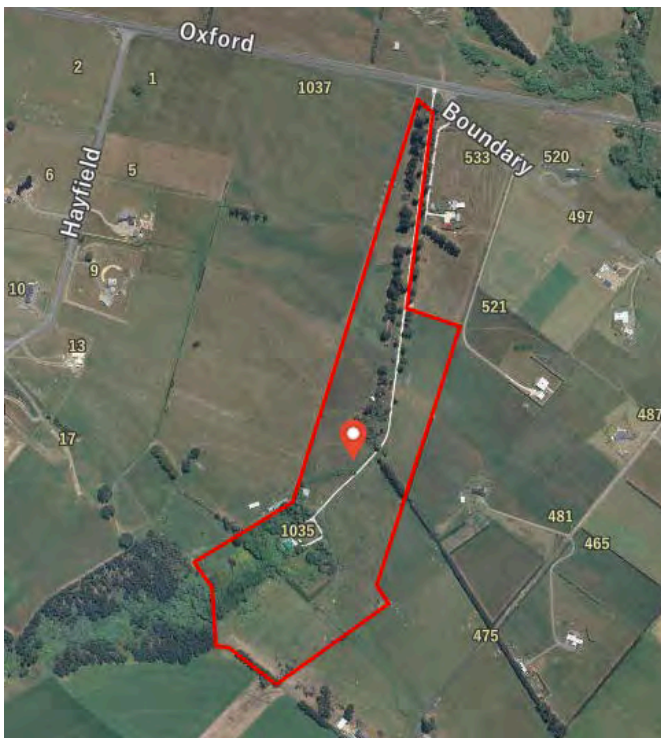
1 August 2019

AUTHOR

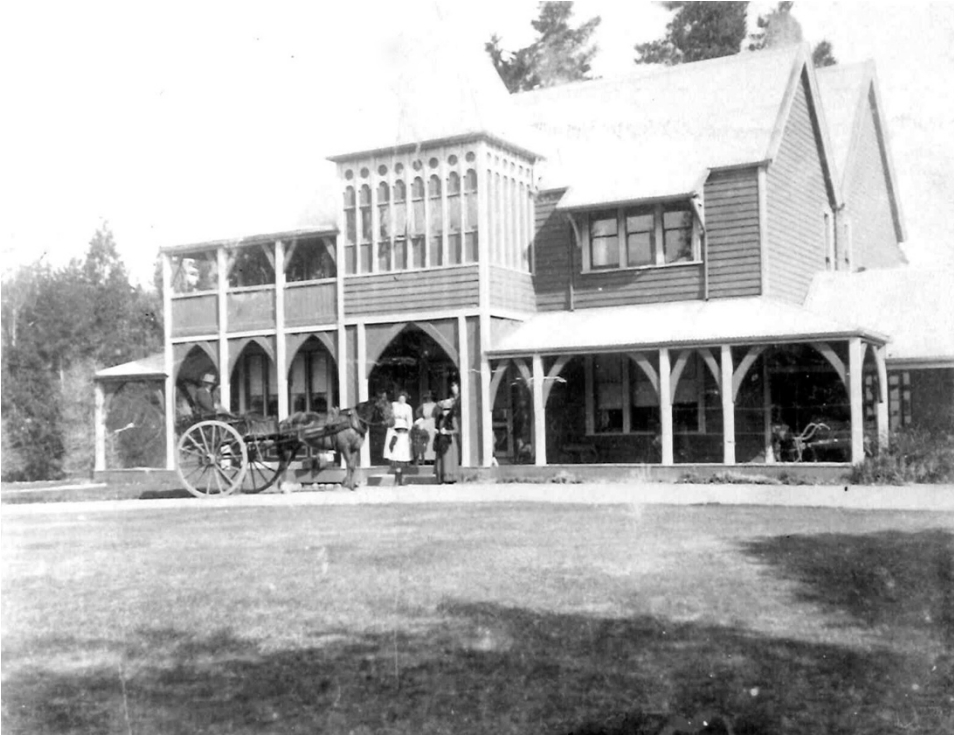
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate garden setting, 'Springbank', 1035 Oxford Road, Swannanoa.



Land parcel as a whole.



Undated photograph of 'Springbank'. University of Canterbury.



Detail of DP 3396, dated April 1912, showing homestead and outbuildings. QuickMap.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH028****HERITAGE ITEM NAME**

former Neeve farmhouse

ADDRESS

91 Island Road, Clarkville, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H001

HNZ LIST No. & CATEGORY

3739 / 2

LEGAL DESCRIPTION

Lot 6 DP 67643

VALUATION NUMBER

2173044700

DATE OF CONSTRUCTION

c.1866?

**ARCHITECT/DESIGNER/
BUILDER**

Horace Neeve, owner/builder?

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with squat rectangular footprint and gabled roof forms. Multi-pane double-hung sash windows. Cross gable on north elevation, single-storey lean-to at south-east corner.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The dwelling stands on the west side of Island Road, on a property bordered by Neeves Road to the north. A barn that would appear to date to the mid-19th century stands to the north of the house. The extent of scheduling is limited to the immediate garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

Horace Neeve (1829-1917) was an early Canterbury settler who worked as a labourer in Kaiapoi before taking up farming on Kaiapoi Island, now known as Clarkville. Neeve acquired his Clarkville property in 1858 and appears to have been in residence by 1860. A local history account records that he built a sod cottage on the property before erecting a two-storey timber farmhouse. This may have occurred around the time of his marriage to Martha Watson (c.1839-1907) in 1866. Neeve was elected inaugural chairman of the Kaiapoi Island school district in May 1872 and the Kaiapoi Island Sunday School held their annual New Year's Day tea meeting in one of Neeve's paddocks in January 1873. The road adjacent to the Neeves' property was known by the family name by March 1873, if not earlier. Horace and Martha Neeve retired to Christchurch and the farm was leased to the Clothiers in 1890. The property passed to the Neeves' daughter Grace after Horace's death; she was the wife of Henry Butcher. Certificate of Title was first issued to Grace Butcher for two parcels flanking the western portion of Neeves Road in 1927. The property remained in the Butcher family until 1954, when it was sold to Victor Wilson, a Kaiapoi farmer. The Wilson family held the property in to the early 21st century; it was subdivided to its current extent in 1994.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Neeve farmhouse has historical significance for its association with the Neeve family, after whom the local road is named, and, more generally, the pastoral development of Kaiapoi district. Horace Neeve's occupation was given as 'gentleman' after his retirement to Christchurch, suggesting that the former labourer had made a success of his farming career at Clarkville.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Neeve farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style building that is typical of its era and representative of the popularity of the style in the 1860s and 1870s. The designer of the building is currently unknown but may have been Neeve himself.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Neeve farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement of Kaiapoi Island / Clarkville.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Neeve farmhouse pre-dates 1900 its site may have potential archaeological significance relating to both the construction of the farmhouse and its historic outbuildings and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Neeve farmhouse has overall significance to Clarkville, Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as a colonial

farmhouse associated with an early settler family after whom the local road is named and cultural value as a demonstration of the way of life of its early residents. The former Neeve farmhouse has architectural significance as a simplified Domestic Gothic Revival style dwelling and technological and craftsmanship significance for its mid-Victorian construction methods and materials. The former Neeve farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 30 March 1866, p. 2; 18 September 1867, p. 2; 15 September 1869, p. 3; 29 December 1870, p. 2; 14 March 1872, p. 2; 8 May 1872, p. 2; 2 January 1873, p. 2; 15 March 1873, p. 3; 22 April 1874, p. 1; 14 October 1874, p. 3; 16 July 1877, p. 1; 2 February 1880, p. 3; 19 July 1889, p. 4; 26 March 1917, p. 9; 24 May 1917, p. 1.
- *Lyttleton Times* 3 January 1857, p. 4; 10 February 1858, p. 10; 13 June 1860, p. 6; 2 November 1861, p. 3; 3 May 1864, p. 6; 16 January 1867, p. 4; 12 March 1892, p. 6; 18 December 1900, p. 6.
- *Star* 5 February 1878, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
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- <http://christchurchcitylibraries.com/Heritage/Digitised/WarsAndConflicts/NewZealandWars/Militia/1860Militia.pdf>
- <http://bowringonline.co.nz/the-clarkville-story-page-10.html>
- <https://www.flickr.com/photos/68177747@N02/7347597916/in/pool-teara/>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- Archives New Zealand.

REPORT COMPLETED

3 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting of the house, former Neeve farmhouse, 91 Island Road, Clarkville, Kaiapoi. Historic barn marked by star.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH029****HERITAGE ITEM NAME**former Kaiapoi Island Church of England Day School /
St Augustine's Anglican Church**ADDRESS**

8 Island Road, Clarkville, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H002

HNZ LIST NO. & CATEGORY

3740 / 2

LEGAL DESCRIPTION

Lot 1 DP 83594

VALUATION NUMBER

2173019100

DATE OF CONSTRUCTION

c.1858 or 1862-63

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and slightly flared, gabled roof forms. Church has gabled vestry on south elevation and a gabled entrance porch, with diagonal bracing, on northern elevation. Sanctuary at east end has lower roof. Cusped lancet arched windows with triple window at east end; diamond-pattern leadlight windows. Conical belltower over entrance porch.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Enlarged (c.1872/74?). Former Methodist church relocated to site for use as church hall (1968). Bell tower addition (c.1976).

SETTING

The church is set back from the road boundary on the east side of Island Road on a plot that is bounded to the south by Tram Road. A churchyard is to the north of the church and a Sunday School hall is to the east. The extent of setting is the original church property on which the church and churchyard were located, rather than the land parcel as a whole.

HISTORY

A day school was opened by the (Anglican) Church of England on Kaiapoi Island in 1858. The school, which also served as a chapel for services typically conducted by lay readers, was located on a reserve set aside for a church by the Canterbury Provincial Council in December 1858. In November 1863 it was reported that the schoolroom remained unlined, a year after it had been built; conflicting historic sources therefore mean that a construction date of 1858 or 1862-63 are both possible. At the end of 1863 there were 73 pupils on the roll, with average attendance varying between 25 and 45. The school operated until 1874, the Board of Education having declared the educational district of Kaiapoi Island North and a school committee established in late 1873. A new public school, which became known as the Clarkville School in 1889, was built on a site to the west of the day school. The former day school was known as the Clarkville Chapel of Ease by the late 1880s; by the late 1890s it had been renamed St Augustine's. Annual reunions of former pupils, and their descendants, of the day school were held in the 1920s. The Sunday School hall (1949) on the property was relocated from the Clarkville Methodist Church site in Tram Road in 1968. St Augustine's is now part of the Kaiapoi Anglican Parish and services are held on the second Sunday of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Augustine's Anglican Church has historical and social significance for its association with the Anglican congregation of Kaiapoi Island and the history of the church education and community since c.1858.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Augustine's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The building also embodies the esteem in which the Church of England day school was held in the past by its former pupils, as evidenced by the annual reunions that once took place for the school.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Augustine's Anglican Church has architectural significance as a mid-19th century Colonial Gothic Revival style building that demonstrates the economy with which its ecclesiastical purpose is communicated through its form and fenestration. The architect of the building is currently unknown, although George Mallinson has been credited with the design in the past, most likely because he designed the Methodist church at Kaiapoi in 1860.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Augustine's Anglican Church has technological and craftsmanship value for the evidence it provides of mid-19th century construction methods and materials. The builder of the church is currently unknown.

CONTEXTUAL SIGNIFICANCE

St Augustine's Anglican Church has contextual significance as a historic landmark in Clarkville and for its relationship with the adjacent churchyard and Sunday School hall.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the colonial development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Island Church of England Day School / St Augustine's Anglican Church has overall heritage significance to Clarkville, Kaiapoi and Waimakariri district as a whole. The church has historic and social significance for its association with the community of Clarkville since c.1858 and cultural and spiritual significance for its religious use and community esteem. St Augustine's Anglican Church has architectural significance as a Colonial Gothic Revival style building and technological and craftsmanship value for its mid-Victorian construction and detailing. St Augustine's Anglican Church has contextual significance as a local landmark and for its relationship with the churchyard and Sunday School hall on the same site. The church property has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 1 March 1862, p. 6; 21 October 1872, p. 2; 11 September 1873, p. 4; 16 June 1874, p. 1; 1 January 1875, p. 2; 28 August 1888, p. 4; 1 May 1889, p. 3; 15 April 1890, p. 6; 19 April 1893, p. 6; 26 April 1897, p. 2; 24 April 1907, p. 5; 8 November 1911, p. 1; 26 October 1920, p. 2; 17 July 1924, p. 3; 23 October 1925, p. 16; 23 October 1928, p. 3; 27 October 1930, p. 6; 12 February 1940, p. 10.
- *Lyttelton Times* 24 December 1858, p. 5; 18 June 1859, p. 4; 12 October 1861, p. 4; 2 November 1861, p. 3; 18 July 1863, p. 5; 26 September 1863, p. 5; 17 November 1863, p. 3; 6 September 1873, p. 1; 17 November 1873, p. 3; 24 March 1879, p. 6.
- *North Canterbury Gazette* 23 October 1936, p. 1.
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- *Star* 14 November 1871, p. 2; 28 December 1871, p. 3; 24 January 1889, p. 3.
- <http://www.heritage.org.nz/the-list/details/3740>
- <http://anglicanlife.org.nz/churches/st-augustines-clarkville/>
- <http://www.kaiapoianglican.nz/about-us/history/>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-clarkville,-eyreton,-flaxton,-ohoka-and-swannanoa>
- <http://don-donovan.blogspot.com/2009/08/country-churches-of-nz-88-st-augustines.html>
- *Cyclopedia of New Zealand - Canterbury Provincial Council District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- CWD Hodgson *The Parish of Kaiapoi, 1853-1982* Kaiapoi, 1982.

REPORT COMPLETED

3 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Augustine's Anglican Church, 8 Island Road, Clarkville, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH030****HERITAGE ITEM NAME**former St James' on the Cust Anglican Church
parsonage**ADDRESS**

1776 Cust Road, Cust

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H003

HNZ LIST NO. & CATEGORY

5270 / 2

LEGAL DESCRIPTION

Lot 1 DP 60487

VALUATION NUMBER

2158008800

DATE OF CONSTRUCTION

1876

**ARCHITECT/DESIGNER/
BUILDER**

BW Mountfort, architect; William Gardiner, builder

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gabled roof forms. Principal, east-facing elevation has straight veranda carried on simple posts terminated by two-storey gabled bay. Double-gabled north elevation overlooks expansive terraced garden. Sunhoods over first floor windows, gable dormers on east and west elevations. Boxed bay window with flared roof on east elevation has casement and fanlight type fenestration. Casement windows.

MATERIALS/STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unspecified improvements (1885). Single-storey additions to south and west (early 1970s?).

SETTING

The dwelling is located on the north side of Cust Road, west of Mill Road. The house is set back from the roadway within a mature garden and the property is bordered to the north by a branch of the Cust River; a tributary flows through the site beneath the terrace on which the house stands. St James' on the Cust Anglican Church (H005) is to the east of its former vicarage. The extent of setting is limited to the garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Church of St James' on the Cust was consecrated on 29 September 1866. Initially the vicar lived in 'The Priory' (H006) on the Oxford Road, which was built at the same time as the church in Cust. A new parsonage, at a cost of £480, was erected to the west of the church in 1876. The first resident vicar was the Rev Hugh Henry Scriven Hamilton (1848-1946) who had recently emigrated from England with his wife Margaret. Hamilton held the cure of Cust from December 1876 until September 1879. The parsonage, by then known as a vicarage, was sold in 1945 and has been held privately ever since. The property was subdivided to its current extent in 1991. St James' Church is now part of the Anglican Parish of Oxford-Cust.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has historical and social significance for its association with the Rev HHS Hamilton, his family, and all those who subsequently lived in the vicarage and served St James' on the Cust Church until it was sold. It is also significant as a demonstration of the activity of the Anglican church in the colonial period as it built churches and vicarages throughout Canterbury to house growing congregations and their clergy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has cultural significance as it demonstrates the way of life of Anglican clergy and their families in the later 19th and early 20th centuries. Anglican vicars were typically provided with a house as part of their employment and their homes consequently became important venues for the social and pastoral life of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has architectural significance as the work of preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. The Cust parsonage was one of eight Mountfort designed between 1873 and 1876 and is comparable to the vicarage at Lincoln (1876), which also survives.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has technological and craftsmanship value for its construction and detailing by Rangiora builder William Gardiner.

CONTEXTUAL SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has contextual significance as a historic feature in Cust and for its relationship with both St James' on the Cust Anglican Church & Belfry (H005) and 'The Priory' on the Oxford Road (H006).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former parsonage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former St James' on the Cust Anglican Church parsonage has overall heritage significance to Cust and Waimakariri district as a whole. The dwelling has historic and social significance for its association with the Anglican clergy of Cust and cultural significance as a demonstration of the way of life of its former residents. The former St James' on the Cust Anglican Church parsonage has architectural significance as a Domestic Gothic Revival style dwelling designed by preeminent Canterbury architect BW Mountfort and technological and craftsmanship value for its mid-Victorian construction and detailing. The former St James' on the Cust Anglican Church parsonage has contextual significance as a historic feature at Cust and for its relationship with the neighbouring St James' on the Cust Anglican Church and Belfry. The site of the former parsonage has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 29 February 1876, p. 2; 8 October 1879, p. 2; 20 April 1885, p. 3.
- *Lyttelton Times* 28 February 1876, p. 1; 9 August 1876, p. 3; 19 October 1876, p. 1; 11 March 1879, p. 6.
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REPORT COMPLETED

4 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate garden setting and following the line of the upper terrace, 1776 Cust Road, Cust.



Land parcel as a whole.



Cust parsonage. Lochhead, p. 235.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH031****HERITAGE ITEM NAME**

St James' on the Cust Anglican Church, Sunday School & belfry

ADDRESS

1750 Cust Road, Cust

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H005

HNZ LIST NO. & CATEGORY

3077 / 2

LEGAL DESCRIPTION

Part RS 5777

VALUATION NUMBER

2158008600

DATE OF CONSTRUCTION

1865 / 1878 / 1882

**ARCHITECT/DESIGNER/
BUILDER**

Messrs Bury & Mountfort, architects; John Waller, builder (church); BW Mountfort, architect (belfry)

STYLE

Gothic Revival - Early English and Venetian (belfry)

PHYSICAL DESCRIPTION

Single-storey church with irregular rectangular footprint and gabled roof forms. Cusped lancet arched windows, with pair and trefoil set in east end. Vertical battens, entrance porch on south elevation and vestry on north. Hall has a rectangular footprint, gabled roof and lean-to on north elevation. Paired cusped lancet arched windows. Belfry has a rectangular footprint and gabled roof with cresting. Venetian Gothic constructional polychromy with corbelled eaves and door set within lancet arch. Timber louvres have zig-zag lower edge.

MATERIALS/STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing (church & hall). Brick, Mt Somers stone & timber (belfry).

ADDITIONS/ALTERATIONS

Chancel and vestry additions to church (BW Mountfort, architect & A Bennett, builder, 1874-75). Church reroofed with corrugated iron (1884). Church entrance porch renewed (c.1977).

SETTING

The church, Sunday School and bell tower are located on the north side of Cust Road, west of Mill Road. The northern boundary of the property was once formed by the Rangiora-Oxford railway line. The freestanding bell tower and the Sunday School hall are located to the west

of the church. The churchyard is independent of the church and is located in Tippings Road. The former St James' on the Cust Anglican Church parsonage (H003) is west of the church. The extent of setting is the land parcel on which all three historic structures are located.

HISTORY

The Church of St James' on the Cust was erected in 1865, on land gifted by Messrs Walker & Searles, and consecrated by Bishop Harper on 29 September 1866. Initially the vicar lived in 'The Priory' (H006) on the Oxford Road, which was built at the same time as the church in Cust. A new parsonage was built at the western extreme of the church property in Cust in 1876 (H003). The church was presented with a bell made by the Whitechapel Bell Foundry, London by Sir Edward Cust in 1868; it was housed in a timber belfry (BW Mountfort, architect, 1871) until that structure failed and it was then hung in a brick bell tower erected in 1882. Robert Chapman of 'Springbank' contributed £50 towards the cost of the belfry; his widow Sarah later memorialised her husband by giving the stained-glass window set installed in the east wall in 1895. In 1878 a Sunday School was erected on the church site; at the turn of the 20th century it was attended by 40 children under the guidance of five teachers. Today St James' Church is part of the Anglican Parish of Oxford-Cust and services are held on the second and fourth Sundays of the month. A plaque recognising the churchyard was a burial place before the Tippings Road cemetery opened was unveiled on 10 March 2019.

HISTORICAL AND SOCIAL SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have historical and social significance for their association with the Anglican community of Cust and as expressions of the congregation's growth and development since 1865.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St James' on the Cust Anglican Church has cultural significance as a place of Anglican worship and fellowship and for the commemorative purpose of a number of its fittings and furnishings within it, including the commemorative stained-glass windows gifted by Sarah Chapman and Mabel Beere. The Sunday School and belfry have cultural value as demonstrations of the way of life of the congregation which was called to church by the bell in the belfry and attended to their children's religious education in the Sunday School.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St James' on the Cust Anglican Church has architectural significance as the work of short-lived architectural partnership Bury & Mountfort (July 1864 - March 1866). Benjamin Mountfort (1825-98), who was responsible for enlarging St James' in 1874-75, trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches and vicarages for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (from 1869) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Maxwell Bury (1825-1912) is best known for his design of the Nelson Provincial Council buildings (1859, demolished) and the clocktower block of the University of Otago (1877). Bury had trained in England and first settled in Nelson, where none of his buildings survive. He was also an active member of the Anglican church and later designed the Chapel of the Holy Evangelists for the Bishop of Nelson (1876). St Patrick's Catholic Church in Akaroa (1864) is the only other Bury & Mountfort designed church to have survived. The designer/architect of the Sunday School is currently unconfirmed, but BW Mountfort's longstanding association with the Cust church and the Anglican diocese of Canterbury makes him the most likely candidate. Mountfort certainly designed both the original timber belfry and the brick tower that replaced it in 1882. The

latter has architectural significance for its Venetian Gothic styling, in contrast to the Early English Gothic Revival style of both the church and its 'matching' Sunday School hall.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have technological and craftsmanship significance for their Victorian construction and detailing. The first stage of the church was built by Christchurch builder and timber merchant John Waller. Waller (c.1835-1907) also owned a sawmilling company on the West Coast in partnership with RW England, another leading member of the Canterbury construction industry. The church also houses stained glass windows dating to 1895 (sanctuary) and c.1921-22 (west end gable). The builders responsible for the Sunday School and belfry are currently unknown.

CONTEXTUAL SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have high contextual significance as a group of landmark historic features in Cust and for the relationship they have with both the former St James' on the Cust Anglican Church parsonage (H003) and 'The Priory' on the Oxford Road (H006).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As all three structures pre-date 1900 the church property has potential archaeological significance relating to its colonial development and use. It is also noted that the church was a burial site in the later 1860s.

SUMMARY OF HERITAGE SIGNIFICANCE

St James' on the Cust Anglican Church, Sunday School & belfry have overall heritage significance to Cust and Waimakariri district as a whole. The church group has historic and social significance for its association with the Anglican community of Cust and cultural significance as a place of Anglican worship and fellowship and as demonstration of the way of life of church members. St James' on the Cust Anglican Church, Sunday School & belfry have architectural significance as Gothic Revival style structures designed, in part at least, by Maxwell Bury and BW Mountfort, and technological and craftsmanship significance for their Victorian construction and detailing. St James' on the Cust Anglican Church, Sunday School & belfry have high contextual significance as landmark historic features at Cust and for their relationship with two former Anglican vicarages. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

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- *Lyttelton Times* 8 June 1865, p. 1; 5 September 1865, p. 3; 24 September 1866, p. 4; 8 April 1875, p. 2; 11 March 1879, p. 6; 21 October 1881, p. 3; 14 May 1884, p. 7.
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- <https://teara.govt.nz/en/biographies/2b52/bury-maxwell>
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REPORT COMPLETED

7 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St James' on the Cust Anglican Church, with (from left to right) Sunday School, belfry and church, 1750 Cust Road, Cust.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH032****HERITAGE ITEM NAME**

'The Priory', former Anglican parsonage

ADDRESS

1990 Oxford Road, Cust

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H006

HNZ LIST NO. & CATEGORY

5269 / 2

LEGAL DESCRIPTION

Pt RS 7332

VALUATION NUMBER

2158011900

DATE OF CONSTRUCTION

1866

**ARCHITECT/DESIGNER/
BUILDER**

William & John King, builders

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and varied roof forms. Ground floor lean-to/veranda on north-west elevation has gabled first floor bay with half-timbering. Roofline of north-east elevation is broken by a cross-gable with scalloped bargeboards and shingled gable end over the first-floor balcony. South-east elevation has boxed bay window, stepped parapet with cresting and terminal orbs. Double-hung sash and casement and fanlight type fenestration.

MATERIALS/STRUCTURE

Timber frame and weatherboards with cement stucco cladding, stone foundations, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Veranda partially enclosed (date unknown). Stuccoed (c.1950).

SETTING

The dwelling is located on the north side of Oxford Road, west of Tippings Road. The house is set back some distance from the roadway within a mature garden, but it can be glimpsed from the public domain. The former 1876 parsonage (H003) and St James' on the Cust Anglican Church, Sunday School and belfry (H005) are situated to the east of 'The Priory', within the village of Cust. The extent of setting is limited to the garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Anglican Church of St James' on the Cust was consecrated on 29 September 1866, a day before its sister church of St Andrew's at Oxford. Initially the vicar who served both churches lived midway between the two settlements, in a parsonage completed just a few weeks after the double consecration ceremonies. AP O'Callaghan was the first curate of the Oxford Parochial District, having been appointed in May 1865. The parsonage was built on glebe land given by Robert Higgins of 'Tara' estate, who was chairman of the Cust Road District at the time. 'Tara' homestead was just a few hundred metres to the west of the parsonage. A new parsonage, at a cost of £480, was erected closer to the Cust church in 1876. The first parsonage was sold to HCH Knowles, formerly of 'Glentui' station, for £275 in October 1875 to fund the new building; it has been held privately ever since. The house has been known as 'The Priory' since at least the mid-1930s and was featured in a historic places and gardens tour around Cust in 2011.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Anglican parsonage known as 'The Priory' has historical and social significance for its association with the Rev AP O'Callaghan and its role as a parsonage between 1866 and 1875. Arthur Pyne O'Callaghan (1837-1930) left Cust in late 1868 and retired from the clergy in 1869, later becoming a Member of Parliament (1881-88) and land valuer. The house is also significant as a demonstration of the activity of the Anglican church in the colonial period as it built churches and vicarages throughout Canterbury to house growing congregations and their clergy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'The Priory' has cultural value as it demonstrates the way of life of Anglican clergy and their families in the mid-19th century. Anglican vicars were typically provided with a house as part of their employment and their homes consequently became important venues for the social and pastoral life of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'The Priory' has architectural significance as a large-scale Domestic Gothic Revival style dwelling of atypical design, particularly in relation to the unusual first floor balcony. The architect/designer is currently unknown but may have been Messrs King.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'The Priory' has technological and craftsmanship value for its mid-19th century construction and detailing by Oxford builders W & J King.

CONTEXTUAL SIGNIFICANCE

'The Priory' has contextual significance as a historic feature in the vicinity of Cust and for its relationship with both St James' on the Cust Anglican Church, Sunday School & Belfry (H005) and the former parsonage that replaced it (H003).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former parsonage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Anglican parsonage known as 'The Priory' has overall heritage significance to Cust and Waimakariri district as a whole. The dwelling has historic and social significance for its association with the establishment of the local parish and the Rev AP O'Callaghan and cultural

value as a demonstration of the way of life of its early clerical residents. 'The Priory' has architectural significance as a distinctive Domestic Gothic Revival style dwelling and technological and craftsmanship value for its mid-Victorian construction and detailing by Oxford builders Messrs King. 'The Priory' has contextual significance as a local historic feature and for its relationship with the former 1876 parsonage and St James' on the Cust Anglican Church, Sunday School and belfry. The site of the former parsonage has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 23 October 1875, p. 2; 12 September 1936, p. 26.
- *Lyttelton Times* 15 April 1865, p. 5; 6 June 1865, p. 7; 2 March 1866, p. 2; 7 April 1866, p. 1; 11 December 1866, p. 3; 11 February 1867, p. 3; 19 March 1867, p. 3.
- *Oxford Observer* 19 November 1892, p. 3.
- *North Canterbury Gazette* 15 September 1936, p. 5.
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REPORT COMPLETED

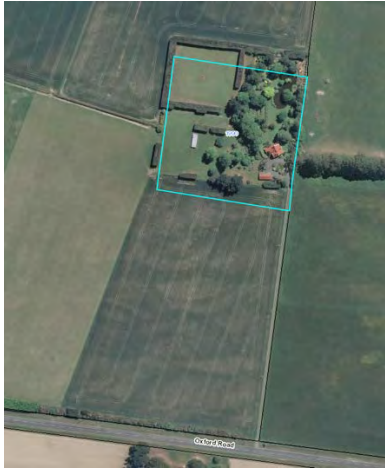
6 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate garden setting, 1990 Oxford Road, Cust.



Land parcel in context.



WDC files.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH033****HERITAGE ITEM NAME**

Wolffs Road footbridge

ADDRESS

1077 & 1091 Wolffs Road / Eyre River, Horrellville

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H008

HNZ LIST No. & CATEGORY

7143 / 2

LEGAL DESCRIPTION

Pt Lot 3 DP 8172 RS 37131 & Pt RS 15417

VALUATION NUMBER

2170010900 & 2170010800

DATE OF CONSTRUCTION

later 1940s

**ARCHITECT/DESIGNER/
BUILDER**

Public Works Department, design; RG Wolff, builder

STYLE

Suspension footbridge

PHYSICAL DESCRIPTION

Wire rope foot bridge, with timber decking, is suspended from four steel towers mounted on concrete footings.

MATERIALS/STRUCTURE

Wire rope, steel, concrete & timber.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The bridge spans the Eyre River to the west of Horrellville. There are multiple crossings of the Eyre River between Oxford in the west and Kaiapoi to the east. The adjacent roadway traverses the river bed downstream (south side) of the bridge. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

A traffic bridge across the Eyre River at the site of Wolff's Ford was under discussion by 1924 but the issue remained unresolved for many years. Instead local residents and travellers crossed the river at a number of fords, including one in Wolffs Road. In September 1938 it was reported that the Eyre County Council had decided to take no action about a renewed request for a traffic bridge at Wolffs Road, on the basis that there was no agreement on where it should be located. Local farmer Rudolf Wolff (c.1880-1963) evidently decided to take matters in to his own hands and, after delays caused by World War II, he built a suspension footbridge slightly upstream of the road ford. The bridge was apparently not completed until 1948. It remained in private ownership until 1978, when it was handed over by the Wolff family to the county council. The bridge is now owned by Waimakariri District Council and can still be accessed by foot. The long-discussed traffic bridge over the Eyre was eventually built in Poyntzs Road.

HISTORIC AND SOCIAL SIGNIFICANCE

The Wolffs Road footbridge has historic significance for its association with the mid-century development and use of local transport infrastructure, particularly when the Eyre River was high or in flood. The bridge is also notable for its association with local farmer RG Wolff, after whose family the local road and ford are named. Wolff was elected to the West Eyreton Riding of the Eyre County Council in 1923.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Wolffs Road footbridge has cultural value as a place of community identity and historic continuity. It demonstrates the way of life of local people whose movement was affected by the condition of the Eyre River in the mid-20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Wolffs Road footbridge has aesthetic value as a standard Public Works Department design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Wolffs Road footbridge has technological significance as a suspension bridge erected by a local landowner for public use. The suspension bridge type avoided the need for driving piles in to the river bed and was an economical approach to building across a wide span, in this case created by the braided nature of north Canterbury rivers.

CONTEXTUAL SIGNIFICANCE

The Wolffs Road footbridge has contextual significance as a local historic feature and in relation to Wolffs Ford, which is immediately adjacent to the bridge.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge post-dates 1900, any potential archaeological significance its site may have would likely relate to an earlier period of the river's use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Wolffs Road footbridge has overall heritage significance to the Horrellville area and to Waimakariri district as a whole. The bridge has historic significance for its association with the development of the district's infrastructure and cultural value as a place of historic continuity. The Wolffs Road footbridge has aesthetic value for its standard PWD mid-20th century design and technological significance for its steel, iron and concrete construction by RG Wolff. The Wolffs Road footbridge has contextual significance as a local historic feature.

HERITAGE CATEGORY

B

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REPORT COMPLETED

7 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and the land parcels on which its approaches are located, Wolffs Road/Eyre River, Horrellville.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH034****HERITAGE ITEM NAME**

'Flaxton', Stevenson homestead

ADDRESS

38 Flaxton Road, Flaxton

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H009

HNZ LIST NO. & CATEGORY

3798 / 2

LEGAL DESCRIPTION

RS 2020

VALUATION NUMBER

2159124000

DATE OF CONSTRUCTION

c.1877/80?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Double-hung sash windows, bracketed eaves and corbelled chimneys. Bay window and veranda, with balcony above, on principal, north-facing elevation. Second bay window is located on the west elevation within that portion of the house which is of timber construction. Fanlight-shaped panels above first floor windows on principal elevation. Single-storey wing with monopitch roof at rear (south elevation).

MATERIALS/STRUCTURE

Concrete, timber framing and weatherboard cladding, slate & corrugated metal roofing.

ADDITIONS/ALTERATIONS

Veranda partially enclosed (date unknown). Single-storey additions (1930s + *proposed*). Double-gable roof replaced by half-hipped roof (early 2000s?).

SETTING

The dwelling stands on the east side of Flaxton Road, north of its intersection with Hicklands and Skewbridge Roads. The farm property as a whole extends to Paisley Road in the east and Skewbridge Road in the south. Ornamental gates and a formal garden provide the setting for the homestead, which shares the property with the usual rural outbuildings and service areas. The extent of scheduling is limited to the immediate garden setting of the house, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

John Stevenson (1835-85) was an Ayrshire ploughman who emigrated from Scotland with his wife Jane (nee Boyd) in 1862 and thereafter developed a successful farming business on Drain Road in the Rangiora Swamp. Stevenson became a sheep breeder of some note and served on the Mandeville and Rangiora Road Board. John and Jane Stevenson had eleven children, their daughter Elizabeth (1870-1940) married Oamaru architect John Megget Forrester and the couple endowed the town's Forrester Gallery. Another child, son George (1878-1960), later farmed in Marlborough where he discovered a New Zealand tree broom that was named in his honour (*Chordospartium stevensonii*). John Stevenson's funeral in late July 1885 was said to be the largest seen in Flaxton to that date. The Stevenson family held a reunion in 1998 and the homestead property remains in family ownership today.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Flaxton' has historical significance for its association with the Stevenson family and, more generally, the pastoral development of Rangiora district. The house represents the financial success and social standing emigrants were able to achieve through their own efforts in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Flaxton' has cultural value as a demonstration of the way of life of several generations of the Stevenson family.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Flaxton' has architectural significance as an Italianate villa, a style of architecture that enjoyed widespread popularity for large rural residences in the 1870s and early 1880s. The designer of the building is currently unknown; Christchurch architect/designers Samuel Farr, Peter Martin and the Jacobsen Brothers all being possible candidates.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Flaxton' has technological and craftsmanship significance for the evidence it provides of Victorian building methods and materials, including mass concrete. The builder of the homestead is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Flaxton' has contextual value for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement of Flaxton.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As 'Flaxton' pre-dates 1900 its site may have potential archaeological significance relating to both the construction of the homestead and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Flaxton', the Stevenson homestead, has overall significance to Flaxton and the Waimakariri district as a whole. The dwelling has historical significance as a colonial homestead associated with an early settler family and cultural value as a demonstration of the way of life of several generations of the Stevenson family. 'Flaxton' has architectural significance as an Italianate villa style dwelling and technological and craftsmanship significance for its later 19th century construction methods and materials. The former Stevenson farmhouse has contextual value for the contribution it makes to the historic character of its rural setting and its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 March 1875, p. 2; 1 October 1880, p. 2; 8 December 1881, p. 3; 30 July 1885, p. 2.
- *Oamaru Mail* 7 May 1906, p. 2.
- *Lyttleton Times* 10 January 1872, p. 1; 20 February 1873, p. 2; 5 March 1874, p. 2; 23 December 1902, p. 1.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://www.heritage.org.nz/the-list/details/3798>
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- <http://www.nzbotanicalsociety.org.nz/newsletter/NZBotSoc-2001-66.pdf>
- <http://www.young.co.nz/Architects/124/FlaxtonHomestead>

REPORT COMPLETED

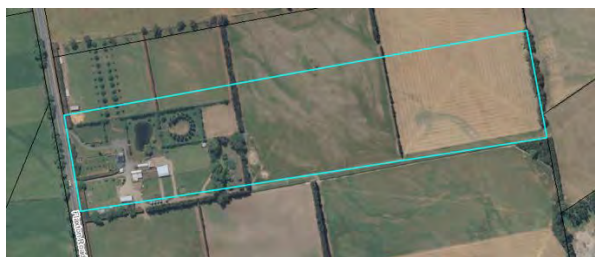
11 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, 38 Flaxton Road, Flaxton.



Land parcel as a whole.



MRS J. STEVENSON'S HOMESTEAD, FLAXTON.

Cyclopedia of NZ.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH035****HERITAGE ITEM NAME**

Kaiapoi Band Rotunda

ADDRESS

Trousselot Park, 29 Charles Street, Kaiapoi

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H011

HNZ LIST No. & CATEGORY

3748 / 2

LEGAL DESCRIPTION

Lot 1 DP 45066

VALUATION NUMBER

2175203900

DATE OF CONSTRUCTION

1908

**ARCHITECT/DESIGNER/
BUILDER**Thomas Keir, designer; Paynter & Hamilton,
contractors**STYLE**

Rotunda

PHYSICAL DESCRIPTION

Single-storey octagonal pavilion with circular footprint and three sets of access steps. X-pattern balustrading, cast iron lacework frieze and veranda post brackets, decorative finial atop roof.

MATERIALS/STRUCTURE

Timber, corrugated steel, cast iron, concrete.

ADDITIONS/ALTERATIONS

Relocated to Raven Quay (1913). Relocated to Trousselot Park (September 2003). Restored (2004).

SETTING

The Kaiapoi Band Rotunda is centrally located within Trousselot Park on a land parcel bordered to the east by Charles Street and to the west by the Kaiapoi River. The town centre is south/south-east of the rotunda and Memorial Park, in which the rotunda was located from 1913 until 2003, is to the south over the river. The scheduled setting is limited to the immediate surroundings of the rotunda, in view of its relocation to the site in 2003.

HISTORY

A rotunda to provide a venue for performances by the Kaiapoi Brass Band (est. c.1855) was erected in Darnley Square, Cass Street in 1908. This followed vigorous efforts by the band to secure the borough council's commitment to the project, which was only achieved after a petition was presented to it. The rotunda was based on that designed by Thomas Keir for Rangiora in 1906; it was officially opened on 15 April 1908. Disappointing attendance at concerts led to the rotunda being relocated to Raven Quay in 1913. After community consultation, the rotunda was relocated for a second time to Trousselot Park in September 2003. It was officially opened on its new site by Mayor Jim Gerard and Messrs Tom Bayliss and Andrew Blackwell on 7 June 2004. Since that time the rotunda has hosted performances by the Kaiapoi Brass Band, weddings and community events, including Waitangi Day celebrations. On 20 November 2011 a Landmarks plaque was unveiled on the base of the rotunda.

HISTORIC AND SOCIAL SIGNIFICANCE

The Kaiapoi Band Rotunda has historic significance for its association with the Kaiapoi Brass Band and the town's history of civic improvements, which saw the rotunda moved twice from its original site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi Band Rotunda has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi Band Rotunda has architectural and aesthetic significance as a copy of the Rangiora band rotunda that was designed by Thomas Keir in 1906. Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. When Keir designed the Rangiora band rotunda he was a councillor of the Rangiora Borough Council, having served as Mayor in 1896-97 and 1905-6.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi Band Rotunda has craftsmanship value for its construction and detailing by Christchurch building firm Paynter & Hamilton. The company was formed by timber merchant Albert Paynter and his brother-in-law architect Hugh Hamilton in 1907 and later became one of New Zealand's largest design and build construction companies. The balustrading was rebuilt to the original design after the rotunda was moved in 2003.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi Band Rotunda has contextual significance as a local landmark and for its relationship with a number of other structures in Trousselot Park, including the Kaiapoi footbridge (heritage item H033) and the World War II memorial flagpole. The rotunda is also related, by virtue of its age and design history, to the Rangiora Band Rotunda (heritage item H048).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the rotunda was moved to Trousselot Park in 2004 any archaeological values its site may have would necessarily relate to the prior use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi Band Rotunda has overall heritage significance to Kaiapoi and to the district of Waimakariri as a whole. The rotunda has historical and social significance for its association with the Kaiapoi Brass Band and the town's history of civic improvements and cultural value as a place of community identity and historic continuity. The Kaiapoi Band Rotunda has architectural and aesthetic significance for its design by Thomas Keir and craftsmanship value for the quality of its construction and detailing by Paynter and Hamilton. The Kaiapoi War Memorial has contextual significance as a local landmark and for its association with both other features in Trousselot Park and the Rangiora Band Rotunda, after which it was modelled.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 15 February 1908, p. 11; 20 February 1908, p. 10; 16 April 1908, p. 6; 20 March 1912, p. 6; 4 April 1912, p. 4; 8 May 1912, p. 12; 6 August 1912, p. 3; 25 September 1913, p. 9.
- *Lyttelton Times* 23 June 1906, p. 3; 7 November 1907, p. 2; 30 November 1911, p. 10; 1 December 1911, p. 12; 3 April 1912, p. 13.
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- *Northern Outlook* 19 November 2011 (available online).
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- *Kaiapoi Band Rotunda Conservation Plan 2003*; available online.
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/kaiapoi/histroy-of-the-kaiapoi-band-rotunda>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).

REPORT COMPLETED

8 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate surrounds of the rotunda, Trousselot Park, 29 Charles Street, Kaiapoi.



Land parcel as a whole with rotunda marked by pin.



Band rotunda in Raven Quay. Source: Kaiapoi Band Rotunda Conservation Plan, 2002.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Campbell rental cottage

ADDRESS 5 Meadow Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO. H015 **HNZ LIST No. & CATEGORY** 3751 / 2
 (at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 446221

VALUATION NUMBER 2175232600

DATE OF CONSTRUCTION late 1870s

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with S-shaped footprint, saltbox and gabled roof forms. Principal, south-facing elevation has concave veranda carried on plain posts; central panelled entry flanked by double-hung sash windows. Gabled wing at rear projects from north-east corner; some multi-pane casement windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, bluestone foundation blocks, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Reroofed & window in south-east room installed (later 1980s). Rear extension (c.1990, Tony Ussher, architect). Chimney partially removed (c.2011).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and close to its intersection with Oram Place. Hedging defines the road boundary and a mature tree shades the house. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock; St Bartholomew's Anglican Church (H032) is to the west. 3 Meadow Street shares the same development history as the cottage at #5; 7 Meadow Street is also a scheduled heritage item (H022). The extent of scheduling is limited to the

immediate setting of the cottage, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

In March 1856 the Canterbury Association transferred a large, triangular plot of land at Kaiapoi, bounded to the north by Smith Street and Beach Road and to the west by Cass Street, to the Church Property Trustees (Anglican). Part of RS 320, this parcel included the land on which Meadow Street was laid out in 1859. In August 1858 the CPT transferred the land to one of the Beswick brothers, possibly Dr Samuel Beswick, who in turn conveyed parts of the plot to various parties in late 1858 and early 1859. The plot on which 5 Meadow Street is now located was transferred to James Wylde in August 1858. Wylde leased the property, possibly to his brother-in-law Alfred Rich, in 1861 and then sold it to (George?) Weston in 1864. Weston transferred the property to (William?) Morgan three years later. In 1875 the property passed to (Josiah?) Birch, who sold it to William Campbell, a local storekeeper, two years later. Campbell appears to have built the rental cottages at 3 and 5 Meadow Street in c.1878/1880 judging from the mortgages he raised in those years with the Northern Land and Building Society. After he was declared bankrupt the two cottages, then rented to Mrs Spillard and Mr W Wright, were auctioned on behalf of the building society in September 1887. The property has passed through a number of hands since that time and was subdivided in 1893; this created the separate lots on which the matching cottages at 3 and 5 Meadow Street now stand. A boundary adjustment with 3 Meadow Street was undertaken in c.2011 and the cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Campbell rental cottage has historical significance for its association with the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Campbell rental cottage has cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Campbell rental cottage has architectural significance as a vernacular dwelling that has been extended in a compatible style. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Campbell rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of its suburban setting, its relationship to the contemporary cottages at 3 and 7 Meadow Street, and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Campbell rental cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the residential development of colonial Kaiapoi and cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers. The former Campbell rental cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages on either side. The site of the cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 September 1864, p. 1; 20 November 1886, p. 2, 14 September 1887, p. 4.
- *Lyttelton Times* 6 April 1859, p. 3; 9 April 1859, p. 3; 18 April 1865, p. 3; 4 September 1875, p. 4; 21 August 1877, p. 4; 11 December 1879, p. 13; 3 September 1887, p. 8.
- *Globe* 31 October 1879 p. 1.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3751>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/people-of-waimakariri/james-wylde-1825-1908>
- https://libraries.waimakariri.govt.nz/_data/assets/pdf_file/0008/5021/History-of-Kaiapoi-Street-Names.pdf
- Archives New Zealand.

REPORT COMPLETED

9 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

7 April 2023

AUTHOR

Dr Ann McEwan



Extent of scheduling, limited to immediate setting, former Campbell rental cottage, 5 Meadow Street, Kaiapoi.

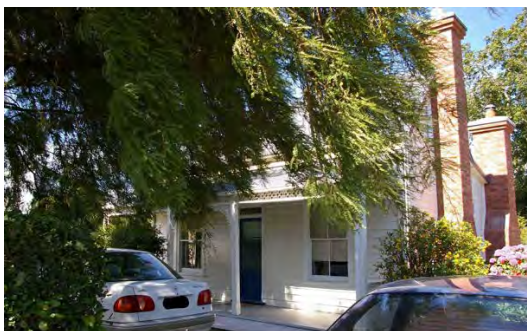
WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH037****HERITAGE ITEM NAME**

former Rinaldi cottage

ADDRESS

65 Sneyd Street, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H017

HNZ LIST NO. & CATEGORY

3752 / 2

LEGAL DESCRIPTION

Pt RS 366

VALUATION NUMBER

2172012800

DATE OF CONSTRUCTION

c.1873?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation is symmetrical with a bullnose veranda across its width carried on simple posts with decorative cast iron brackets and frieze. Mixture of double-hung sash and casement windows. Two external chimneys on south elevation.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick chimneys, corrugated steel roofing.

ADDITIONS/ALTERATIONS

Rear extension (c.1965?). Reroofed (2006). External chimneys partially deconstructed and rebuilt (post-2010/11 EQs).

SETTING

The dwelling stands on the east side of Sneyd Street, close by its intersection with Kynnersley Street. Hedging defines the street boundary and the cottage is equidistant from the side boundaries. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock, including another scheduled dwelling at 73 Sneyd Street (H018). The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

The cottage site was transferred to Mary Gullen Rinaldi in May 1873, having been part of the Village of Keel subdivision of Rural Section 366 that was developed by Dryden Sneyd after 1856. Mary Rinaldi (c.1838-1901) of Middlesex, England and her two children arrived in Lyttelton aboard the *Egmont* in July 1862. Her husband Edward (aka Edwin, c.1832-1900) accompanied her according to Brocklebank's history of Kaiapoi; which suggests that the newspaper report of the *Egmont's* arrival may have been in error and should have recorded Edward and Mary Rinaldi and one child. In New Zealand the Rinaldis had five more children between 1864 and 1877. Brocklebank records that Edward Rinaldi was a native of Jersey in the Channel Islands and worked on railway construction for EJ Wright once in New Zealand. Henry Rinaldi, one of Mary and Edward's sons, served on the Kaiapoi Borough Council from 1929 until his death in 1940. Rinaldi Avenue in Pines Beach is named for the settler family. The house was owned by members of the Ellis/Minchington family in the first half of the 20th century; the present owners have held the property since 1961.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rinaldi cottage has historical significance for its association with the Rinaldi family, after whom a local road is named, and, more generally, the residential development of Kaiapoi in the 1870s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rinaldi cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rinaldi cottage has architectural significance as a well preserved colonial vernacular cottage with ornamental detailing on the veranda. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rinaldi cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Rinaldi cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement of Kaiapoi. It stands to the south of another scheduled dwelling at 73 Sneyd Street (H018).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Rinaldi cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rinaldi cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as a colonial cottage associated with an early settler family after whom a local road is named. The former Rinaldi cottage has cultural value as a demonstration of the way of life of the Rinaldi family and architectural significance as a well preserved colonial vernacular dwelling. The former Rinaldi cottage has technological and craftsmanship value for its Victorian construction methods and materials and contextual

significance for the contribution it makes to the historic character of Sneyd Street. The site of the former Rinaldi cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 July 1890, p. 6; 17 April 1940, p. 10.
- *Lyttelton Times* 9 July 1862, p. 4; 29 November 1862, p. 6; 27 February 1900, p. 1; 30 September 1901, p. 1; 14 December 1910, p. 1.
- *Sun* 29 September 1915, p. 3.
- *North Canterbury Gazette* 4 January 1935, p. 2.
- <http://www.heritage.org.nz/the-list/details/3752>
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- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Bre01Whit-t1-body-d246.html>
- C Brocklebank *Old Kaiapoi – A collection of memoirs* Rangiora, 1941; available online.
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REPORT COMPLETED

1 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rinaldi cottage, 65 Sneyd Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH038****HERITAGE ITEM NAME**

former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling

ADDRESS

73 Sneyd Street, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H018

HNZ LIST NO. & CATEGORY

3753 / 2

LEGAL DESCRIPTION

Pt RS 366

VALUATION NUMBER

2172012400

DATE OF CONSTRUCTION

1868

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with squat rectangular footprint and gabled roof. Principal, west-facing elevation is largely symmetrical with a concave veranda across its width carried on simple posts with timber frieze. Mixture of double-hung sash and casement windows. Small gabled extension at rear (east elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Relocated from Charles Street to current site; converted for wholly residential use (c.1905). Ground floor of west elevation altered: central entry removed, French doors installed, veranda brackets replaced by 'post and rail' style frieze (post-1984).

SETTING

The dwelling stands on the east side of Sneyd Street, on that portion of the road between Murray Place in the north and Kynnersley Street in the south. Hedging defines the street boundary and the house is located close to the northern boundary at the centre of the lot. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock, including a scheduled cottage at 65 Sneyd Street (H017). The extent of scheduling is the land parcel on which the house is located.

HISTORY

Postal services in Kaiapoi date to the mid-1850s. After being housed in a number of buildings in Charles and Williams Streets, the Kaiapoi Post & Telegraph Office took over a new two-storey commercial/residential building in Charles Street beside Charles Oram's Pier Hotel (1864) on 3 May 1869. Oram had called tenders for the building in June 1868 and applied to the borough council, of which he was a member, to erect a veranda on the façade in February 1869. This veranda was removed in 1875 to allow for improvements to the post office. At the turn of the 20th century the building accommodated a public office, postmaster's room, a combined operating and sorting room, and a private box lobby. Telephone communication was provided between Kaiapoi and Woodend and the exchange in Christchurch. A new post office was erected further to the west on Charles Street, overlooking its intersection with Williams Street, in 1904. Thereafter tenders were called for the removal of the former post office in April 1905. The site on which the building was relocated had been part of the Village of Keel subdivision of Rural Section 366 that was developed by Dryden Sneyd from the mid-1850s. Lot 19 of Deed 2947 was transferred to (?) Dickson in 1897; the northern portion (# 73) was then conveyed to John William Wilson in June 1906. This ownership history suggests that either Dickson or Wilson had purchased the former post office, removed it from Charles Street, and converted it to residential use in Sneyd Street. Members of the Wilson/Partridge family held the property until at least the mid-1960s; it remains in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has historical significance for its association with the commercial and governmental development of colonial Kaiapoi. The original location of the building represents the history of Charles Street as Kaiapoi's main business thoroughfare in the 19th century, due to its proximity to the river and its port facilities. Typically, a residence for the postmaster was provided in 19th and early 20th century post offices, as was the case in Kaiapoi. The building therefore maintains its historic residential use, albeit on a different site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has cultural value as a demonstration of the way of life of the postal workers who staffed the building from 1869 until 1904 and its later residential owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular building that demonstrates the similarities between commercial and residential design in the later 19th and early 20th centuries. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the commercial development of colonial Kaiapoi. It stands to the north of another scheduled cottage at 65 Sneyd Street (H017) and also relates to the surviving heritage features on Charles Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the former Kaiapoi Post & Telegraph Office pre-dates 1900 its site may have limited archaeological values in view of the relocation of the building to Sneyd Street in c.1905.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Post & Telegraph Office / former Wilson/Partridge dwelling has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance as the former Kaiapoi Post and Telegraph Office and cultural value as a demonstration of the way of life of the postal workers who staffed it between 1869 and 1904. The former Kaiapoi Post & Telegraph Office has architectural significance as a colonial vernacular commercial/residential building and technological and craftsmanship value for its Victorian construction methods and materials. The former Kaiapoi Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of Sneyd Street. Its site may have limited archaeological values in view of the dwelling's erection on the site in c.1905.

HERITAGE CATEGORY

B

REFERENCES

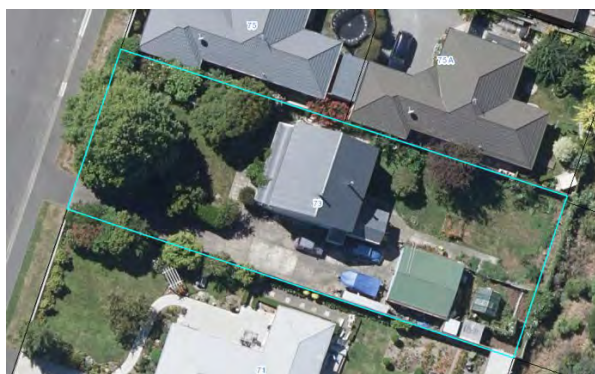
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- *Lyttelton Times* 27 June 1868, p. 3; 18 February 1869, p. 2; 20 April 1905, p. 9.
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- Archives New Zealand.
- C Brocklebank *Old Kaiapoi – A collection of memoirs* Rangiora, 1941; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001.
- <http://www.peelingbackhistory.co.nz/the-oram-brothers/>

REPORT COMPLETED

2 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Kaiapoi P&T office / Wilson/Partridge dwelling, 73 Sneyd Street, Kaiapoi.



2. Kaiapoi – First Departmental Building – Charles Street c1900
(Kaiapoi Historical Society)

WDC file.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH039****HERITAGE ITEM NAME**

former Dickie cottage

ADDRESS

259 Williams Street, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H019

HNZ LIST No. & CATEGORY

3678 / 1

LEGAL DESCRIPTION

Lot 1 DP 320188

VALUATION NUMBER

2175128900

DATE OF CONSTRUCTION

1871?

**ARCHITECT/DESIGNER/
BUILDER**

William Dickie, owner/builder?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint, saltbox roof and lean-to addition at rear. Principal, east-facing elevation has convex veranda carried on posts with decorative brackets and frieze; central entry is flanked by double-hung sash windows. Corbelled external chimney on north wall; windows in gable ends light attic rooms.

MATERIALS/STRUCTURE

Timber framing; rusticated, lapped and board and batten timber cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Kitchen chimney removed; window and bathroom at rear added (1940s/1950s). Wrought iron decoration on veranda removed by the Thompsons and later restored (post-1989). Veranda reinstated (early 2010s).

SETTING

The dwelling stands on the west side of Williams Street, roughly midway between Sims Road in the south and Dale Street in the north. The town centre of Kaiapoi is to the south. A picket fence defines the road boundary and the cottage is set back some distance from the road. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Scottish immigrants William and Isabel Dickie arrived in New Zealand aboard the *Metropolis* in 1863. William Dickie worked as a farm labourer and came before the courts on a number of occasions for drunkenness and wandering stock. The Dickies acquired land in Williams Street in 1871 and appear to have built a cottage on the site before selling the property to William and Benjamin Smith in 1873. After passing through a number of hands the cottage was owned by the Thompson family between 1925 and 1989. It has changed hands a number of times since then and remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Dickie cottage has historical significance for its association with William and Isabella Dickie and, through much of the 20th century, the Thompson family. The house represents the colonial residential development of Kaiapoi by British immigrants.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Dickie cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Dickie cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer/builder of the cottage is assumed to be William Dickie.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Dickie cottage has technological and craftsmanship value for the evidence it provides of mid-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Dickie cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site has potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Dickie cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with William and Isabella Dickie and the Thompson family, as well as the residential development of colonial Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Dickie cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its mid-Victorian construction methods and materials. The former Dickie cottage has contextual significance for the contribution it makes to the historic character of Williams Street and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 May 1863, p. 3; 27 August 1872, p. 3; 5 January 1934, p. 2.
- *Lyttelton Times* 29 June 1870, p. 3; 25 May 1888, p. 4; 23 June 1913, p. 1.
- *North Canterbury Gazette* 5 January 1934, p. 2; 9 January 1934, p. 4.
- *Star* 7 September 1896, p. 3.
- <http://www.heritage.org.nz/the-list/details/3678>
- Archives New Zealand.
- <http://don-donovan.blogspot.com/2009/12/nz-house-cottage-30-no259-williams.html>

REPORT COMPLETED

29 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Dickie cottage, 259 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH040****HERITAGE ITEM NAME**

former Hean cottage

ADDRESS

7 Meadow Street, Kaipoi

PHOTOGRAPH

(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H022

HNZ LIST NO. & CATEGORY

3820 / 2

LEGAL DESCRIPTION

Lot 1 DP 27593

VALUATION NUMBER

2175232700A

DATE OF CONSTRUCTION

c. 1879?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint, double-gable saltbox roof and gabled addition at rear. Principal, south-facing elevation has convex veranda carried on plain posts with shaped boards; central entry with sidelights is flanked by paired double-hung sash windows. Some multi-pane casement windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Internal alterations and rear extension (date unknown).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and opposite its intersection with Oram Place. A paling fence defines the road boundary. There are two other dwellings on the same lot at the rear of the cottage. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock; St Bartholomew's Anglican Church (H032) is to the west. 5 Meadow Street is also a scheduled heritage item (H015). The extent of scheduling is limited to the immediate setting of the cottage, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

In March 1856 the Canterbury Association transferred a large, triangular plot of land at Kaiapoi, bounded to the north by Smith Street and Beach Road and to the west by Cass Street, to the Church Property Trustees (Anglican). Part of RS 320, this parcel included the land on which Meadow Street was laid out in 1859. In August 1858 the CPT transferred the land to one of the Beswick brothers, possibly Dr Samuel Beswick, who in turn conveyed parts of the plot to various parties in late 1858 and early 1859. The plot on which 7 Meadow Street is now located was transferred to John Fuller in January 1859. Fuller conveyed the property to (?) Goodman in October 1877 and less than two years later (May 1879) Goodman sold the property to John Davis (Dorn?) Hean, who had previously lived in Peraki Street. Hean (c.1835-95?) spent time on the Australian goldfields after emigrating from England and arrived in New Zealand in c.1861. He then spent four years on the goldfields in Otago and the West Coast before settling in Kaiapoi, after a visit to England, in 1868. In Kaiapoi Hean and his wife Ann had eight children and John worked on the railways for nine years; it appears he built the cottage in Meadow Road after his retirement. Hean, who was a 'staunch advocate for temperance', owned the property until February 1887 when it was conveyed to (?) Graham. J & M Graham held the property in 1922; it was later owned by AJ Becks and, having changed hands, was subdivided to its current extent in 1962. The property was surveyed for three flats in 1997; the historic cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hean cottage has historical significance for its association with JD Hean and his family and the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Hean cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hean cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hean cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Hean cottage has contextual significance for the contribution it makes to the historic character of its suburban setting, its relationship to the contemporary cottages at 3 and 5 Meadow Street, and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Hean cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with John and Ann Hean and their family, as well as the residential development of colonial Kaiapoi, and cultural value as a

demonstration of the way of life of its early residents. The former Hean cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Hean cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages in Meadow Street. The site of the cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 September 1864, p. 1; 2 April 1925, p. 13; 29 March 1997, p. 41.
- *Lyttelton Times* 6 April 1859, p. 3; 9 April 1859, p. 3; 11 December 1879, p. 13; 30 May 1895, p. 1.
- *Globe* 31 October 1879 p. 1.
- *Star* 1 June 1895, p. 7.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3820>
- Archives New Zealand.

REPORT COMPLETED

9 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former Hean cottage, 7 Meadow Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH041

HERITAGE ITEM NAME former Morgan / Sims house

ADDRESS 232 Williams Street, Kaiapoi

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. New **HNZ LIST NO. & CATEGORY** 3758 / 2
 (at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 27664

VALUATION NUMBER 2175234504

DATE OF CONSTRUCTION c.1870?

**ARCHITECT/DESIGNER/
BUILDER** Unknown (Thomas Ayers & Sons, bricklayers?)

STYLE Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Principal, west-facing elevation has an enclosed, cross-gabled entrance porch flanked by straight veranda with turned balusters, posts with capitals and a decorative, wave-pattern frieze. Veranda returns along north and south sides and is broken by a hipped bay on the latter. Bracketed eaves, corbelled chimneys, double-hung sash windows.

MATERIALS/STRUCTURE

Brick, cement plaster, timber and tile roofing.

ADDITIONS/ALTERATIONS

Earthquake damage (2010/11).

SETTING

The dwelling stands on the east side of Williams Street; midway between Cass Street in the south and Smith Street in the north and just south of the intersection with Davie Street. Neighbouring residential buildings are a mix of 19th and 20th century dwellings. The extent of scheduling is the land parcel on which the house is located.

HISTORY

This house appears to have been built by Captain William Morgan in c.1870. Morgan (1804-71) had emigrated to New Zealand with his wife and three daughters in 1855. The Morgans lived in the Heathcote Valley until the later 1860s, when they relocated to Kaiapoi. Captain Morgan laid the foundation stone for the Kaiapoi Methodist Church in 1870 and owned a number of residential properties in Kaiapoi. The Morgan villa was purchased from Mary Ann Morgan, Captain Morgan's eldest daughter, by John Sims in May 1881. Sims (1831-1919) was a timber merchant, sawmiller and ship owner and had emigrated to New Zealand from Birmingham, England in 1856. He settled in Kaiapoi in the following year and married Amelia Leigh (c.1828-1915) in 1872. Two years earlier Sims had been declared bankrupt after the failure of his flax milling business. He then returned to carting and went on to develop a successful shipping business based at Kaiapoi's port. The Sims' only child Emma married Herbert Meadowcroft, the stationmaster of the Kaiapoi Railway Station, in December 1899. John Sims retired in 1907 and died at his home in 1919; he was predeceased by his wife. On behalf of John Sims' estate, Meadowcroft subdivided the property in 1922. The house lot was further subdivided to its current extent in 1969; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Morgan / Sims house has historical significance for its association with the Morgan and Sims families and, more generally, the early 20th century residential development of Kaiapoi.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Morgan / Sims house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons. Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Morgan / Sims house has technological and craftsmanship significance for its brick construction and timber detailing. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Morgan / Sims house has contextual significance as a local historic feature and it may also relate to buildings erected by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site may have potential archaeological values relating to its colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Morgan / Sims house has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Morgan

and Sims families, as well as the residential development of Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Morgan / Sims house has architectural significance as a Victorian square plan villa that may have been designed and built by Thomas Ayers & Sons and technological and craftsmanship significance for its brick construction and timber detailing. The former Morgan / Sims house has contextual significance as a local historic feature; its site may have potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 18 May 1869, p. 2; 20 May 1872, p. 2; 5 November 1881, p. 2; 5 January 1900, p. 1.
- *North Canterbury Gazette*
- *Globe* 30 July 1874, p. 3; 28 August 1882, p. 3.
- *Sun* 21 October 1915, p. 1; 22 October 1919, p. 4.
- *Lyttelton Times* 1 August 1855, p. 4; 18 April 1865, p. 3; 14 January 1870, p. 3; 7 June 1870, p. 1; 12 April 1875, p. 2; 27 April 1875, p. 2; 16 September 1875, p. 4; 26 November 1910, p. 2; 22 October 1919, pp. 1 & 7; 27 October 1919, p. 2.
- *Colonist* 25 October 1919, p. 4.
- *Gisborne Herald* 9 August 1949, p. 6.
- *Opunake Times* 17 February 1905, p. 2.
- <http://www.heritage.org.nz/the-list/details/3758>
- Archives New Zealand, available online.
- <http://www.kaiapoiaritimeheritage.co.nz/history/>
- Cyclopedia of New Zealand – Canterbury Provincial District Christchurch, 1903; available online.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.

REPORT COMPLETED

7 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Morgan / Sims house, 232 Williams Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH042****HERITAGE ITEM NAME**

'Inglewood', former Threlkeld farmhouse

ADDRESS

98-100 Threlkelds Road, Ohoka

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H024

HNZ LIST NO. & CATEGORY

1770 / 2

LEGAL DESCRIPTION

Lot 1 DP 82641

SDC FILE NUMBER

2173069800

DATE OF CONSTRUCTION

c.1867 + later addition(s)

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with an L-shaped, additive footprint and gabled roof forms. Principal, north-east elevation has cross-gabled bay with faceted bay window terminating a straight veranda beneath gabled dormers. Veranda on south-east elevation terminated by single-storey cross-gabled bay. Lean-to on north- and south-west elevations. Double-hung sash windows, decorative bargeboards, veranda posts and frieze. Brick chimneys, single-storey addition at rear (south-west elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Extension to north-east elevation (c.1979). Rear, hip-roofed family room addition (Colin Pilbrow, architect, c.1986). Office addition to east corner (c.1996). Post-EQ repairs (post-2011).

SETTING

The farmhouse is located on the south side of Threlkelds Road, south of Main Drain Road and to the east of Ohoka. The house can be glimpsed from the roadway and is associated with a number of outbuildings, including an early 20th century stable (H025). The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Philip Collin Threlkeld (1832-1907) emigrated from England in 1855 and spent six years working as RH Rhodes' overseer at Purau on Banks' Peninsula, before taking up farming on his own account at Flaxton in 1862. Threlkeld married Eliza Cholmondeley (1841-1915), with whom he had eight children, in 1866 and went on to become a successful cattle and sheep breeder. Philip Threlkeld hosted the first meeting of the Flaxton school committee at his home in 1868, chaired the Mandeville and Rangiora Road Board in the late 1860s, and built the Inglewood Flour Mill (Evans' Mill) at Wetheral Railway Station, south of his farm, in 1890. Threlkeld sold a large part of his farm in 1897 and the remainder of the property was subdivided by his son in 1913. The homestead block was sold four years later. The property was owned by William Moir for 20 years (1919-38); it was then leased to Ken Austin, a thoroughbred horse breeder, who purchased 'Inglewood' in 1947. Austin established Inglewood Stud on the farm and hosted Queen Elizabeth the Queen Mother on two occasions during his tenure. The stud was in operation on the site until 1999, after which the property was subdivided to its current extent and then purchased by new owners. The house remains in private residential use and shares the property with a historic stable.

HISTORIC AND SOCIAL SIGNIFICANCE

'Inglewood' has historical significance for its association with PC Threlkeld and his family and, more generally, the farming history of North Canterbury. The house represents the colonial success of an English immigrant through the second half of the 19th century and is also notable for its association with Ken Austin and the Inglewood Stud.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Inglewood' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Inglewood' has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1860s and 1870s. The house appears to have been built in two stages, with the earlier central section (veranda and gabled dormers) being extended by the cross-gabled bay at a later date.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Inglewood' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Inglewood' has contextual value for the contribution it makes to the historic character of its rural property and in relation to the historic stable on the same site (H025).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900, its site has potential archaeological significance arising from the early use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Inglewood', the former Threlkeld farmhouse, has overall heritage significance to the Ohoka-Flaxton area and Waimakariri district as a whole. The farmhouse has historical significance for its association with PC Threlkeld and his family, as well as its 20th century association with the Inglewood Stud. 'Inglewood' has cultural value as a demonstration of the way of life of its early inhabitants and architectural significance as a Domestic Gothic Revival style dwelling. 'Inglewood' has technological and craftsmanship value for the evidence it provides of 19th

century construction methods and materials. 'Inglewood' has contextual value for the contribution it makes to its rural setting and its relationship with an early 20th century stable building; its site has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 23 November 1866, p. 2; 12 November 1867, p. 2; 30 December 1873, p. 3; 22 January 1874, p. 2; 4 October 1883, p. 7; 4 November 1893, p. 9; 13 March 1913, p. 12; 19 November 1913, p. 6; 19 December 1913, p. 3; 22 September 2012, p. G16; 21 June 2008 & 29 November 2017, available online.
- *Lyttelton Times* 16 April 1862, p. 5; 24 January 1868, p. 3; 23 July 1868, p. 4; 27 June 1885, p. 3; 16 March 1894, p. 3; 11 April 1907, p. 8.
- *Ashburton Guardian* 11 April 1907, p. 2; 31 January 1908, p. 3.
- *Sun* 16 August 1915, p. 1.
- *Oamaru Mail* 8 March 1894, p. 3.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- Archives New Zealand; available online.
- <http://www.heritage.org.nz/the-list/details/1770>
- <http://www.heritage.org.nz/the-list/details/1771>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d8-d13.html>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d22.html>
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- <https://www.inglewoodstud.co.nz>
- Ohoka Stream Historic Walk; available online.

REPORT COMPLETED

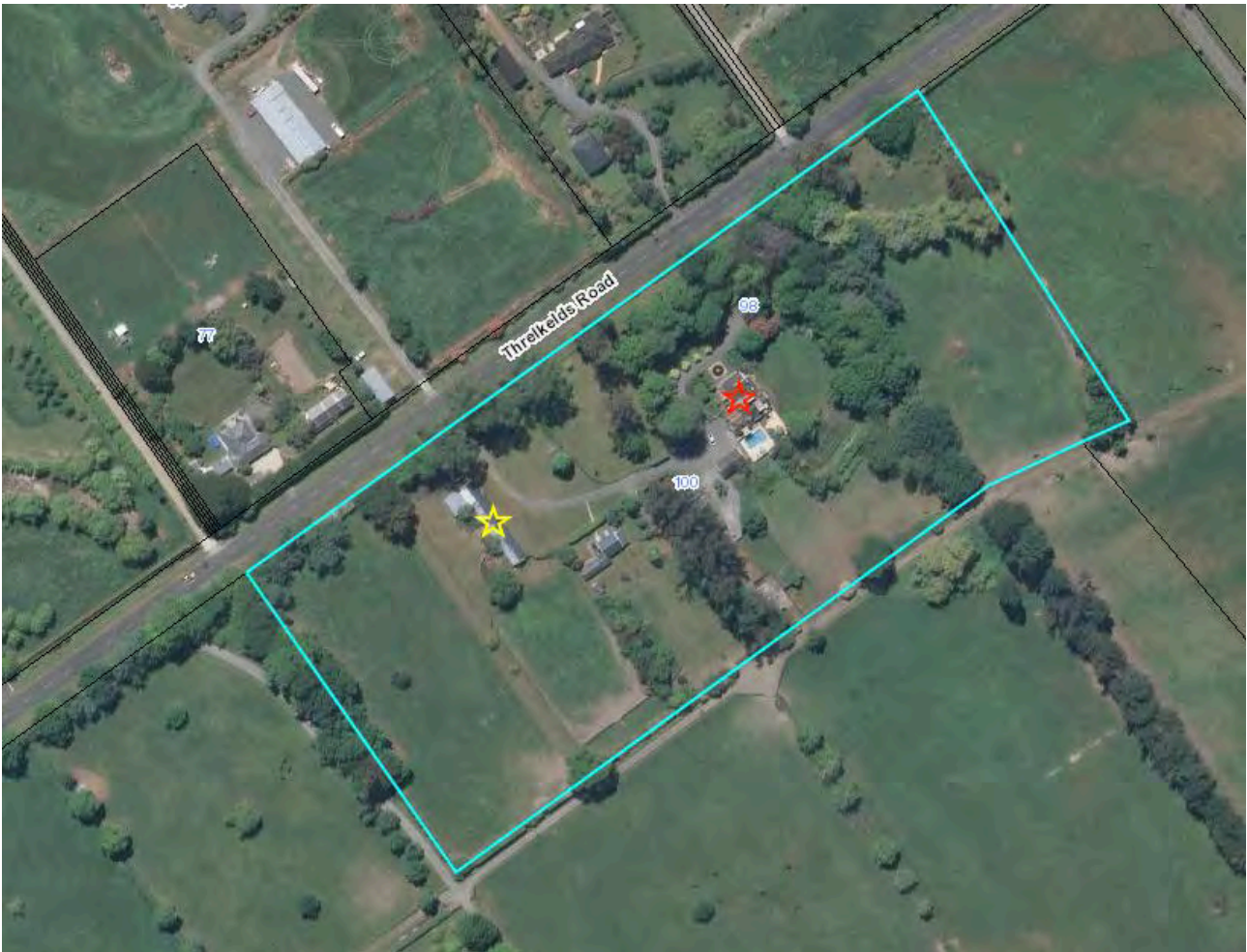
1 April 2019

AUTHOR

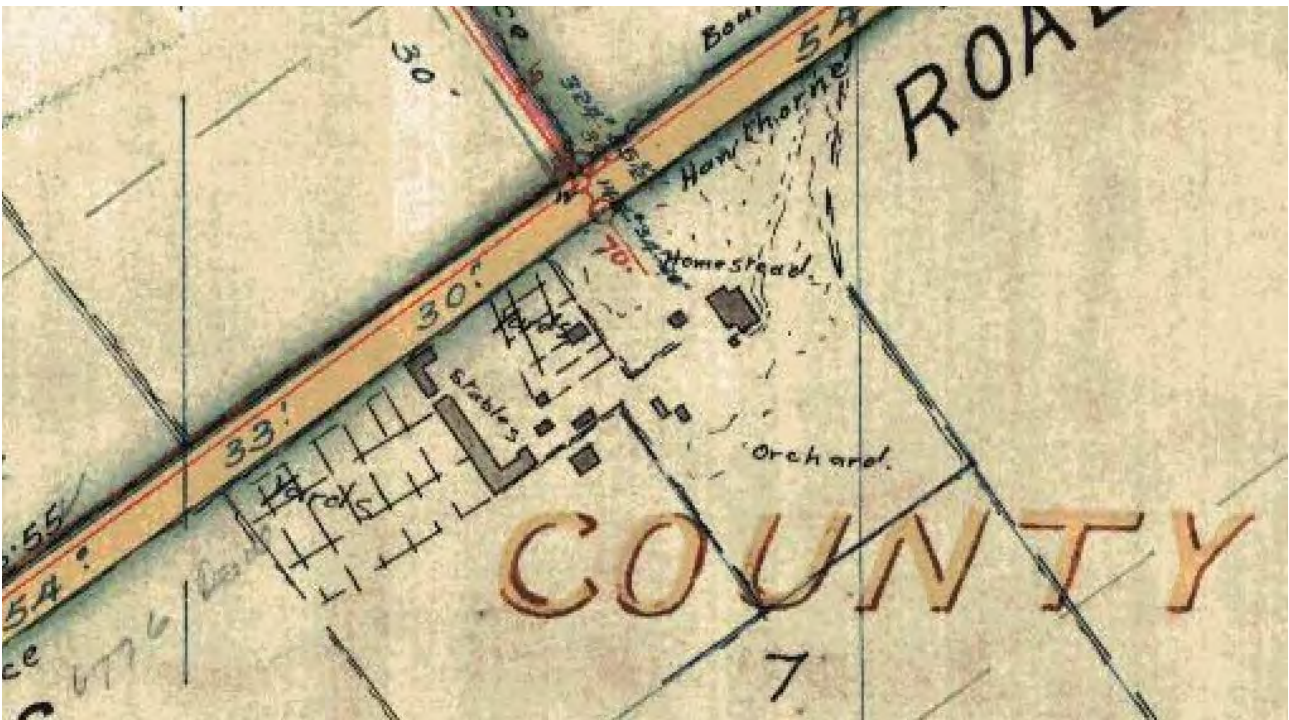
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, 'Inglewood', 98-100 Threlkelds Road, Ohoka.



Land parcel as a whole, with farmhouse marked by red star and stable by yellow star.



Detail of DP 3655, prepared for CM Threlkeld and dated 24 February 1913, showing layout of homestead and farm buildings. Quickmap.



As built. WDC.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH043****HERITAGE ITEM NAME**

former 'Inglewood Farm' stables

ADDRESS

98-100 Threlkelds Road, Ohoka

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H025

HNZ LIST NO. & CATEGORY

1771 / 2

LEGAL DESCRIPTION

Lot 1 DP 82641

SDC FILE NUMBER

2173069800

DATE OF CONSTRUCTION

c. 1901?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Agricultural vernacular

PHYSICAL DESCRIPTION

Two, single-storey buildings aligned north-west to south-east having gabled roofs and L-shaped footprints. Vertical boarding set into gable ends. Clock with jockey motif (currently missing) set into gable end of smaller, northern building. Longer, southern stable has columns along principal, north-east elevation and a lean-to extension at north-west corner. Narrow gap between two buildings.

MATERIALS/STRUCTURE

Concrete, timber, corrugated metal roofing.

ADDITIONS/ALTERATIONS

South end of southern stable removed (between 1913 and c.1940). North-west lean-to on southern stable building enlarged/added (later 1940s/early 1950s).

SETTING

The stables are located on the south side of Threlkelds Road, south of Main Drain Road and to the east of Ohoka. The buildings can be seen from the roadway and are associated with a number of outbuildings as well as 'Inglewood', the former Threlkeld farmhouse (HH042). The extent of scheduling is the immediate setting of the stables, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Philip Collin Threlkeld (1832-1907) emigrated from England in 1855 and spent six years working as RH Rhodes' overseer at Purau on Banks' Peninsula, before taking up farming on his own account at Flaxton in 1862. Threlkeld married Eliza Cholmondeley (1841-1915), with whom he had eight children, in 1866 and went on to become a successful cattle and sheep breeder. Philip Threlkeld hosted the first meeting of the Flaxton school committee at his home in 1868, chaired the Mandeville and Rangiora Road Board in the late 1860s, and built the Inglewood Flour Mill (Evans' Mill) at Wetheral Railway Station, south of his farm, in 1890. It was reported in September 1906 that PC Threlkeld had just imported a Suffolk Punch stallion to add to his draught horse stud. Threlkeld sold a large part of his farm in 1897 and the remainder of the property was subdivided by his son in 1913. The homestead block was sold four years later. The property was owned by William Moir for 20 years (1919-38); it was then leased to Ken Austin, a thoroughbred horse breeder, who purchased 'Inglewood' in 1947. Austin established Inglewood Stud on the farm and hosted Queen Elizabeth the Queen Mother on two occasions during his tenure. The stud was in operation on the site until 1999, after which the property was subdivided to its current extent and then purchased by new owners. The farmhouse remains in private residential use and the historic stables are part of the dwelling's outbuildings.

HISTORIC AND SOCIAL SIGNIFICANCE

The former 'Inglewood Farm' stables have historical significance for their association with PC Threlkeld and his farming operations and, more generally, the farming history of North Canterbury. The stables are associated with the men and horses who worked on the farm and are also notable for their association with Ken Austin and the Inglewood Stud.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former 'Inglewood Farm' stables have cultural value as a demonstration of the way of life of the property's staff and workers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former 'Inglewood Farm' stables have aesthetic value as early 20th century agricultural buildings that were designed to be fit for purpose. The designer of the stables is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former 'Inglewood Farm' stables have technological and craftsmanship value for the evidence they provide of early 20th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former 'Inglewood Farm' stables have contextual value for the contribution they make to the historic character of their rural property and in relation to the historic farmhouse on the same site (H024).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the stables are believed to post-date 1900, their site has potential archaeological significance arising from the earlier use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former 'Inglewood Farm' stables have overall heritage significance to the Ohoka-Flaxton area and Waimakariri district as a whole. The stables have historical significance for their association with PC Threlkeld and his farming operations, as well as their 20th century

association with Ken Austin and the Inglewood Stud. The former 'Inglewood Farm' stables have cultural value as a demonstration of the way of life of their early users and aesthetic significance as agricultural vernacular structures that were designed to be fit for purpose. The former 'Inglewood Farm' stables have technological and craftsmanship value for the evidence they provide of early 20th century construction methods and materials and contextual value for the contribution they make to their rural setting and relationship with the historic 'Inglewood' farmhouse. The site of the stables has potential archaeological significance given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 23 November 1866, p. 2; 12 November 1867, p. 2; 30 December 1873, p. 3; 22 January 1874, p. 2; 4 October 1883, p. 7; 25 May 1891, p. 3; 4 November 1893, p. 9; 13 March 1913, p. 12; 19 November 1913, p. 6; 19 December 1913, p. 3; 22 September 2012, p. G16; 21 June 2008 & 29 November 2017, available online.
- *Lyttelton Times* 16 April 1862, p. 5; 24 January 1868, p. 3; 23 July 1868, p. 4; 27 June 1885, p. 3; 16 March 1894, p. 3; 29 September 1906, p. 5; 11 April 1907, p. 8.
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- *Sun* 16 August 1915, p. 1.
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- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d22.html>
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- <https://www.inglewoodstud.co.nz>
- Ohoka Stream Historic Walk; available online.

REPORT COMPLETED

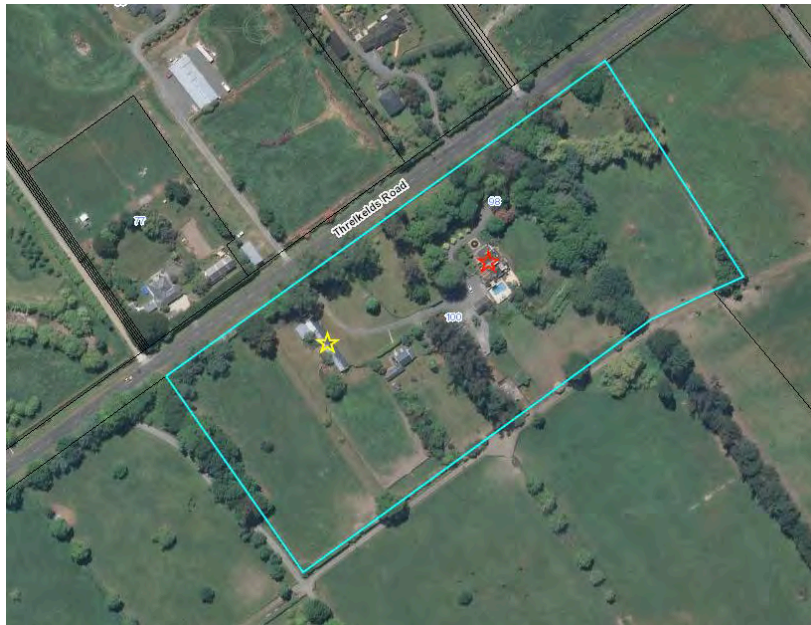
1 April 2019

AUTHOR

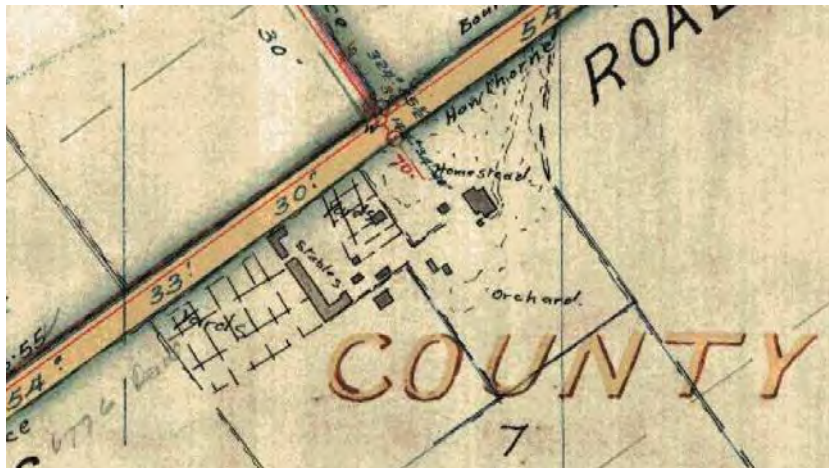
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former 'Inglewood Farm' stables, 98-100 Threlkelds Road, Ohoka.



Land parcel as a whole, with stables marked by yellow star and farmhouse by red star.



Detail of DP 3655, prepared for CM Threlkeld and dated 24 February 1913, showing layout of homestead and farm buildings, including stables. Quickmap.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH044****HERITAGE ITEM NAME**

Kaiapoi Methodist Church / Kaiapoi Co-operating Parish Church

ADDRESS

53/53A Fuller Street, Kaiapoi

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H027

HNZ LIST NO. & CATEGORY

3760 / 2

LEGAL DESCRIPTION

Lot 1 DP 37286

VALUATION NUMBER

2176145800

DATE OF CONSTRUCTION

1934

**ARCHITECT/DESIGNER/
BUILDER**

Roy Lovell-Smith, architect; WC Tourell, builder

STYLE

Neo-Norman

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof. Battlemented tower at north-east corner and gabled vestry at south end of west elevation. South elevation connects to church hall (Wesley Centre). Gabled entrance porch at south end of east elevation. Paired arched windows with diamond-pattern leadlights; Norman arch over main entry within base of tower and above subsidiary door to vestry. Perpendicular Gothic tracery in north window. Scalloped bargeboards.

MATERIALS/STRUCTURE

Reinforced concrete, textured cement finish, timber, shingles.

ADDITIONS/ALTERATIONS

Christian Education/Wesley Centre erected at rear of church (Paul & Simon Pascoe, architects; 1978 & 2002). Church reroofed (1999). Stained glass window installed at liturgical west end (north elevation, 1982).

SETTING

The church is on the triangular lot formed by the intersection of Fuller and Peraki Streets to the west of the town centre. The former site of St Patrick's Catholic Church (1882-1978) is immediately to the south of the church on Peraki Street and the campus of St Patrick's School is to the east along Fuller Street, with the Kaiapoi Baptist Church (1977) beyond that.

The extent of setting is the land parcel on which the church is located, including the Wesley Centre that is connected to the church.

HISTORY

Wesleyan Methodist services were first held in Kaiapoi in August 1856. A church was built in Fuller Street in 1860; it was replaced by a larger church at the corner of Fuller and Peraki Streets in 1870. The foundation stone of the third church was laid on 1 September 1934, having been delayed a week due to inclement weather. The stone was laid by Miss SE Evans, who had been appointed treasurer of the new church fund in 1928. The church was opened on 9 February 1935. The new church incorporated the renovated organ from the 1870 church. The Kaiapoi Methodist and Presbyterian congregations merged in 1979 to become the Kaiapoi Co-operating Parish. Since 1996 the parish has been wholly based at the Methodist Church. In 2013 the brick parsonage beside the church was demolished because it had been damaged in the 2010/11 Canterbury earthquakes. The Sunday School hall on the site had earlier been demolished (1975).

HISTORICAL AND SOCIAL SIGNIFICANCE

The Kaiapoi Methodist Church has historical and social significance for its association with the Wesleyan Methodist congregation of Kaiapoi and the history of the church community since 1856. More recently the church has been associated with the Union Parish of Kaiapoi.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Kaiapoi Methodist Church has cultural and spiritual significance as a place of Methodist-Presbyterian worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Kaiapoi Methodist Church has architectural significance as the work of Christchurch architect Roy Lovell-Smith (1884-1971), who served his articles with AH Hart and then established his own practice in 1905. Lovell-Smith also designed St Ninian's Presbyterian Church (1926) and St John's Methodist Church (1928-29) in Christchurch, St Paul's Presbyterian Church (1926-27) in Timaru, and St Andrew's United Church in Hokitika (1935). In order to supplement his income during the Depression, Lovell-Smith worked in the Valuation Department from 1933 until 1939. He designed rural, urban and suburban houses throughout his career, including the house 'Midway' for his parents William and Jennie and the suffragist Kate Sheppard (1920). Canterbury Museum holds a collection of Lovell-Smith's plans. His Kaiapoi church is comparable to Cecil Wood's Anglican Church of St Barnabas at Woodend (H086, 1932), but whereas that church references the Gothic Revival style, Lovell-Smith's Kaiapoi church employs the round arch of the Norman Romanesque.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Kaiapoi Methodist Church has technological and craftsmanship significance for its interwar concrete construction and detailing by local builder WC Tourell. RA Blakeley of Kaiapoi was the cabinetmaker responsible for the pulpit and pews inside the church. The 1982 Evans and Blackwell memorial window as made by Graham Stewart of Christchurch.

CONTEXTUAL SIGNIFICANCE

The Kaiapoi Methodist Church has contextual significance as a historic feature in Kaiapoi and for its relationship within the streetscape with the Catholic presbytery on the adjacent site in Peraki Street; the two buildings providing evidence of the historic side-by-side arrangement of Kaiapoi's Catholic and Methodist churches.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological value relating to the earlier development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Kaiapoi Methodist Church / Kaiapoi Co-operating Parish Church has overall heritage significance to Kaiapoi and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Kaiapoi and cultural and spiritual significance for its religious use and purpose. The Kaiapoi Methodist Church has architectural significance as a Neo-Norman design by Christchurch architect Roy Lovell-Smith and technological and craftsmanship significance for its interwar reinforced concrete construction and detailing. The Kaiapoi Methodist Church has contextual significance as a historic feature in central Kaiapoi and for its streetscape relationship to the neighbouring Catholic presbytery. The church property has potential archaeological value in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

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- *North Canterbury Gazette* 8 May 1934, p. 7; 7 August 1934, p. 7; 24 August 1934, p. 4; 4 September 1934, p. 3; 18 January 1935, p. 7; 8 February 1935, p. 5; 26 February 1935, p. 4; 15 September 1936, p. 5; 4 May 1937, p. 7.
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REPORT COMPLETED

18 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 53/53A Fuller Street, Kaiapoi.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH045****HERITAGE ITEM NAME**

former Kaiapoi Railway Station

ADDRESS

57 Charles Street, Kaiapoi

PHOTOGRAPH

(D A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H030

HNZ LIST NO. & CATEGORY

3761 / 2

LEGAL DESCRIPTION

Lot 11 DP 42864

VALUATION NUMBER

2175202001

DATE OF CONSTRUCTION

1903-4

**ARCHITECT/DESIGNER/
BUILDER**George Troup, principal architect, NZ Railways
Department; J Alexander, contractor**STYLE**

English Domestic Revival / Troup 'Vintage' station

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof forms. Half-timbered gable ends and walls, projecting bay with turret roof. Double-hung sash windows with multi-pane uppers. Cross-gabled entrance porch accessed via modern ramp.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, clay tile roofing.

ADDITIONS/ALTERATIONS

Storm damaged and partially demolished (November 1976). Relocated to Charles Street and restored, including new tile roofing (2002-3). Relocated to current site following Canterbury EQs (September 2012).

SETTING

The former station building is temporarily located on a site bounded by the Kaiapoi River to the west, Charles Street to the west and Tom Ayers Drive to the south; it is north-east of the town centre. The extent of setting is limited to the footprint of the building, notwithstanding the potential archaeological values of the wider setting.

HISTORY

The Christchurch to Kaiapoi railway line opened on 29 April 1872. The station was located on the east side of the rail corridor on the land parcel to the south-west of the intersection of Williams and Fuller Streets. At the turn of the 20th century eight trains passed through the Kaiapoi station each day and the stationmaster, Herbert Meadowcroft, had a staff of four. Following local representations to central government requesting a new station building, Sir Joseph Ward opened the new station on 3 February 1904. The foundation stone for Kaiapoi's new Post and Telegraph office was laid by Ward on the same day. The new station building was advertised as being open for business on 14 March 1904. Around two-thirds of the building was removed after major storm damage in late 1976; the station building closed in 1986. After some years of neglect and vandalism the building was acquired by the Kaiapoi Railway Station Trust. The trust restored the building on its new riverbank site at 65 Charles Street and it was reopened as the town's information centre on 1 June 2003. Shifted on its foundations by the September 2010 Canterbury earthquake the building was once more moved to a site further north along Charles Street, pending a decision about its future use and siting. Since the relocation of the building the canopy that stood beside it has been in storage. The building was given Waimakariri Landmarks status on 16 August 2013 and is currently occupied by a café.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Kaiapoi Railway Station has historical and social significance for its association with the development of Canterbury's railways infrastructure since the early 1870s and as a demonstration of the extent of railway operations at Kaiapoi in the early 20th century which warranted a new station of this size and scale.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kaiapoi Railway Station has cultural significance as a demonstration of the way of life of past station staff and patrons and for the esteem in which it is held by both the Kaiapoi Railway Station Trust (est. 2000) and the Rail Heritage Trust of New Zealand.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kaiapoi Railway Station has architectural significance as the surviving portion of an English Domestic Revival style Edwardian railway station. Sir George Troup (1863-1941) was the principal architect of the Railways Department from 1888 until his retirement in 1925 and under his direction the department developed a set of standardised plans for railway buildings that were erected nationwide. Best-known for the Dunedin Railway Station (1904), Troup was also an active member of the Presbyterian church and served on Wellington City Council after his retirement from the NZ Railways. He was knighted in 1937. Troup was nicknamed 'Gingerbread George' because of the ornate character of the Dunedin Railway Station; the surviving portion of the Kaiapoi station building demonstrates the architect's generous use of decoration on 16 provincial stations that are described as the 'Vintage' Troup-era stations by the Rail Heritage Trust of NZ.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kaiapoi Railway Station has technological and craftsmanship value for its Edwardian-era timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Kaiapoi Railway Station has contextual significance as a local historic feature within the town centre and in relation to the former Bank of New Zealand (H012) in Charles Street and the Kaiapoi River.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building was relocated in 2012 any potential archaeological values its site may have would necessarily concern unrelated pre-1900 development and use, possibly in regard to the Kaiapoi River. DP 919, dated 14 May 1889, shows a number of buildings on the north bank of the Kaiapoi River between Cookson (Williams) and Jones Streets.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kaiapoi Railway Station has overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The building has historical and social significance for its association with the development of the town's transport infrastructure and cultural significance for the esteem in which it is held by the local community. The former Kaiapoi Railway Station has architectural significance as the surviving portion of a 'Vintage' Troup railway station and technological and craftsmanship value for the methods and materials used in its construction. The former Kaiapoi Railway Station has contextual significance as a local historic feature.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 January 1904, p. 4; 4 February 1904, p. 5; 30 January 1904, p. 7; 20 January 2017 (available online).
- *Lyttelton Times* 12 March 1904. p. 1.
- *Star* 3 February 1904, p. 3.
- *North Canterbury Gazette*
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- <https://teara.govt.nz/en/biographies/2t49/troup-george-alexander>
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- <http://www.heritage.org.nz/the-list/details/3761>
- http://ketewaimakariri.peoplesnetworknz.info/en/canterbury_earthquakes_2010_2011/topics/show/87-kaiapoi-railway-station-and-information-centre
- <https://landmarks.waimakariri.govt.nz/kaiapoi-heritage/kaiapoi-railway-station>
- <https://www.flickr.com/photos/waimakariridc/sets/72157635250737890/>
- <http://www.railheritage.org.nz/Register/Category.aspx?c=21>
- Waimakariri District Council files.

REPORT COMPLETED

20 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to building footprint, former Kaiapoi Railway Station, 57 Charles Street, Kaiapoi.



Railway station on its original site in 1908. Kete Waimakariri.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH046****HERITAGE ITEM NAME**

'Elmwood', former Pashby farmhouse (ka 'The Cream House')

ADDRESS

183 Main North Road, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H034

HNZ LIST NO. & CATEGORY

3741 / 2

LEGAL DESCRIPTION

Lot 1 DP 70266

SDC FILE NUMBER

2173006000

DATE OF CONSTRUCTION

1860s/early-1870s?

**ARCHITECT/DESIGNER/
BUILDER**

Thomas Pashby, owner/builder?

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with an L-shaped footprint and gabled roof forms. Principal, east-facing elevation has a cross-gabled bay with faceted bay windows at both levels and gabled dormers with cusped lancet-arched bargeboards. Gabled dormers on west elevation also. Cross-gabled bay terminates a concave veranda carried on plain posts. Main entry sheltered by veranda has side- and fanlights. Boxed bay window on south elevation. Lean-to at south-west corner. Single-storey addition to north has steeply pitched gabled roof and bay window at end.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Cross-gabled south wing addition (1870s/1880s?) Veranda posts replaced and ornamentation removed; kitchen and service areas altered (pre-1968). Kitchen extension to northern elevation (2000-1). Earthquake damage repaired (c.2015).

SETTING

The farmhouse is located on the west side of Main North Road, immediately to the south of the historic southern entry to Kaiapoi. The property is bounded to the north by the Kaikainui Stream. The house can be glimpsed from the roadway and is associated with a number of outbuildings. The extent of scheduling is the immediate garden setting of the dwelling, rather

than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Thomas Pashby (1828-1914) emigrated from Yorkshire, England in 1853 and was a carpenter in Ilam before becoming a sawyer in Kaiapoi district in c.1857. Pashby was in partnership with his brother-in-law George Edwards from c.1862-74, first leasing (1862) and then purchasing (1868) the Kaiapoi Island farm that he named 'Elmwood'. (Edwards farmed 'Okair' near Kaiapoi.) Pashby was a successful mixed farmer, winning acclaim for his crops and being recognised as a horse and sheep breeder. He co-founded the Northern Agricultural and Pastoral Association (1866) and served on the Eyreton Road Board, Kaiapoi School Committee, Waimakariri Harbour Board and the Water Supply Board. Pashby had married in England before he emigrated to New Zealand and he and his wife Caroline (nee Edwards, 1833-1925) had ten children. The Pashbys retired to a rural property in Woolston, Christchurch in the late 1890s and the farm has passed through a number of hands since that time. The property was subdivided to its current extent in 1995 and the house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Elmwood' has historical significance for its association with Thomas Pashby and his family and, more generally, the farming history of North Canterbury. The house represents the colonial success and civic engagement of an English immigrant through the second half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Elmwood' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Elmwood' has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1860s and 1870s. The house appears to have been built in two stages, with the earlier central section (veranda and gabled dormers) being extended by the cross-gabled bay at a later date. As a former carpenter and sawyer it seems likely Thomas Pashby had a hand in the house's design and construction. The single-storey extension to the north elevation has the appearance of a colonial cottage but is in fact the most recent addition (2000-1).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Elmwood' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Elmwood' has contextual value for the contribution it makes to the historic character of its rural property. The former Neeve farmhouse (H001), which dates to a similar period, is to the south-west of 'Elmwood'; together these farmhouses illustrate the colonial development of Kaiapoi Island.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value arising from the early use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Elmwood', the former Pashby farmhouse known as the Cream House, has overall heritage significance to Kaiapoi and Waimakariri district as a whole. The farmhouse has historical significance for its association with Thomas Pashby and his family and cultural value as a demonstration of the way of life of its early inhabitants. 'Elmwood' has architectural significance as a Domestic Gothic Revival style dwelling, which was likely built in two stages to the design of its first owner, and technological and craftsmanship value for its 19th century construction methods and materials. 'Elmwood' has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 19 November 1867, p. 2; 13 April 1870, p. 2; 17 June 1872, p. 1; 25 November 1874, p. 4; 17 November 1877, p. 2; 4 August 1879, p. 2; 9 April 1880, p. 3; 7 September 1883, p. 3; 20 April 1887, p. 8; 26 January 1893, p. 1; 7 February 1893, p. 3; 19 August 1893, p. 9; 11 September 1902, p. 1; 19 May 1914, p. 4.
- *Lyttelton Times* 23 February 1856, p. 3; 18 April 1865, p. 3; 25 March 1873, p. 3; 15 April 1875, p. 1; 23 May 1885, p. 4; 10 September 1906, p. 9; 19 May 1914, p. 8.
- *Star* 13 February 1879, p. 2; 5 September 1883, p. 3; 3 August 1888, p. 3; 16 January 1892, p. 3.
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REPORT COMPLETED

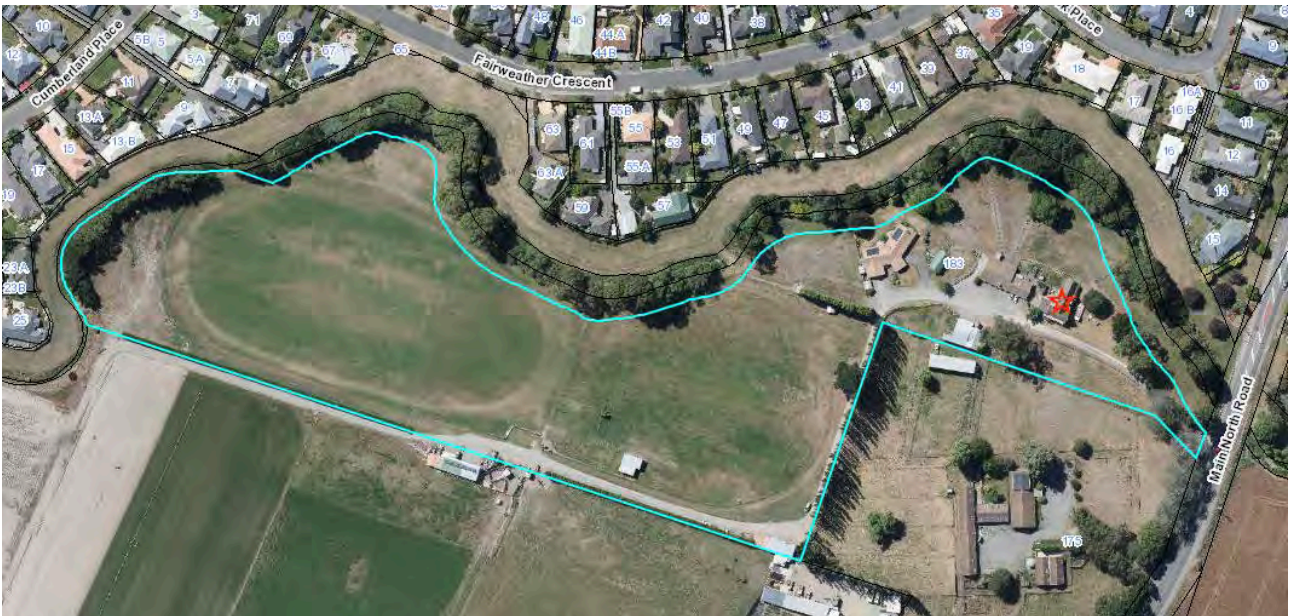
30 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting and driveway, 'Elmwood', former Pashby farmhouse, 183 Main North Road, Kaiapoi.



Land parcel as a whole, with farmhouse marked by star.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH047****HERITAGE ITEM NAME**

former Eyreton Road Board & Eyre County Council office / 'Eyre House'

ADDRESS

465 Mill Road, Ohoka

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H037

HNZ LIST NO. & CATEGORY

3737 / 2

LEGAL DESCRIPTION

Lot 12 DP 60989

VALUATION NUMBER

2174012500

DATE OF CONSTRUCTION

1879

**ARCHITECT/DESIGNER/
BUILDER**

Robert Wright, designer; RJ Miller, builder

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and gabled roof forms. Principal, north-facing elevation has gabled bay terminating a concave veranda with plain posts and decorative brackets. Entry off veranda is set in to side wall of gabled bay, which has decorative bargeboards, string course over window and a finial. Paired, double-hung sash and casement windows. Veranda on west elevation connects to extension at south-west corner, which has a veranda and saltbox roof in imitation of a colonial cottage.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Gabled extensions to rear (south) elevation (c.1970 & c.1980). Alterations (c.1998). Addition to south-west corner; comprising bedrooms and internal garage (2002).

SETTING

The dwelling stands on the south side of Mill Road and is bordered to the east by Wilson Drive. The village centre of Ohoka is to the west along Mill Road and the setting is rural residential in character. The house is set back from the roadway but the site is open to view. The extent of scheduling is the land parcel on which the house is located, partly in view of the potential archaeological values of the property as a whole.

HISTORY

The Eyreton Road Board was created in January 1870. It met initially in Eyreton and then relocated to Kaiapoi in c.1877 before erecting its own offices in Ohoka in mid-1879; the village having been chosen for its central location. At the turn of the 20th century Ohoka was the base for the Mandeville and Rangiora River Board and the Eyreton and West Eyreton Road Boards; the district then had a population of c.430. The road board was superseded by the Eyre County Council in April 1912, the latter taking over the assets of the former at that time. In 1985 the county council demolished the surveyor's house on the same site as the council office; two years later the council relocated to Rangiora. Eyre County then merged with Rangiora District Council in April 1989, which later in the year became part of Waimakariri District Council. The Ohoka property was subdivided to its current extent in 1992 and was used as commercial premises before being converted for residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Eyreton Road Board office has high historical significance for its association with the Eyreton Road Board, the Eyre County Council and, more generally, the history of local governance and infrastructural development in North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Eyreton Road Board office has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Eyreton Road Board office has architectural significance as a bay villa designed for local government office use. Before he joined the Eyreton Road Board staff, Robert Marshall Wright (1840-1917) was a contractor and builder in Kaiapoi. Wright served as the district surveyor and, later, county engineer, for the Eyreton and West Eyreton Road Boards, the Mandeville and Rangiora River Board and the Eyre County Council in the period 1873 to 1916.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Eyreton Road Board office has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Eyreton Road Board office has contextual significance for the contribution it makes to the historic character of its setting and the visual evidence it provides of the 19th century development of Ohoka.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Eyreton Road Board & Eyre County Council office, known as 'Eyre House', has overall significance to Ohoka and the Waimakariri district as a whole. The building has high historical significance for its association with the Eyreton Road Board and the Eyre County Council and cultural value as a demonstration of the way of life of the boards' elected representatives, staff and ratepayers. The former Eyreton Road Board office has architectural value as a modified bay villa designed by RM Wright and technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The

former Eyreton Road Board office has contextual significance for the contribution it makes to the historic character of Ohoka; its site has potential archaeological significance in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 17 January 1870, p. 2; 20 April 1870, p. 1; 10 June 1874, p. 2; 8 April 1878, p. 3; 31 August 1878, p. 6; 13 March 1879, p. 3; 16 July 1879, p. 1; 27 August 1895, p. 6; 7 December 1912, p. 14; 28 July 2012, available online.
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REPORT COMPLETED

5 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Eyreton Road Board office, 465 Mill Road, Ohoka.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH048****HERITAGE ITEM NAME**former St Alban's Anglican Church vicarage / former
Te Wai Pounamu Maori Girls' College**ADDRESS**

536 Mill Road, Ohoka

PHOTOGRAPH

(WDC file)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H041

HNZ LIST NO. & CATEGORY

3738 / 2

LEGAL DESCRIPTION

Lot 2 DP 396670

VALUATION NUMBER

2174004200

DATE OF CONSTRUCTION

1879-80

**ARCHITECT/DESIGNER/
BUILDER**CG & CJ Chapman, architects; Tweedie, Withell & Co.,
builders**STYLE**

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gabled roof forms. Principal, north-facing elevation is symmetrical and features boxed bay windows, decorative bargeboards, rusticated weatherboards and quoins. Double-hung sash windows. Lean-to veranda on west elevation. Symmetrical, south-facing rear elevation has single-storey lean-to addition extending beyond the original width of the house.

MATERIALS/STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

South-facing lean-to addition (c.1982). Chimneys removed after EQ damage (September 2010).

SETTING

The dwelling is located on the north side of Mill Road, midway between Bradleys Road in the west and Whites Road in the east. The house is set back from the roadway within a mature garden and the site is bordered to the north by a branch of the Ohoka Stream. St Alban's Anglican Church (H123) is to the east of its former vicarage. The extent of setting is limited

to the front portion of the property on which the house is located, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Flaxton-cum-Eyreton vicarage was erected in Ohoka in 1879-80 because it was mid-way between the Anglican churches at Flaxton (1867) and Eyreton (1874). St Alban's Anglican Church was subsequently built at Ohoka and consecrated on 31 May 1882 by Bishop Harper of Christchurch. The Rev FR Inwood was the first resident vicar. In 1909 Te Wai Pounamu Maori Girls' College was established in the vicarage, which had become vacant with the merger of the St Stephen's, Tuahiwi and St Alban's parishes. The Anglican boarding school was established by the Rev Charles Fraer for the purpose of providing post-primary education to Maori girls from throughout the South Island and the Chatham Islands. Fraer (c.1871-1932) and his wife Annie (1868-1939) were based at Tuahiwi from 1904 until 1918, having worked amongst Maori communities for some years previously. The college was opened by Bishop Julius on 4 March 1909 with a roll of twelve pupils. The first teacher was Mrs Ethel Miller, who had previously taught at the Maori Church Mission School at Ohoka in Marlborough. Te Wai Pounamu relocated to Christchurch in 1921 and ten years later the house site was subdivided from the church property so that it could be sold by the Church Property Trustees. The church then passed in to private hands and a new vicarage at Kaiapoi (1932) was erected, with contributions from the parishioners of Kaiapoi, Ohoka, Eyreton and Flaxton. In a poor condition by the late 1970s, the house was restored by Ian and Lindsay Bisman, the former was a long-serving architect in the firm of Warren and Mahoney. More recently the property has been subdivided to its present extent; it remains in residential use and is featured in the Ohoka Stream Historic Walk.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has high historical and social significance for its association with the district's Anglican ministers from 1880 until 1907 and, in the early 20th century, with the establishment of Te Wai Pounamu Maori Girls' College (1909-90). Te Wai Pounamu was the only Maori boarding school established in the South Island and was described at its opening in March 1909 as continuing the earlier work of Canon Stack at Kaiapoi. The building is also significant for its association with Charles and Annie Fraer; a memorial to Rev Fraer was erected at Te Wai Pounamu College in Christchurch in December 1932.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has cultural significance as a former site of Anglican pastoral care and Maori education that is esteemed by Ngai Tahu, the Anglican Maori Diocese of Te Waipounamu (South Island), and the former pupils and staff of Te Wai Pounamu Maori Girls' College.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has architectural significance as a Domestic Gothic Revival style dwelling designed by Rangiora architects CG & CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. The Chapmans also designed the Sunday School beside St John's Anglican Church (1879) and the Union Bank of Australia (1882), both in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has technological and craftsmanship value for its construction and detailing by Rangiora builders Tweedie, Withell & Co. Andrew Tweedie was a Scottish-born joiner who emigrated to New

Zealand in 1876. He erected a large number of school buildings and was resident in the Cheviot area by the mid-1890s.

CONTEXTUAL SIGNIFICANCE

The former St Alban's Anglican Church vicarage and Te Wai Pounamu Maori Girls' College has contextual significance as a historic feature in Ohoka and for its relationship with St Alban's Anglican Church (H123) in Ohoka and the Te Waipounamu Maori Cultural Centre of the Anglican Maori Diocese O Te Waipounamu, which stands on the former college site in Ferry Road, Christchurch.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former vicarage pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former St Alban's Anglican Church vicarage and former Te Wai Pounamu Maori Girls' College has high overall heritage significance to Ohoka and Waimakariri district as a whole. The dwelling has high historic and social significance for its association with the early Anglican clergy of Ohoka and the establishment of Te Wai Pounamu Maori Girls' College, the only school of its kind in the South Island. The former vicarage and school has cultural significance for the esteem in which it is held by the Anglican Maori Diocese O Te Waipounamu and former pupils of the college. The former vicarage and school has architectural significance as a Domestic Gothic Revival style residence designed by Rangiora architects Charles and CJ Chapman and technological and craftsmanship value for its construction and detailing by Rangiora builders Tweedie, Withell & Co. The former St Alban's Anglican Church parsonage and former Te Wai Pounamu Maori Girls' College has contextual significance as a historic feature at Ohoka and for its relationship with both the neighbouring St Alban's Anglican Church and the Te Waipounamu Cultural Centre in Ferry Road, Christchurch. The site of the former vicarage and school has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 17 May 1880, p. 2; 3 December 1881, p. 4; 19 November 1909, p. 5; 30 May 1921, p. 2; 24 May 1930, p. 4; 3 March 1932, p. 14; 5 March 1932, p. 17; 16 December 1932, p. 2; 28 July 2012, p. C8 (available online).
- *Star* 6 May 1880, p. 2; 5 March 1909, p. 1; 30 November 1920, p. 8.
- *Lyttelton Times* 27 March 1879, p. 4; 14 May 1879, p. 4; 13 October 1879, p. 7; 12 April 1880, p. 6; 3 March 1909, p. 3.
- *Ashburton Guardian* 11 November 1880, p. 2.
- *Te Ao Hou* No. 70, 1972, pp. 61-62.
- *Sun* 1 July 1915, p. 11; 18 October 1916, p. 3; 17 August 1920, p. 4.
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- *Northern Advocate* 4 September 1922, p. 4.
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- <https://teara.govt.nz/en/biographies/4f20/fraer-annie-isabel>
- <https://teara.govt.nz/en/biographies/5r14/riwai-te-kiato>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-TayLore-t1-body1-d5.html>
- <https://teara.govt.nz/en/maori-education-matauranga/page-4>
- http://www.anglicantaonga.org.nz/news/tikanga_maori/lament
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

11 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the front of the property, 536 Mill Road, Ohoka.

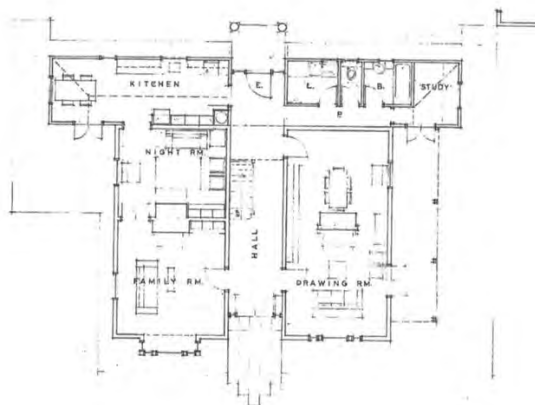


Great Grandma's Wicker Basket family history blog.

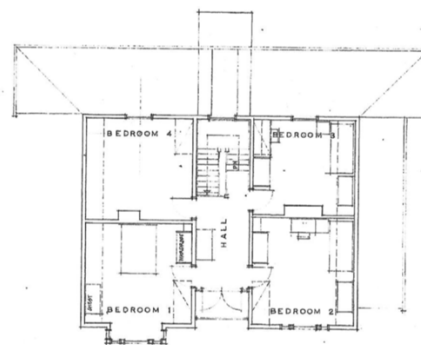
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N O R T H



S E C O N D F L O O R



F I R S T F L O O R

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH049****HERITAGE ITEM NAME**

Browns Rock water intake & tunnel

ADDRESS

Browns Rock, Waimakariri River, Burnt Hill

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H043

HNZ LIST No. & CATEGORY

7297 / 2

LEGAL DESCRIPTION

RES 3046 (in part)

VALUATION NUMBER

2154005100

DATE OF CONSTRUCTION

1895-96

**ARCHITECT/DESIGNER/
BUILDER**

George Johnston Webster, engineer; various contractors

STYLE

Industrial

PHYSICAL DESCRIPTION

River intake structure forms northern entry to 73-metre arched concrete tunnel. Memorial plaque mounted above portal at south end, which is flanked by retaining walls.

MATERIALS/STRUCTURE

Concrete, metal.

ADDITIONS/ALTERATIONS

Screw gates replaced with radial arms (1962). Mercury float switches installed (1985).

SETTING

The water intake and tunnel are located on the east bank of the Waimakariri River, south-west of the intersection of Thongcaster and Browns Rock Roads. The township of Oxford is to the north-east and Sheffield, within the Selwyn District Council, is across the river to the west. A modern intake and silt pond are to the south of the historic intake and tunnel. The extent of setting is limited to the immediate setting of the intake and tunnel, as mapped by

Heritage NZPT and notwithstanding the potential archaeological values of the water race system as a whole.

HISTORY

The Waimakariri-Ashley Water Supply Board was established by act of parliament in 1892. Tenders were called for an intake tunnel at Rock Ford in late 1893 following a legal challenge from Marmaduke Dixon who favoured a cheaper Brown's Rock option. Although Dixon lost his case in the Supreme Court the Rock Ford scheme was abandoned by a new board in 1894. The headworks at Brown's Rock were well advanced by November 1895; a number of contractors being engaged to construct the different elements of the intake. JW Thomas built the timber groyne to protect the bank on the opposite side of Brown's Rock beyond the tunnel. JW Thomas and EJ Craighead built the tunnel and some of the water races beyond it along with D Long, D McGrath and D Gundry for the rest. McGrath gave up his contract for earthworks and it was taken over by J Scanlan in early 1896. Likewise Craighead did not finish the tunnel and this fell to Thomas at the same time (March). A dispute with Long in December 1895 over disobeying board instructions led to his contract being abandoned and relet in February 1896, which also appears to have gone to Scanlan. The formal opening of the water supply works was finally held on 16 November 1896. Premier Richard Seddon attended the gala opening on that day. Intakes were also built at Rockford and Woodstock (neither now extant), as part of a water race system that served six districts between the Waimakariri and Ashley Rivers. The water supply board was dissolved in 1989, after which the water races were taken over by the district council. On 30 October 1999 the Waimakariri Irrigation Scheme opened and in the same year the historic intake at Browns Rock was superseded by new headworks to the south.

HISTORIC AND SOCIAL SIGNIFICANCE

The Browns Rock water intake & tunnel has historic significance for its association with the development of the Waimakariri-Ashley water race scheme and, more generally, the development of North Canterbury farming.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Browns Rock water intake & tunnel has cultural value as a place of community identity and historic continuity.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Browns Rock water intake & tunnel has aesthetic value as a late-Victorian water supply structure that was designed by George Johnston Webster (c.1866-1923), engineer to the Waimakariri-Ashley Water Supply Board. Webster later worked as a surveyor in the Manawatu.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Browns Rock water intake & tunnel has technological significance as a late 19th century concrete structure that involved tunnelling under a river terrace to create an opening large enough to carry the desired water flow and was able to be accessed for shingle clearance.

CONTEXTUAL SIGNIFICANCE

The Browns Rock water intake & tunnel has contextual significance as a local historic feature that can be seen in relation to the modern Browns Rock water supply intake. The race is also associated with the Cust Museum, which was previously the Waimakariri-Ashley Water Supply Board offices, and a water ranger's house built near the intake, the fate of which is currently unknown.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the water intake and tunnel pre-date 1900, their site has potential archaeological significance relating to the intake's construction and subsequent use.

SUMMARY OF HERITAGE SIGNIFICANCE

The Browns Rock water intake & tunnel has overall heritage significance to the Burnt Hill/Oxford area and to Waimakariri district as a whole. The structure has historical significance for its association with the Waimakariri-Ashley water supply scheme and cultural value as a place of community identity. The Browns Rock water intake & tunnel has aesthetic value for its functional design and technological significance for its concrete construction and demonstration of late 19th century engineering methods and materials. The Browns Rock water intake & tunnel has contextual significance as a local historic feature and for its relationship with the modern-day Browns Rock water supply intake.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 October 1893, p. 2; 11 November 1893, p. 10; 8 March 1894, p. 1; 19 January 1895, p. 9; 14 November 1895, p. 3.
- *Star* 15 November 1895, p. 4; 16 May 1896, p. 7; 16 November 1896, p. 3; 14 October 1913, p. 3.
- *Lyttelton Times* 21 May 1892, p. 6; 29 August 1892, p. 3; 10 June 1893, p. 2.
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- *Auckland Star* 22 June 1923, p. 1.
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- R Allison *The Waimakariri Irrigation Scheme – A vision fulfilled* 1999
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- <https://www.wil.co.nz/about-us/history/>

REPORT COMPLETED

11 April 2019

AUTHOR

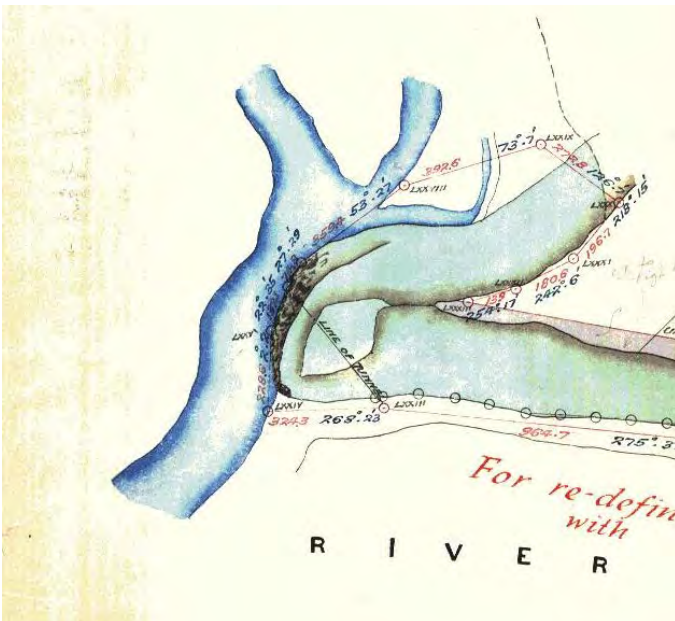
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, water intake & tunnel, Browns Rock, Waimakariri River, Burnt Hill.
Source: HNZPT.



Land parcel as a whole, with intake marked by star.



Detail from DP 1559 showing line of tunnel. Source: QuickMap.



The new intake and the old tunnel (note the commemorative plaque). This tunnel is now registered as an "Historic Place". August 1999

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH050****HERITAGE ITEM NAME**

'Currilea', former Ingram house [ka 'Redwoods']

ADDRESS

17 Main Street, Oxford

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H044

HNZ LIST NO. & CATEGORY

3073 / 2

LEGAL DESCRIPTION

Lot 1 DP 22696

VALUATION NUMBER

2153200800

DATE OF CONSTRUCTION

c.1896

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Principal elevations face north and east; former has segmental pediment that breaks through the bullnose veranda and frames central entry to the house. Veranda has decorative brackets and frieze, pediment has fretted detailing; entry has side- and fanlights and is flanked by Chicago windows. Veranda returns along east elevation and is terminated to the south by a cross-gabled bay with segmental pediment; a flight of steps provides access to the terraced garden. Double-hung sash windows, bracketed eaves and corbelled chimneys.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Rear, south-facing addition, with hipped roof (2011).

SETTING

The dwelling stands on the south side of Main Street, roughly midway between Burnett Street in the west and High Street in the east. The house is screened from the roadside by mature vegetation but its presence is signalled by decorative entrance gates. The extent of scheduling is the land parcel on which the house is located. It is noted that the HNZPT extent of list entry is as follows: *The extent is part of Lot 1 DP22696 (CT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition*

at the rear (south) of the building which was constructed, in the same style as the original house, in 2011.

HISTORY

John Ingram (1848-1938), an Oxford auctioneer, was issued with title to a large block of land on the south side of Main Street in 1896. Previously the lot had been subject to a crown grant to (?) McMullen in 1860 and then passed through a number of hands, including Brittan in 1863 and Baxter in 1878. Ingram had emigrated from Scotland to South Africa in 1868 and then spent time in Australia before arriving in New Zealand in late 1869. He settled in the Oxford-Cust district in 1870 and worked for the Cust Road Board for about four years before starting business in Oxford as an estate agent and auctioneer. Ingram opened the first saleyards in the town in 1882. He married Mary Ann McEwan (c.1847-1936) in 1874, was secretary of the Oxford Domain Board for many years and served on the local road board and school committee. In December 1891 a public dinner was held in Oxford in John Ingram's honour; ten years later his business was taken over by his son Leonard, in partnership with Thomas Hunter. Ingram senior moved to Timaru after his retirement and 'Currilea' was reportedly used for a period as a private hospital until it was sold, minus a small portion taken for post office purposes in 1913, to Alexander Baxter, a retired local farmer, in 1919. Baxter undertook a number of small subdivisions along the roadside but retained the majority of the lot until his death in 1941. Thereafter his executors sold the property in 1944 to Pearl Stubbs, the wife of Reginald Stubbs, an Oxford council employee. The Stubbs further subdivided the lot and then sold the property, which was subdivided to its current extent by RH Rossiter in 1962. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Currilea', the former Ingram house, has historical significance for its association with John Ingram and his family. Ingram was a respected local citizen and he represents the pursuit of commercial, political and social interests by a colonist that led to financial success and local appreciation.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Currilea', the former Ingram house, has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Currilea', the former Ingram house, has architectural significance as a late Victorian bay villa that retains a high level of authenticity and features ornate and distinctive architectural detailing on its two main elevations. The house's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Currilea', the former Ingram house, has technological and craftsmanship value for the evidence it provides of late Victorian building materials and methods. The house's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Currilea', the former Ingram house, has contextual value for the contribution it makes to the historic character of its setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological values relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Currilea', the former Ingram house now known as 'Redwoods', has overall significance to Oxford and the Waimakariri district as a whole. The dwelling has historical significance for its association with John Ingram and his family and cultural value as a demonstration of the way of life of its early residents. 'Currilea', the former Ingram house, has architectural significance as a bay villa with a distinctive form and ornate detailing and technological and craftsmanship value for its construction methods and materials. 'Currilea', the former Ingram house, has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological values in view of the dwelling's likely age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 5 May 1883, p. 3; 10 May 1883, p. 2; 14 January 1888, p. 6; 14 March 1895, p. 6; 20 July 1936, p. 1; 28 January 1939, p. 22; 4 June 1941, p. 11.
- *Globe* 23 May 1882, p. 3.
- *Star* 9 January 1893, p. 2; 11 February 1896, p. 3.
- *Lyttelton Times* 13 November 1874, p. 2; 7 July 1875, p. 2; 6 December 1877, p. 2; 9 December 1880, p. 5; 12 December 1891, p. 2.
- *Oxford Observer* 21 March 1891, p. 2; 11 February 1893, p. 2; 29 June 1895, p. 2; 22 January 1898, p. 2.
- <http://www.heritage.org.nz/the-list/details/3073>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- OA Gillespie *Oxford – The First Hundred Years* 1953.

REPORT COMPLETED

26 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



East elevation.



Extent of scheduling, 'Currilea', 17 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH051****HERITAGE ITEM NAME**

former West Oxford Police Station lock-up

ADDRESS

72 Main Street, Oxford

PHOTOGRAPH

(DG McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H045

HNZ LIST NO. & CATEGORY

7196 / 2

LEGAL DESCRIPTION

Pt RS 1839

VALUATION NUMBER

2153243900

DATE OF CONSTRUCTION

1879

**ARCHITECT/DESIGNER/
BUILDER**

Colonial architect's office / Public Works Department

STYLE

Victorian utility

PHYSICAL DESCRIPTION

Single storey, two-cell building with rectangular footprint and hipped roof. Perforated steel plates above the doors for ventilation. No windows, two sturdy security doors with peepholes on principal (south-facing) elevation.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding. Corrugated iron roof.

ADDITIONS/ALTERATIONS

Relocated from Depot Road (1998 / 2002).

SETTING

The former West Oxford Police Station lock-up stands on the north side of Main Street, near the south-western corner of a large recreation reserve (Pearson Park) on which are also located playing fields, the Oxford Museum and Oxford Art Gallery. The building was relocated to this site in 2002. The building is set within a small garden with signage and replica stocks. The scheduled setting is limited to the immediate environs of the building, rather than the land parcel as a whole.

HISTORY

There was a police presence in Oxford by 1865 and the Oxford Police District, encompassing the Oxford road district as well as parts of the West Eyreton, Cust and Ashley districts, was established in c.1872. There was at least one lock-up in the settlement by June 1876. In late July 1878 a severe nor'westerly storm damaged the West Oxford lock-up. Both the East Oxford and West Oxford lock-ups were once again affected by nor'west gales in September of the same year; the latter, having been repaired, was blown off its piles and the former reportedly disappeared altogether. In November 1878 the Colonial Architect in Wellington requested authority to erect a new lockup at Oxford and it was reported in early February 1879 that the West Oxford police station lock-up had been rebuilt. The station was located at the corner of Commercial and Depot Roads, near the West Oxford railway station; by the turn of the 20th century it would appear that this was the settlement's only police station. The lock-up appears to have been in use until the early 1950s, after which the property passed in to private hands and the lock-up became a storage shed. The former lock-up was removed from Depot Road in March 1998 after its purchase by Keep Oxford Beautiful. It was restored by the local volunteer group and officially reopened on 3 March 2002 during the town's Heritage Day. The former lock-up continues to function as a visitor attraction and adjunct to the nearby Oxford Museum.

HISTORIC AND SOCIAL SIGNIFICANCE

The former West Oxford Police Station lock-up has historic significance for its association with policing in the district from 1879 until the mid-20th century. The building was used to temporarily accommodate prisoners before they were transferred to jail or to detain people who had been causing a public nuisance. The small-scale size and robust construction of New Zealand's Victorian lock-ups appear to have made them very easy to relocate. The relocation of Oxford's lock-up within the township has removed the building from its historic setting but maintained its connection to the community.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former West Oxford Police Station lock-up has cultural significance as a site of community identity and historic continuity. The relocation project received media attention and considerable support from the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former West Oxford Police Station lock-up has architectural significance as an example of a standardised Public Works Department design, one which retains a good level of authenticity. The department's standardisation of design in the later 19th and early 20th centuries led to a recognisable 'house style' for a wide range of governmental buildings throughout the country. Later lock-up designs, from c.1880, included a small anteroom from which the cells were accessed, as opposed to the direct entry provided at Oxford.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former West Oxford Police Station lock-up has technological and craftsmanship significance as an example of late Victorian construction methods and techniques, particularly in regard to the security of those housed in its cells.

CONTEXTUAL SIGNIFICANCE

The former West Oxford Police Station lock-up has contextual significance as a local landmark, albeit a modern one given the relocation of the building in 2002. It has a relationship with other relocated and restored lock-ups in Duntroon and Darfield.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former lock-up has been relocated, any potential archaeological significance of the site would likely relate to its earlier use and development. The building has scientific value given its physical evidence of Victorian and early 20th century policing practices.

SUMMARY OF HERITAGE SIGNIFICANCE

The former West Oxford Police Station lock-up has overall heritage significance to Oxford and to the district of Waimakariri as a whole. The building has historical and social significance for its association with district policing and cultural significance as an esteemed place of community identity. The former West Oxford Police Station lock-up has architectural significance as a standardised government building and technological and craftsmanship significance for the quality of its construction and detailing. The former West Oxford Police Station lock-up has contextual significance as a local landmark and scientific value given its physical evidence of historic policing practices.

HERITAGE CATEGORY

B

REFERENCES

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- *Star* 22 June 1876, p. 2; 29 July 1878, p. 2; 26 September 1878, p. 3; 5 February 1879, p. 3.
- *Lyttelton Times* 23 January 1906, p. 3.
- *Akaroa Mail* 27 September 1878, p. 2.
- *Oxford Observer* 14 September 1889, p. 5.
- *Timaru Herald* 31 July 1878, p. 2.
- *Northern Outlook* 18 March 1998, p. 3; 9 February 2002, np.
- *North Canterbury News* 26 February 2002, np.
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- <http://www.heritage.org.nz/the-list/details/7196>
- Archives New Zealand.
- WDC files.

REPORT COMPLETED

3 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs, 72 Main Street, Oxford.



Land parcel as a whole with former lock-up marked by pin.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME

'Bellgrove' farmhouse [aka 'Belgrove']

ADDRESS

46 Inch Crescent, Rangiora (formerly 52 Kippenberger Avenue)

PHOTOGRAPH

(3 April 2023)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H049

HNZ LIST NO. & CATEGORY

1821 / 2

LEGAL DESCRIPTION

Lot 1400 DP 589492

VALUATION NUMBER

2166200049

DATE OF CONSTRUCTION

c.1880?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, south facing elevation has symmetrical composition with recessed entry and balcony above between gabled bays with bay windows. Decorative bargeboards, finials, double-hung sash windows. Bullnose veranda on east elevation is partially glazed. Modern single-storey colonial cottage style extension at the rear (north elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unspecified alts/adds (c.1911). Replacement of service wing at rear of house with new single-storey living, dining and kitchen/laundry wing (Sheppard & Rout, architects, c.2002).

SETTING

The dwelling stands within a new residential subdivision on the north side of Kippenberger Avenue, west of its intersection with Golf Links Road and east of the Rangiora town centre. The Cam River/Ruataniwha runs along the rear of the property. The building is set well back from the road boundary but can be seen from the public domain. The extent of scheduling is the land parcel on which the dwelling is located.

HISTORY

George Hanmer (1833-1906) acquired RS 267 in the early 1850s and opened an accommodation house, called the Ashley Arms, on the property in 1854. Hanmer lost his license in 1855 but continued farming the property, which was sold by his brother Humphrey to Frederick Busch (Hans Johann Friedrich, 1833-1925) in 1878. Busch, his wife Sabina (nee Dew) and the first four of their eight children were living in the former accommodation house when it burnt to the ground in September 1880. Frederick Busch had emigrated from Germany to Nelson as a child and moved to Rangiora in the late 1870s. During the 1880s, in addition to farming, Busch was an auctioneer and general agent, unsuccessfully ran for a seat on the Rangiora Borough Council and the Rangiora and Mandeville Road Board and was a director of the Burton Brewery Company. It would appear that the Busch family may not have lived at 'Bellgrove' after the fire of 1880; instead residing at 'Northbrook' on the south side of Northbrook Road, east of Rangiora. During the 1890s Frederick Busch farmed and lived at 'Brooklands' near Southbridge before returning to 'Northbrook' in the late 1890s. Busch put 'Bellgrove' on the market in 1904 and it eventually sold in 1906 to William Cunningham, who may have leased the farm prior to this date. William Scoon purchased 'Bellgrove' in 1911 and, according to John Hendry, undertook unspecified alterations and/or additions at that time. Scoon sold 'Bellgrove' in 1916. The property was owned by members of the Inch family until the early 21st century and was subdivided to its current extent in 2023.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Bellgrove' has historical significance for its association with the colonial pastoral development of Rangiora and its early owner/occupiers. The almost 100-year occupation of the farmhouse by members of the Inch family enhances the building's historic significance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Bellgrove' has cultural value as a demonstration of the way of life of its early residents and several generations of the Inch family

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa that was possibly commissioned by George or Humphrey Hanmer in the 1870s, when the style was at the height of its popularity, or by Frederick Busch after the September 1880 fire. The designer/architect of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Bellgrove' has technological and craftsmanship value for the evidence it provides of Victorian building methods and materials.

CONTEXTUAL SIGNIFICANCE

'Bellgrove' has contextual value as a historic feature within its rural setting and in relation to other heritage farmhouses around Rangiora, including 'Brooklands' (H051) and 'Stratford Grove' (H121).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Bellgrove' has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Busch and Inch families and cultural value as a demonstration of the way of life of its early residents. 'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa and technological and craftsmanship value for its surviving Victorian fabric. 'Bellgrove' has contextual value as a historic feature on its rural property and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

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- *North Canterbury Gazette* 28 May 1937, p. 5.
- *Star* 21 September 1880, p. 3; 2 February 1897, p. 3.
- *Globe* 20 September 1880, p. 2; 21 September 1880, p. 2.
- *Ellesmere Guardian* 15 April 1891, p. 2.
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- <https://www.wikitree.com/wiki/Busch-960>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- Archives New Zealand.

REPORT COMPLETED

20 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

7 April 2023

AUTHOR

Dr Ann McEwan



Extent of scheduling, 'Bellgrove', 52 Kippenberger Avenue, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH053****HERITAGE ITEM NAME**

former Fulton/Good house [aka 'Boraston' & 'Broadgreen']

ADDRESS

29 George Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H050

HNZ LIST NO. & CATEGORY

3766 / 2

LEGAL DESCRIPTION

Lot 3 DP 36263

VALUATION NUMBER

2165412700

DATE OF CONSTRUCTION

1885

**ARCHITECT/DESIGNER/
BUILDER**

AJ Carmichael, architect

STYLE

Bay villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, north-facing elevation has veranda with balcony above terminated by gabled bay with bay windows on both floors. Double-hung sash windows, braced gable end and finials, decorative veranda brackets and frieze panels. Main entry has side- and fanlights. Veranda on west elevation and gabled service wing at rear (south elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Southern service wing remodelled and extended (1990s).

SETTING

The dwelling stands on the south side of George Street, between King Street in the west and Ward Place in the east. Ward Park borders the property on its southern boundary. The house is set back from the roadway within a mature garden but can be glimpsed from the public domain. The wider suburban residential setting is predominantly 20th century housing stock. The extent of scheduling is the land parcel on which the house is located.

HISTORY

Tenders were called for a house for John and Catherine Fulton in January 1885, immediately after they had purchased the property from John Sansom. The house is believed to have been a belated wedding present from Catherine Fulton's parents. John Fulton (1850-93) was the manager of the Colonial Bank in Rangiora for sixteen years and the couple had five children. Fulton's premature death in 1893 led to the eventual sale of the property in 1898 by Catherine (nee Macfarlane) to Rangiora draper Edward Good junior (1850-1919), a borough councillor and three-time Mayor of Rangiora. The Goods named the house 'Boraston' after their home village in Shropshire, England. Edward Good's widow Rose (nee Lissaman) sold the house to Thomas McCormick in 1919 and since 1924 it has passed through a number of other hands. Starting in 1926 the property, which originally extended to King Street, was subdivided on several occasions, reaching its current extent in 1973. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Fulton/Good house has historical significance for its association with the Fulton and Good families and the contribution they made to colonial Rangiora. More generally the house is associated with the residential development of Rangiora in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Fulton/Good house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Fulton/Good house has architectural significance as a bay villa designed by AJ (Alfred John) Carmichael, a Scottish-born architect who practised in Rangiora from c.1885-87 and thereafter took up farming at 'Arthurstone', Loburn. Carmichael (1860-1943) commenced his training in Dundee and then completed his architectural studies in Dunedin in the early 1880s. He continued to practise after he had removed to Loburn, submitting a design for the Rangiora Volunteer Drill Hall in 1889, for example, but it does not appear that he registered in the early 20th century once the term 'architect' became protected by law.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Fulton/Good house has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Fulton/Good house pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Fulton/Good house, previously known as 'Boraston' and now known as 'Broadgreen', has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Fulton and Good families and the colonial residential development of Rangiora. The former Fulton/Good house has cultural value as a demonstration of the way of life of its early residents and architectural

significance as a bay villa style home designed by local architect AJ Carmichael. The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials and contextual value for the contribution it makes to the historic character of Rangiora. The site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 25 November 1882, p. 1; 7 May 1890, p. 1; 28 September 1893, p. 512 March 1898, p. 11; 3 April 1999, p. 35.
- *Lyttelton Times* 22 January 1885, p. 8; 26 August 1885, p. 1; 12 July 1889, p. 3; 29 March 1890, p. 3; 5 February 1913, p. 3.
- *Ashburton Guardian* 28 September 1893, p. 2.
- *Northern Outlook* 31 March 1999, p. 8.
- *Sun* 9 July 1919, p. 10.
- *Star* 18 May 1898, p. 4; 13 October 1899, p. 3; 9 July 1919, p. 5.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/3766>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://www.jobaily.com/work/stories/from-shabby-to-splendid/>
- Archives New Zealand.

REPORT COMPLETED

22 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Fulton/Good house, 29 George Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH054

HERITAGE ITEM NAME 'Coldstream', former Macfarlane homestead

ADDRESS 11 Coldstream Road, Ashley, Rangiora

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H054 **HNZ LIST NO. & CATEGORY** 3791 / 2
 (at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 44383

VALUATION NUMBER 2159157400

DATE OF CONSTRUCTION mid-1860s? + 1892

**ARCHITECT/DESIGNER/
BUILDER** Unknown + Frederick Strouts, architect

STYLE Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-facing elevation has a veranda and first floor balcony carried on paired posts with decorative frieze on the ground floor and infill panels between floors. Turned spindle balustrading and glazed ends on balcony; return verandas on east and west elevations and service wing at rear (south elevation). Faceted bay windows on both floors flank main entrance door and access to balcony; main entry having side- and fanlights. Double-hung sash windows with fanlights, bracketed eaves and corbelled chimneys.

MATERIALS/STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Additions (1892).

SETTING

'Coldstream' stands on the south side of Coldstream Road; the property is bordered to the east by Smarts Road. The Ashley River is to the north and the township of Rangiora to the west. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and mature trees. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

John Macfarlane (1817-84) emigrated from Scotland to Nelson in 1842 and later made a success of his farming concerns near Rangiora. He married Catherine Cameron in Wellington in 1848 and the couple had eleven children, ten born after they relocated to Loburn (named Lowburn by John Macfarlane) in 1851. In 1862 the Macfarlanes sold the Loburn run and acquired Rural Section 1636 south of the Ashley River near Rangiora. On this and a neighbouring section Macfarlane developed 'Coldstream Estate' from c.1867; in the intervening years the family had lived at their other property 'Whiterock', which was north of the Loburn run. 'Whiterock' was sold by the Macfarlanes in 1882. John Macfarlane gave land in Raven Quay for a reading room in Kaiapoi in 1864, was a supporter of the first Presbyterian church in Rangiora in 1872 and in 1876 was elected to the inaugural Ashley County Council. Macdonald chronicles John Macfarlane's farming activities at 'Coldstream' and other properties and writes of his success thus: 'so a second sheep farming dynasty was established, equalling or exceeding that of the Rutherfords'. Macdonald also records that John Macfarlane was the first settler to register his sheep brand in Canterbury. After her husband's death in 1884, at which time his estate was valued at £300,000, Catherine Macfarlane (died 1908) remained at 'Coldstream'; Christchurch architect Frederick Strouts was commissioned to enlarge the homestead in 1892. John and Catherine's eldest son Malcom (1849-1911) worked the farm until 1910, when the stock were sold and the property, divided into eight farms totalling 1282 acres, was put up for lease. The property was sold by the Macfarlane family in 1920-21 and, having passed through other hands, was subdivided to its current extent in 1981. The house became a guest lodge in 1986 but is now back in private residential use. The Coldstream Victorian Gardens are open by appointment.

HISTORIC AND SOCIAL SIGNIFICANCE

'Coldstream' has historic significance for its association with John Macfarlane, his family and heirs and, more generally, the farming history of North Canterbury. The two-stage building programme of the homestead demonstrates the rising fortunes of the family, which was derived from their large-scale sheep farming interests.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Coldstream' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Coldstream' has architectural significance as an example, in part, of the work of notable Christchurch architect Frederick Strouts (1834-1919). Strouts designed Ivey Hall at Lincoln University (1878-81), Otahuna homestead for Sir Robert Heaton Rhodes (1895) and the Rhodes Convalescent Home in Christchurch (1885-87, demolished). He called tenders for additions to Coldstream in February 1892.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Coldstream' has technological and craftsmanship significance for the evidence it provides of Victorian construction methods and materials. The decorative detailing on the principal elevation of the homestead is of particular note.

CONTEXTUAL SIGNIFICANCE

'Coldstream' has contextual value for the contribution it makes to the historic character of its rural property. The principal elevation is similar to that of 'Northwood' at Swannanoa, which was designed by Christchurch architects Collins and Harman in 1885.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Coldstream', the former Macfarlane homestead, has overall heritage significance to Ashley, Rangiora and the Waimakariri district as a whole. The homestead has historic significance for its association with John and Catherine Macfarlane and their family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Coldstream' has architectural significance as an example, in part, of the work of noted Christchurch architect Frederick Strouts and technological and craftsmanship significance for its Victorian construction and decorative detailing. 'Coldstream' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the property since the 1860s.

HERITAGE CATEGORY

B

REFERENCES

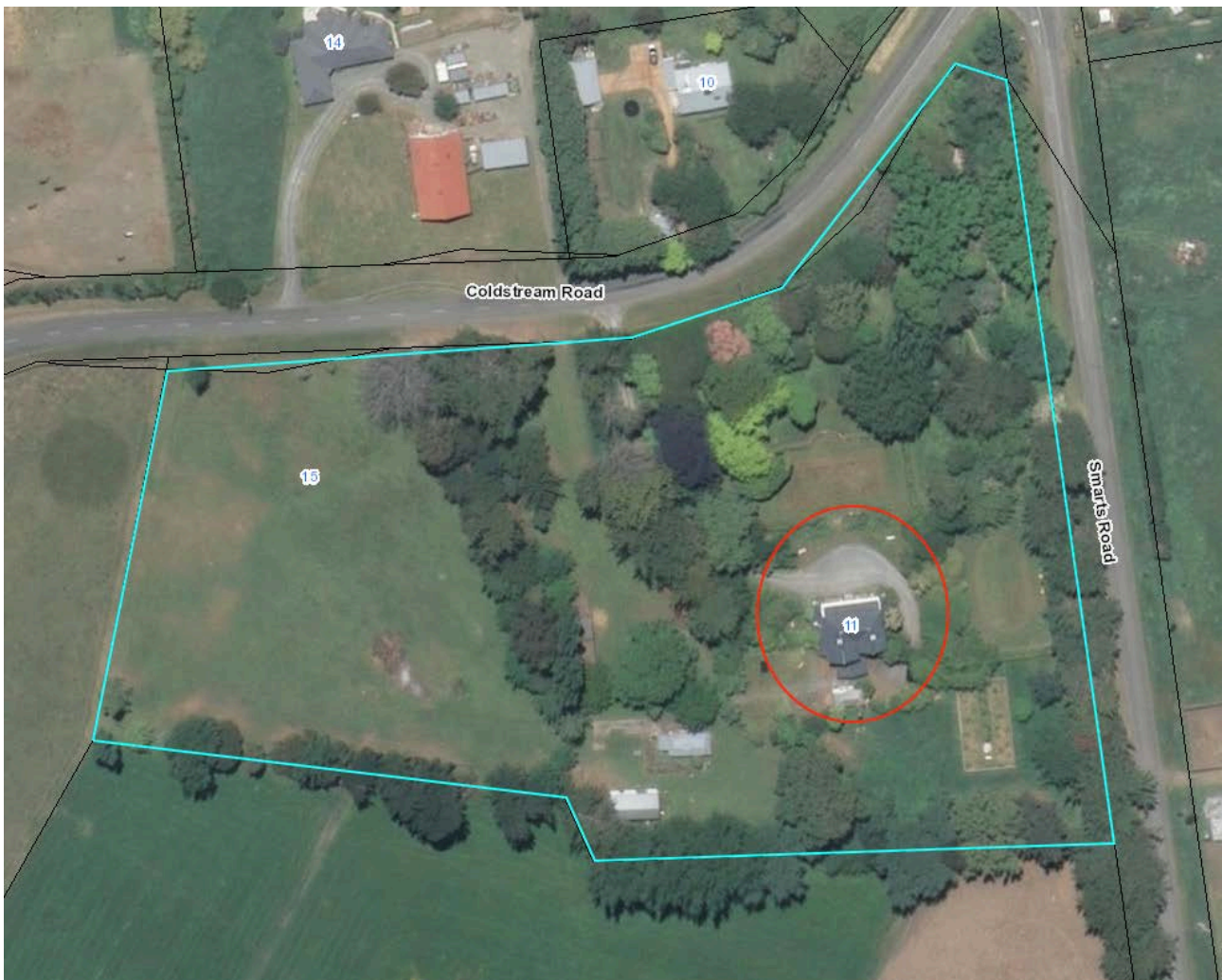
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- *Star* 10 January 1888, p. 4.
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- <https://teara.govt.nz/en/biographies/2s49/strouts-frederick>

REPORT COMPLETED

30 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to the immediate garden setting, 'Coldstream', 11 Coldstream Road, Ashley, Rangiora.



Tolpelt, photo.

MRS J MACFARLANE'S RESIDENCE.

Page 475,

'Coldstream' before the 1892 alterations. *Cyclopedia of New Zealand*, available online.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH055****HERITAGE ITEM NAME**

former Rowe cottage

ADDRESS

47 Edward Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H057

HNZ LIST NO. & CATEGORY

3768 / 2

LEGAL DESCRIPTION

Lot 2 DP 22648

VALUATION NUMBER

2166149700

DATE OF CONSTRUCTION

c.1878? + c.1892?

**ARCHITECT/DESIGNER/
BUILDER**

Michael Rowe & JM Rowe, owner/builders?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has bullnose veranda carried on paired posts and terminated by gabled bay. Lower-level gabled brick wing at rear of house with lean-to on south side is the earliest part of the dwelling. Double-hung sash windows and panelled entrance door.

MATERIALS/STRUCTURE

Brick, timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Timber, villa style addition to east (c.1892?).

SETTING

The dwelling stands on the west side of Edward Street, close by its intersection with Wales Street. A picket fence and cottage garden define the road boundary. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Rural Section 917 was subdivided by James (John?) Fitzgerald in the mid-1870s; this created Albert, Edward, Prince, Duke (previously Of Street) and Wales Streets. Michael Rowe (1837-1913) was an early North Canterbury settler who acquired the two parcels at the corner of Edward and Wales Streets in November 1878. Rowe established a brick and pipe works in Edward Street, opposite George Rowley's brick yard on the north side of Wales Street. It appears that the first, brick stage of the subject cottage was built by Rowe in the late 1870s. Rowe conveyed the property at 47 Edward Street to his son, John Michael Rowe (1864-1936), in June 1892. Five years later Rowe senior transferred five other parcels in the block to Rowe junior. Some of these sections were sold in 1921, with the remainder, including the subject parcel, remaining in the Rowe family. After c.1891 Rowe junior focused the family business on concrete pipe manufacture, a successful business he operated until shortly before his death at his Edward Street home in January 1936. JM Rowe was a member of the Loyal Rangiora Lodge for over 40 years and was married to Emily Jack, with whom he had five children, and Ellen Hall. The house remained in the Rowe family until 1960; it has since passed through a number of other hands but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rowe cottage has historical significance for its association with the Rowe family and, more generally, the residential development of Rangiora in the late 19th century. The cottage represents the typical 19th century pattern of manufacturers living close by their business premises and also indicates the influence of the railway line (opened 1872) in attracting industrial enterprises that wished to use it for carrying freight.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rowe cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rowe cottage has architectural significance as an additive vernacular dwelling that was likely designed and built, in two stages, by Michael and JM Rowe. The later, timber addition overlooking Edward Street demonstrates the emerging influence of the villa style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rowe cottage has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods. It appears likely that bricks from Michael Rowe's brickworks were used in the construction of stage one of the cottage.

CONTEXTUAL SIGNIFICANCE

The former Rowe cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Rowe cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rowe cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Rowe family and their local brick and pipe manufacturing business. The former Rowe cottage has cultural value

as a demonstration of the way of life of its early residents and architectural significance as a colonial vernacular dwelling built in two stages. The former Rowe cottage has technological and craftsmanship significance for its Victorian construction methods and materials and contextual significance for the contribution it makes to the historic character of Edward Street. The site of the former Rowe cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 31 March 1874, p. 3; 15 June 1891, p. 7; 3 January 1936, p. 10.
- *Lyttelton Times* 27 May 1913, p. 8; 10 December 1913, p. 1.
- *Star* 25 August 1914, p. 6.
- *North Canterbury Gazette* 3 January 1936, p. 5; 14 January 1938, p. 2.
- <http://www.heritage.org.nz/the-list/details/3768>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

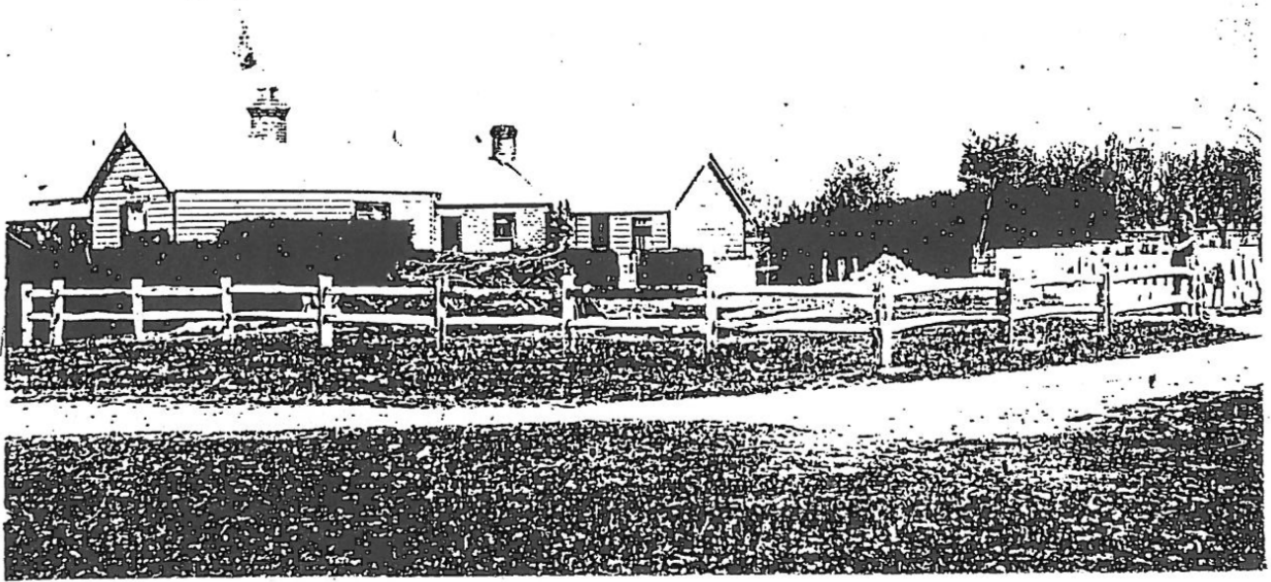
2 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rowe cottage, 47 Edward Street, Rangiora.



Early view of cottage at 47 Edward Street Rangiora
with original brick building in the centre.
Source: Rangiora Museum

WDC file.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH056****HERITAGE ITEM NAME**

former Rangiora Courthouse

ADDRESS

143 Percival Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H059

HNZ LIST NO. & CATEGORY

3770 / 2

LEGAL DESCRIPTION

Section 2 SO 17511

VALUATION NUMBER

2166104300

DATE OF CONSTRUCTION

1893

**ARCHITECT/DESIGNER/
BUILDER**John Campbell, Public Works Department, architect;
George Thompson, builder**STYLE**

Queen Anne

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof forms. Principal, east-facing elevation has cross-gabled bay with rondel bearing building name and side entry off open porch. Windows with segmental heads have multi-pane uppers and keystones on gabled bay. Hip roofed entrance porch to north of gabled bay, enclosed entry to south. String course and keystones in contrasting stone. Modern hip-roofed addition at rear.

MATERIALS/STRUCTURE

Brick, stone, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Extended to rear (1968); storeroom added on south side (c.1989); entrance porch and enclosed secondary entry added to facade (2004). Chimneys removed.

SETTING

The building stands on the west side of Percival Street, south of High Street and on the eastern edge of the Waimakariri District Council precinct. The extent of scheduling is the land parcel on which the building is located.

HISTORY

The first and only purpose-built Rangiora Magistrate's Court opened on 21 November 1893; the court having previously shared the offices of the Mandeville and Rangiora Road Board on High Street since 1865. Magistrate's Courts changed their names to District Courts in 1981. The building was not only a magistrate's/district court but also oversaw civil and family cases, hosted a youth court and disputes tribunal, and functioned as the office of the Registrar of Births, Deaths and Marriages and the Registrar of Electors. The building was recognised as a Waimakariri Landmark in 2003 and, after suffering some damage in the 2010/11 Canterbury earthquakes, it was closed temporarily in November 2011. After reopening for a short time, the decision to close the court permanently and transfer all proceedings to Christchurch was made in late 2013. The court was in session for the last time on 5 March 2014. More recently it has been available for lease for commercial use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Courthouse has historical and social significance for its association with the provision of judicial services in Rangiora between 1893 and 2014.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Courthouse has cultural significance because it demonstrates the way of life of all those who worked in or were called to the court and is held in esteem as a district landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Courthouse has architectural significance as a late Victorian government building that demonstrates the standardisation of design that John Campbell promoted throughout his term as architect to the Public Works Department from 1889. Campbell went on to hold the title of Government Architect from 1909 until his retirement in 1922. The Queen Anne and English Domestic Revival styles were favoured for smaller scale government buildings, such as town courthouses and post offices, at the same time as Campbell's office produced major urban buildings in the Edwardian Baroque style. The design of the Rangiora courthouse was said to be similar to the Kaiapoi Courthouse (1890, demolished). Although William Crichton has been credited with both buildings he was made redundant in June 1891 and ultimate responsibility for all government architecture in the 1890s fell to Campbell, no matter which of his staff had worked on any given design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rangiora Courthouse has technological and craftsmanship value for its masonry construction and classical detailing. George Thompson (died 1906) was a Rangiora contractor and the building works were overseen by Augustus Schwartz of the Inspector of Works office in Christchurch.

CONTEXTUAL SIGNIFICANCE

The former Rangiora Courthouse has contextual significance as a historic feature on Percival Street and within the town centre streetscape. Together with the former Post Office (1936), which is located to the north along Percival Street, and the buildings associated with the Waimakariri District Council, the former courthouse provides evidence of the long-standing governmental hub located in this part of the Rangiora town centre. As Hawkins records the post office, magistrate's court, police station and residence, council chambers and fire station were all once lined up along the west side the Percival Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site may have potential archaeological value in relation to the colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Courthouse has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the judicial history of Rangiora and cultural significance as a place of community esteem and local identity. The former Rangiora Courthouse has architectural significance as a late Victorian Queen Anne design produced by the office of government architect John Campbell and technological and craftsmanship value for its original masonry construction and classical detailing. The former Rangiora Courthouse has contextual significance as a historic feature within the civic hub; its site has some potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 28 September 1892, p. 5; 1 February 1893, p. 1; 5 July 1893, p. 4; 6 January 1909, p. 2; 10 December 2013, available online.
- *Star* 30 August 1872, p. 2; 7 May 1892, p. 3; 31 May 1892, p. 3; 30 January 1893, p. 3; 21 February 1893, p. 3; 8 March 1893, p. 3; 21 November 1893, p. 3.
- *NZ Times* 9 March 1893, p. 2.
- *Lyttelton Times* 31 May 1870, p. 2; 9 May 1892, p. 6; 21 May 1892, p. 4; 9 November 1892, p. 6; 21 November 1892, p. 2; 22 September 1893, p. 3; 11 July 1906, p. 7.
- *Northern Outlook* 1 September 2004, np.
- *North Canterbury News* 18 May 2004, np.
- <http://www.heritage.org.nz/the-list/details/3770>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/rangiora-courthouse>
- <https://teara.govt.nz/en/biographies/2c3/campbell-john>
- *Canterbury Tales* [newsletter of Canterbury Westland Branch NZ Law Society] March 2014, Vol. 20, No. 2, pp. 1, 6 & 7.
- P Richardson 'An Architecture of Empire: the Government Buildings of John Campbell in New Zealand' MA thesis, University of Canterbury, 1988.

REPORT COMPLETED

8 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

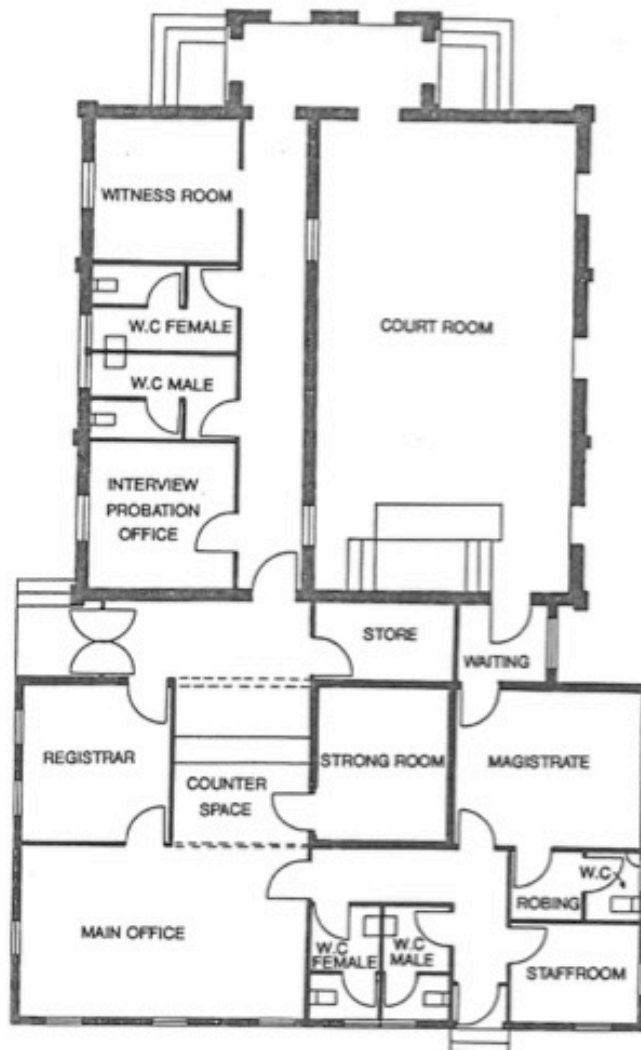


Extent of setting, former Rangiora Courthouse, 143 Percival Street, Rangiora.



As built. www.

PERCIVAL STREET



RANGIORA COURTHOUSE BUILDING

SCALE 1:140 (approx.)



Floor plan in 1989. WDC files.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH057****HERITAGE ITEM NAME**

'Bush Farm' [ka 'Fleetwood'], former Williams/Foster farmhouse

ADDRESS

14 Strachan Place, Southbrook, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H060

HNZ LIST NO. & CATEGORY

3771 / 2

LEGAL DESCRIPTION

Lot 94 DP 30729

VALUATION NUMBER

2165533600

DATE OF CONSTRUCTION

1882?

**ARCHITECT/DESIGNER/
BUILDER**

Hugh Boyd, designer/builder

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has flared veranda carried on latticed posts and terminated by a gabled bay with faceted bay window. Gabled dormer over main entry. Decorative bargeboards and finals; double-hung sash and casement windows. North and west elevation lean-tos; auxiliary structures house service areas at rear (east-facing elevation).

MATERIALS/STRUCTURE

Timber framing and stucco cladding over weatherboards, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Stucco cladding & living room extension to north elevation (mid-20th century). Strachan Place formed (1972-3).

SETTING

The dwelling stands on the east side of Strachan Place, which is a cul de sac running off Bush Street. King Street, from which the house was originally accessed, is to the east. The rear of the house can be seen from Strachan Place and the principal elevation glimpsed from King Street. The wider suburban residential setting is predominantly later 20th century housing stock. The extent of scheduling is the land parcel on which the house is located and includes the historic outbuildings that survive.

HISTORY

'Bush Farm' was originally the property of William and Ann Williams, early settlers to Rangiora. William Williams (c.1818-87) had emigrated from Britain in c.1855 and after some time spent in Hutt district and Nelson, he settled in Rangiora in 1858. A sawyer turned farmer, Williams was an active member of the Northern Agricultural and Pastoral Association from its earliest days. Ann Boyd (c.1833-1922) had emigrated from Scotland with her parents and siblings in 1864 and married William Williams in the same year. A new house for the Williams at 'Farm Bush' is believed to have been designed and built by William Williams' brother-in-law Hugh Boyd in 1882. Alternatively, the house may have been erected for the Williams' daughter Annie and her new husband John Wilkinson Foster (1855-1931), as they married in 1882 and the earliest published references to 'Bush Farm' are in relation to the births of the couple's five children. Ownership of the farm passed to Annie Foster after her mother's death in 1922. One of the Fosters' five children, their daughter Agnes, sold the property in 1949 after her mother's death in the previous year. The property was subdivided to its current extent in 1973; it has passed through other hands since that time but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Williams/Foster farmhouse has historical significance for its association with the Williams/Foster family and the contribution they made to colonial Rangiora. More generally the house is associated with the rural and residential development of Rangiora in the latter half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Williams/Foster farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Williams/Foster farmhouse has architectural significance as a Domestic Gothic Revival style dwelling reputedly designed by local contractor and politician Hugh Boyd. Boyd (1843-1924) was a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd entered into a 40-year partnership with Thomas Keir a year or so later; the two men having met on the voyage out to New Zealand. Boyd was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir were also responsible for the Catholic Church of Sts Mary and Francis de Sales in Rangiora (1885), amongst very many other buildings. Although the northern elevation of the farmhouse has been modified and the external weatherboards clad in stucco, the house retains a good level of authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Williams/Foster farmhouse has technological and craftsmanship value for the evidence it provides of late-Victorian building materials and methods. Boyd and Keir were the preeminent building company in North Canterbury in the 19th and early 20th centuries.

CONTEXTUAL SIGNIFICANCE

The former Williams/Foster farmhouse has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora. Some of the outbuildings on the property, now put to different uses, are believed to date to the 1860s. Nearby Foster Place is named for the Foster family of 'Bush Farm'.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Williams/Foster farmhouse pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Bush Farm' [ka 'Fleetwood'], the former Williams/Foster farmhouse, has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with William and Ann Williams and their family and the colonial rural-residential development of Rangiora. The former Williams/Foster farmhouse has cultural value as a demonstration of the way of life of its early residents and architectural significance as a Domestic Gothic Revival style dwelling designed by noted local builder Hugh Boyd. The former Williams/Foster farmhouse has technological and craftsmanship value for its surviving late-Victorian construction methods and materials and contextual value for the contribution it makes to the historic character of Southbrook. The site of the dwelling has potential archaeological significance in view of the dwelling's age and the development of 'Bush Farm' since the early 1860s.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 13 October 1887, pp. 4 & 5; 12 September 1924, p. 12; 28 March 1931, p. 21; 26 May 2001, p. 41.
- *Lyttelton Times* 5 April 1864, p. 6; 13 October 1887, p. 4; 21 October 1887, p. 3.
- *Star* 15 October 1887, p. 3; 4 November 1887, p. 3; 11 October 1988, np.
- *North Canterbury Gazette* 27 October 1933, p. 5.
- *Globe* 12 January 1882, p. 2.
- *Sun* 20 May 1920, p. 1.
- <http://www.heritage.org.nz/the-list/details/3771>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- http://www.rangiorahockey.co.nz/uploads/5/2/8/5/5285294/history_of_the_parks_and_reserves_of_rangiora.sflb.pdf

REPORT COMPLETED

21 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Bush Farm' farmhouse, 14 Strachan Place, Rangiora.



Williams/Foster family photograph.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH058****HERITAGE ITEM NAME**

'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse

ADDRESS

353 Ashley Road, Summerhill, Cust

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H061

HNZ LIST NO. & CATEGORY

3081 / 2

LEGAL DESCRIPTION

RS 8115

VALUATION NUMBER

2158000100

DATE OF CONSTRUCTION

c.1865

**ARCHITECT/DESIGNER/
BUILDER**

JD Dickinson, owner/builder?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular square footprint and hipped roof forms. Multi-pane double hung sash and casement type fenestration. Overhanging eaves.

MATERIALS/STRUCTURE

Cob, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Kitchen addition (1918). Reroofed (later 1950s). Living room addition (later 1960s). Veranda removed (date unknown).

SETTING

The dwelling stands on the south side of German Road at its intersection with Ashley Road. Although set back from the road boundary the house can be glimpsed from the public domain. A small weatherboard and corrugated iron hut with a brick external chimney is also on the site. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within this historic rural property.

HISTORY

The cob house known as 'Hillview' and, later, 'Bucklands' is believed to have been built by Joseph Daniel Dickinson (c.1833-1916) in c.1865. Dickinson shared the property with his wife Anne Harriet (c.1838-1927) and reportedly, until their marriages, his sisters Isabella and Matilda. (Isabella Dickinson married William Beere in November 1867). JD Dickinson was elected to the Cust Road Board in 1886 and served as the Chairman of the Waimakariri-Ashley Water Supply Board in 1898, the year in which he sold his farm to TH Lance. Thomas Lance (1863-1922) was a member of the Cust Mounted Rifles and a son of JD Lance MHR of Horsley Down. Lance held the property until 1905, when it was bought by Patrick Fitzsimmons, also a Cust Road Board member. The farm was purchased by the Feary Brothers from Fitzsimmons's estate in August 1929. Since 1945 the property has passed through a number of hands. The roof was altered in the later 1950s and additions were made around a decade later. The farmhouse remains in rural residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Hillview' farmhouse has historical significance for its association with JD Dickinson and TH Lance and their families and, more generally, the mid-19th century pastoral development of Summerhill. The house is believed to be the only historic earth dwelling in the district that is still inhabited.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Hillview' farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Hillview' farmhouse has architectural value as a modified vernacular colonial dwelling that was designed in keeping with the capabilities of its earth construction.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Hillview' farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian earth building methods and techniques. Given the material used in its construction it is likely that JD Dickinson was involved in the farmhouse's erection.

CONTEXTUAL SIGNIFICANCE

'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement and development of Summerhill. German Road was previously Dickinson Road in recognition of the locale's early settlers. Another scheduled building, the former Summerhill School building (H118), is located to the east of the house at the intersection of Ashley and Summerhill Roads.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse has overall significance to Summerhill and the Waimakariri district as a whole. The dwelling has historical significance for its association with JD Dickinson and TH Lance and their families and cultural value as a demonstration of the way of life of its early residents. 'Hillview' farmhouse has architectural value as a modified colonial vernacular dwelling and technological and craftsmanship

significance for its Victorian earth construction. 'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of Summerhill and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 4 January 1886, p. 1; 25 June 1890, p. 1; 30 March 1897, p. 6; 27 September 1898, p. 5; 14 December 1898, p. 6; 29 March 1905, p. 12; 30 December 1922, p. 9; 4 December 1926, p. 24; 17 July 1929, p. 18; 2 September 1929, p. 10; 18 September 1929, p. 2; 5 October 1935, p. 2; 6 April 1977, np.
- *Lyttelton Times* 4 December 1867, p. 2; 28 July 1873, p. 2; 16 September 1885, p. 6; 28 December 1885, p. 5; 24 January 1887, p. 1; 19 March 1887, p. 1; 28 July 1887, p. 5; 18 January 1893, p. 2; 2 April 1898, p. 3; 27 March 1900, p. 6; 2 May 1900, p. 11; 15 October 1900, p. 6; 23 September 1905, p. 15; 10 January 1912, p. 8; 13 February 1914, p. 11; 7 May 1914, p. 7.
- *Timaru Herald* 16 September 1885, p. 3.
- *Northern Outlook* 26 October 2011 (available online).
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3081>
- <https://teara.govt.nz/en/biographies/211/lance-james-dupre>

REPORT COMPLETED

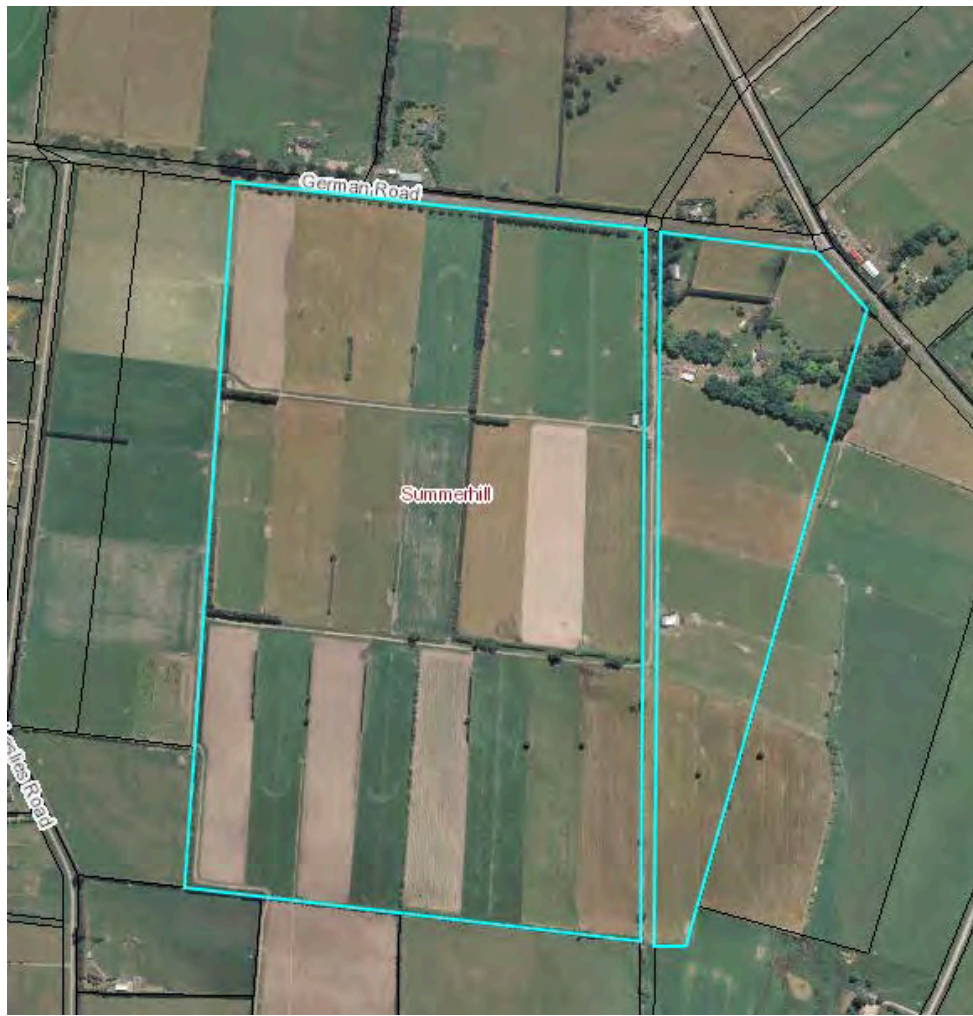
12 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Hillview', 353 Ashley Road, Summerhill, Cust.



Land parcel as a whole with house lot at upper right.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH059****HERITAGE ITEM NAME**

former Payne rental cottage

ADDRESS

56 Church Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H063

HNZ LIST NO. & CATEGORY

3774 / 2

LEGAL DESCRIPTION

Pt RS 53

VALUATION NUMBER

216525000

DATE OF CONSTRUCTION

c.1890?

**ARCHITECT/DESIGNER/
BUILDER**

John Payne, owner/builder?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof. Concave veranda across principal, west-facing elevation shelters central entry flanked by two-light double-hung sash windows. Veranda end features vertical board infill finished with a drop moulding motif and bracket. Roof at rear (east elevation) partially extends to form a shelter over access to an outbuilding. External chimney on south wall.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing and south wall cladding.

ADDITIONS/ALTERATIONS

South wall window added (date unknown).

SETTING

The cottage stands on the east side of Church Street, immediately adjacent to its intersection with Queen Street. The dwelling is visible from the public domain behind a paling fence. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

The land ownership of that part of Rural Section 53 bounded by Church and Queen Streets is somewhat confusing but certainly by 1890 Rangiora asphalter John Payne was in possession of the subject site. Payne (c.1842-1912) had emigrated to New Zealand with his wife Eliza in 1865 and the couple settled in Rangiora in the following year. John worked for the builder John Robinson for many years before setting up his own business as an asphalter in the late 1880s; he and his wife had ten children. John Payne was president of the Loyal Onslow Lodge of Past Grands in 1891 and may have constructed three or more cottages for rent and family residence on his property (later subdivided). A news report in July 1909 noted that a cottage in Church Street that was owned by Mrs John Payne and occupied by Mr J Hillgrove had been gutted by fire. In addition to #56, 54 Church Street (demolished) and 49 Queen Street are also believed to have been Payne houses, the latter possibly the family home of both John and Eliza and, later, their son Edmund and his wife Jane. In 1927 Edmund Payne sold the cottage at 56 Church Street to William Carter, a labourer from Irwell. In the same year Payne junior also owned 47/47A Queen Street and 153 King Street. The cottage at 56 Church Street has passed through a number of hands since it was sold by Carter's executors in 1972; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Payne rental cottage has historical significance for its association with John Payne, his family and their experience of colonial life in Rangiora. It is also representative of the residential development of Rangiora in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Payne rental cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Payne rental cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is assumed to be John Payne, based on his experience working for local builder JJ Robinson.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Payne rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is assumed to be John Payne.

CONTEXTUAL SIGNIFICANCE

The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and the visual evidence it provides of the colonial development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Payne rental cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with John Payne and the residential development of colonial Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Payne rental cottage has architectural

significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and its site has potential archaeological value in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 20 September 1882, p. 3; 28 October 1889, p. 3; 13 July 1909, p. 5.
- *Lyttelton Times* 15 July 1878, p. 4; 21 April 1891, p. 1; 20 December 1892, p. 1; 10 April 1896, p. 1; 8 February 1897, p. 8; 23 May 1904, p. 1; 8 June 1904, p. 1; 10 October 1912, p. 7; 21 August 1913, p. 1; 9 October 1913, p. 1.
- *Star* 24 May 1890, p. 3.
- <https://www.sooty.nz/lancashirewitch1865.html>
- <https://www.heritage.org.nz/the-list/details/3774>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.

REPORT COMPLETED

19 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Payne rental cottage, 56 Church Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH060****HERITAGE ITEM NAME**

former Jennings/Ivory cottage

ADDRESS

66B Ivory Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H065

HNZ LIST NO. & CATEGORY

3779 / 2

LEGAL DESCRIPTION

Lot 2 DP 59835

VALUATION NUMBER

2165429400A

DATE OF CONSTRUCTION

c.1886?

**ARCHITECT/DESIGNER/
BUILDER**

W Charles Jennings, designer/builder?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped, centre gutter roof. Principal, west-facing elevation has central entry flanked by double-hung sash windows; straight veranda with ornamental latticed posts, bracketed eaves, rusticated weatherboards and quoins. Lean-to at rear (east elevation).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Lean-to extension to the south (c.1975?). Erection of another dwelling at rear of cottage (c.1990?).

SETTING

The dwelling stands on the east side of Ivory Street; south of its intersection with Doggett Place and close by the intersection with Queen Street. A single garage and paling fence define the road boundary of the property. The extent of scheduling is limited to the immediate surrounds of the cottage rather than the land parcel as a whole, notwithstanding the potential archaeological values of the entire site.

HISTORY

(William) Charles Jennings (1818-89) purchased part of RS 385 from JI Doggett, to whom he was related, in 1878. Jennings was a carpenter who had emigrated from England with his wife Sarah (nee Ivory) in 1857 to join other family members in Rangiora. It appears likely that Jennings, who lived on the west side of Ivory Road in the vicinity of Buckham Street, built the cottage for his son Charles Ivory Jennings (1860-1947). Jennings junior married Margaret Stapleforth in 1886, the same year in which he purchased the property from his father. The couple had three children and CI Jennings's occupation was variously given as a stationer and journalist in the 1890s. He went on to become a stalwart of Rangiora's governmental and civic life, serving two terms as mayor (1896-98 & 1914-21) amongst other leadership roles, and was awarded an MBE for services to the municipality in 1947. The Ivory Street property was subdivided and the subject site sold to William Ivory in 1899, the CI Jennings family taking up residence in Ashley Street. Ivory, who was also related to the Jennings, was the proprietor of the Rangiora Nursery in Ivory Street. After his death the property was acquired by Frederick Fennell, a gardener, in 1911. The house remained in Fennell family ownership into the 1960s and has passed through other hands since. A second dwelling was erected at the rear of the property in the late 20th century; the former Jennings cottage remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Jennings/Ivory cottage has historical significance for its association with Charles Ivory Jennings and his family and, more generally, the later 19th century residential development of Rangiora. CI Jennings was the first local-born man to serve as Mayor of Rangiora and Hawkins records in his history of the town that towards the end of his life Jennings was known as 'Pa Jennings', the father of Rangiora. The cottage is also notable for its association with the inter-related Doggett, Jennings, and Ivory families and their contribution to the colonial beginnings of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Jennings/Ivory cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Jennings/Ivory cottage has architectural significance as a late Victorian cottage in the square-plan villa style. The dwelling is typical of its era but also demonstrates a higher level of ornamentation on the façade that is consistent with a builder designing a house for either himself or family members.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Jennings/Ivory cottage has technological and craftsmanship value for the evidence it provides of late 19th century building methods and materials. W Charles Jennings was a carpenter, cabinet maker and undertaker in Rangiora from 1857 until the c.1874, at which time he became a stationer and bookseller, in to which business his son followed. The cottage is presumed to be a late example of Jennings senior's construction work expressly built for a family member.

CONTEXTUAL SIGNIFICANCE

The former Jennings/Ivory cottage has contextual significance as a local historic feature close to the town centre. The cottage is close to the former Keir house at 62 Ivory Street (H058) and also relates to the Jennings villa on the south side of the corner of Ashley Street and Jennings Place.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Jennings/Ivory cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with CI Jennings and his immediate and extended family, as well as the residential development of Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Jennings/Ivory cottage has architectural significance as a late Victorian square-plan villa designed by its builder and technological and craftsmanship value for its timber construction and detailing. The former Jennings/Ivory cottage has contextual significance as a local historic feature; its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 May 1889, p. 6.
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- *Lyttelton Times* 9 June 1860, p. 6; 10 April 1899, p. 1.
- <http://www.heritage.org.nz/the-list/details/3779>
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- <https://www.geni.com/people/Charles-Jennings-MBE/6000000029228899429>
- Archives New Zealand.

REPORT COMPLETED

21 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former Jennings/Ivory cottage, 66B Ivory Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH061
HERITAGE ITEM NAME former Ayers / Winskill house
ADDRESS 22 Seddon Street, Rangiora
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H070 **HNZ LIST NO. & CATEGORY** 3782 / 2
 (at time of assessment)
LEGAL DESCRIPTION Lot 1 DP 12159
VALUATION NUMBER 2165240200
DATE OF CONSTRUCTION c.1911
ARCHITECT/DESIGNER/BUILDER Samuel & Cecil Ayers, designer/builders
STYLE Edwardian bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof. Principal, south-facing elevation has bullnose veranda carried on timber posts with decorative cast iron brackets and frieze. Veranda shelters entry with side- and fanlights and is terminated by a faceted bay with conical roof. Decorative banding and diamond motif beneath eaves. Double-hung sash windows with aprons; corbelled chimneys. Lean-to has casement windows and continuation of banding on west elevation.

MATERIALS/STRUCTURE

Constructional polychromy with brick and stone (or plaster?), timber and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Rear lean-to extended? (1980s?).

SETTING

The dwelling stands on the north side of Seddon Street; the property is bounded to the west by Ayers Street. The neighbouring houses date from the 1906/7 subdivision and development undertaken by Samuel and Cecil Ayers. The extent of scheduling is the land parcel on which the dwelling is located.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson (1857- 1947) in 1875 he set up business on his own account in Rangiora. At the time of his 90th birthday it was reported in the *Press* that Samuel Ayers had 'opened up the north-western quarter' of Rangiora and 'built many of the houses in this area' (*Press* 11 September 1936, p. 18). Samuel Ayers served on the Rangiora Borough Council (1903-12) and vested Seddon and Ayers Streets with the council in 1908, having purchased part of the Ric(k)ton Estate in 1906/7. Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), worked with his father as a bricklayer, builder and developer. The Ayers built the house at 22 Seddon Street in c.1911 and Cecil is believed to have lived in it until 1915. He then sold the house to John Winskill, a retired farmer, who lived at #22 until his death in 1938. The house then passed to Winskill's widow Annie (nee Poole), who subdivided the property to its current extent in 1942. More recently the villa has passed through a number of hands; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Ayers / Winskill house has historical significance for its association with Samuel and Cecil Ayers, John and Annie Winskill and, more generally, the early 20th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Ayers / Winskill house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Ayers / Winskill house has architectural significance as an Edwardian bay villa that is presumed to have been designed by Samuel and Cecil Ayers. The ornamental detailing on the exterior of the house is typical of villa styling in the Edwardian era.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Ayers / Winskill house has technological and craftsmanship significance for its polychromatic brick construction by Samuel and Cecil Ayers. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century.

CONTEXTUAL SIGNIFICANCE

The former Ayers / Winskill house has contextual significance as a local historic feature and in relation to other buildings built by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040). The house at 57 Ayers Street appears to be another Ayers 'design and build' dwelling; in that case in the emerging California bungalow style.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house post-dates 1900 its site may have limited potential archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Ayers / Winskill house has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Ayers

and Winskill families, as well as the residential development of Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Ayers / Winskill house has architectural significance as an Edwardian bay villa designed by its builder and technological and craftsmanship significance for its polychromatic brick construction and detailing. The former Ayers / Winskill house has contextual significance as a local historic feature; its site may have limited potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 5 May 1921, p. 2; 4 November 1935, p. 3; 11 September 1936, p. 18; 28 April 1938, p. 4; 1 June 1938, pp. 1 & 18; 25 February 1939, pp. 15 & 29; 27 February 1939, p. 3.
- *North Canterbury Gazette* 19 March 1935, p. 6; 2 March 1939, p. 5.
- *Globe* 20 November 1875, p. 4.
- *Lyttelton Times* 18 June 1875, p. 2; 14 July 1906, p. 16; 28 July 1906, p. 15; 20 April 1908, p. 9; 18 May 1908, p. 6; 11 August 1908, p. 8.
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- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.

REPORT COMPLETED

16 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Ayers / Winskill house, 22 Seddon Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH062****HERITAGE ITEM NAME**

Suffolk House, former Hunnibell's boot and shoe shop

ADDRESS

257 High Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H071

HNZ LIST NO. & CATEGORY

3274 / 2

LEGAL DESCRIPTION

Lot 1 DP 43552

VALUATION NUMBER

2166105300

DATE OF CONSTRUCTION

1871

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and centre gutter hipped roof. Lean-to at rear (south elevation) and veranda on north-facing façade. Multi-pane casement and double-hung sash windows. Convex veranda carried on cast iron posts with decorative brackets. Recessed entry at west end of principal elevation.

MATERIALS/STRUCTURE

Timber framing and weather board cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Shutters added, chimney removed, ground floor shopfront altered (date unknown). External stairs to first floor installed on west elevation (c.1970).

SETTING

The building stands on the south side of High Street at the western edge of the Rangiora town centre. King Street is to the west of the site and Percival Street is to the east. The extent of scheduling is the land parcel on which the building is located as well as that portion of the footpath (road reserve) in to which the veranda extends.

HISTORY

Luke Hunnibell (1838-1913) emigrated from Ipswich in Suffolk, England in late 1864 and soon after opened Rangiora's first boot shop in a sod cottage at the corner of Victoria Street and Northbrook Road. Hunnibell and his wife Sarah had arrived with two children and had a further five once settled in Rangiora. Luke Hunnibell acquired Rural Section 53 on the Harewood Road (High Street) in June 1870 and subsequently relocated his business to new premises closer to the town centre on 8 May 1871. It is assumed that the High Street building was erected at this time. The Hunnibell family lived in King Street but the upper floor of the High Street store was reportedly used to accommodate their staff. Luke Hunnibell was an Oddfellow, serving as lodge treasurer for 42 years, and a keen musician. The business was continued until 1954 by Alfred Hunnibell after his father's death in 1913 and the building was held in family ownership until 1966. Having been put to a number of commercial and hospitality uses over the last 50 years or so, the building was recognised as a Rangiora Landmark in December 2012.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has high historical and social significance for its association with Luke Hunnibell and the early commercial development of Rangiora. It is believed to be the oldest surviving commercial building in High Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has cultural value as a demonstration of the way of life of its early staff and customers; it is esteemed by the community as a Rangiora landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hunnibell's boot and shoe shop has architectural value as a vernacular commercial building that was designed to be fit for purpose. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hunnibell's boot and shoe shop has technological and craftsmanship value for the evidence it provides of colonial construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Hunnibell's boot and shoe shop has contextual significance as a notable historic feature within the Rangiora town centre. The building's veranda and overall form is in contrast to the modern commercial buildings in its immediate environs, serving as a reminder of an earlier era of town centre development.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900 its site has potential archaeological value arising from its colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

Suffolk House, the former Hunnibell's boot and shoe shop has overall heritage significance to Rangiora and Waimakariri district as a whole. The building has high historical and social significance for its association with Luke Hunnibell and the commercial development of the town centre since the early 1870s and cultural value as a heritage feature held in esteem by members of the community. The former Hunnibell's boot and shoe shop has architectural value as a mid-Victorian vernacular commercial building and technological and craftsmanship

value for the evidence it provides of colonial construction methods and materials. The former Hunnibell's boot and shoe shop has contextual significance as a landmark within the Rangiora town centre streetscape and its site has potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 4 September 1872, p. 3; 21 August 1880, p. 2; 20 May 1886, p. 3; 10 June 1895, p. 5; 27 November 1913, p. 9; 7 February 1914, p. 16.
- *Lyttelton Times* 6 May 1871, p. 1; 2 April 1873, p. 2; 4 September 1885, p. 1; 21 January 1905, p. 2; 8 May 1912, p. 8; 27 November 1913, p. 4.
- *Star* 22 March 1881, p. 3; 8 April 1881, p. 2; 18 May 1886, p. 3; 20 October 1888, p. 3.
- *Sun* 23 August 1918, p. 9.
- *North Canterbury Gazette* 23 September 1932, p. 6; 16 July 1937, p. 5.
- <http://www.heritage.org.nz/the-list/details/3274>
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/hunnibells-building>
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- Macdonald Dictionary of Biography, Canterbury Museum (available online).

REPORT COMPLETED

4 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve sheltered by the veranda, 257 High Street, Rangiora.



Building before ground floor modification and installation of shutters. www.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH063

HERITAGE ITEM NAME former Junction Hotel facade

ADDRESS 112 High Street, Rangiora

PHOTOGRAPH



(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO. H073 **HNZ LIST NO. & CATEGORY** 3783 / 2
 (at time of assessment)

LEGAL DESCRIPTION Pt Lot 3 DP 1569

VALUATION NUMBER 2166113100

DATE OF CONSTRUCTION 1879-80

**ARCHITECT/DESIGNER/
BUILDER** TS Lambert, architect; WJ Williams, contractor

STYLE Renaissance palazzo

PHYSICAL DESCRIPTION

Two-storey facade with symmetrical design. Six-bay façade; second and fifth project forward slightly and feature openings on both levels. Dentil cornice with solid parapet above. Balcony is carried on consoles and has wrought iron balustrading. Pairs of arched windows at bays 1, 3, 4 and 6 on the first floor and 3rd and 4th bays on the ground floor. First floor door and window openings have decorative semi-circular heads, keystones and pilasters. Ends bays on the ground floor have wide arched window openings and a rusticated wall surface. Ground floor entrances are framed by colonettes.

MATERIALS/STRUCTURE

Oamaru stone, wrought iron.

ADDITIONS/ALTERATIONS

Loss/removal of parapet and first floor balcony caused by earthquake damage (25 December 1922). Partial demolition, façade retention and new building development (2014/2016).

SETTING

The building stands on the north side of High Street in the Rangiora town centre. Good Street is to the west of the site and Ashley Street is to the east. Johnston's Building (H072) stands on the opposite side of High Street, on the corner of Victoria Street. The extent of scheduling is limited to the façade of the building.

HISTORY

The first Junction Hotel opened in the autumn of 1868. It was a timber building and was replaced by a brick and stone masonry structure in 1879-80. J Oram Sheppard was the owner and as it neared completion in July 1880 the hotel was reported as costing between £4000 and £5000; evidently the expense bankrupted Sheppard. On Christmas Day 1925 a magnitude 7 earthquake struck North Canterbury and resulted in the loss of the elaborate parapet and the first-floor balcony of the hotel. The Junction was soon back in business, however, and it was still in hospitality use when it was closed in January 2012 due to its earthquake-prone status in the wake of the 2010/11 Canterbury earthquakes. The façade was retained when the building was demolished in 2014 and in 2016 a new building on the site reopened for commercial use with the historic façade having been restored, with support from the Canterbury Earthquake Heritage Buildings Fund.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Junction Hotel façade has historical and social significance for its association with the colonial development of Rangiora, for the role that the hotel played in the life of the community, and as the survivor of major earthquakes in 1922 and 2010/11.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Junction Hotel façade has cultural value as a demonstration of heritage conservation beliefs; it is esteemed by the community as a Rangiora landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Junction Hotel façade has architectural significance as an ornate Victorian commercial classical design by noted Christchurch architect TS Lambert. Thomas Lambert (1840-1915) was born and trained in Scotland and arrived in New Zealand in 1866. After a period in Wellington, he settled in Christchurch in 1874 and became known for his survey map which still provides valuable evidence of the city's early colonial development. Lambert designed the buildings for the 1882 Christchurch International Exhibition and was reported to have specialist knowledge of acoustics and ventilation. He also designed the second Theatre Royal in Christchurch (1876), the Lincoln Presbyterian Church (1881-82), and the Bank of New Zealand in Kaiapoi (H012, 1883). Lambert was contracted to the North Canterbury Education Board between 1878 and 1882, during which time he developed a standardised design for the board, some examples of which still survive.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Junction Hotel façade has technological and craftsmanship significance for its stone construction and ornamental detailing. WJ Williams was a Christchurch contractor with premises in Gloucester Street in 1880.

CONTEXTUAL SIGNIFICANCE

The former Junction Hotel façade has contextual significance for its relationship with Johnston's Building across the street and as a notable historic feature within the Rangiora town centre. The façade is a rare survivor of the historic streetscape that has largely been transformed by the redevelopment that has occurred since 2011.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the façade dates to 1880, and there has been development on this site since 1859, the site is likely to have little potential archaeological value given its redevelopment in 2016.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Junction Hotel façade has overall heritage significance to Rangiora and Waimakariri district as a whole. The facade has historical and social significance for its association with the social and commercial development of the town centre since 1880 and cultural value as a heritage feature held in esteem by members of the community. The former Junction Hotel façade has architectural significance as a Renaissance palazzo design by Christchurch architect TS Lambert and technological and craftsmanship significance for its stone construction and ornamental detailing. The former Junction Hotel façade has contextual significance for the contribution it makes to the Rangiora town centre streetscape but limited potential archaeological values in light of the recent redevelopment of the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 7 May 1868, p. 3; 6 June 1868, p. 1; 4 June 1879, p. 3; 25 September 1879, p. 1; 7 September 1915, p. 3; 26 December 1922, p. 8; 19 June 1925, p. 9.
- *Lyttelton Times* 14 July 1880, p. 3; 14 December 1880, p. 2.
- *Globe* 10 March 1880, p. 3; 26 July 1880, p. 4; 29 September 1880, p. 3.
- *Star* 4 January 1869, p. 2; 30 September 1878, p. 4.
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- *The Northern Outlook* 24 February 1999, p. 1; 17 June 2000, np.
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- Macdonald Dictionary of Biography, Canterbury Museum (available online).
- GA Eiby 'An annotated list of New Zealand earthquakes, 1460-1965' *NZ Journal of Geology and Geophysics* 11:3, pp. 630-647; available online.

REPORT COMPLETED

9 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the façade of the building, 112 High Street, Rangiora.



The façade before the 25 December 1922 earthquake. www.rangiora.com

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH064****HERITAGE ITEM NAME**

former Bank of New Zealand manager's residence / Rangiora Museum

ADDRESS

29 Good Street, Rangiora

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

New

HNZ LIST No. & CATEGORY

3089 / 2

LEGAL DESCRIPTION

Part RS 890

VALUATION NUMBER

2165209000

DATE OF CONSTRUCTION

1881

**ARCHITECT/DESIGNER/
BUILDER**

WB Armson, architect?; Messrs Boyd & Keir, contractors

STYLE

Victorian commercial classicism

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and mansard roof. Principal elevations are symmetrical; east-facing elevation previously overlooked High Street; north-facing elevation overlooked Ashley Street. East elevation has arched entry flanked by paired windows and topped by a cross-gabled pediment. North elevation has a cross-gabled pediment over a pair of arch-headed windows. Bracketed eaves, double-hung sash windows with hood moulds and, mostly, aprons. Decorative pilasters at building corners.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Relocated to current site (1967). Reroofed; display and archives extension added to west end (1971-72).

SETTING

The building stands on the southern portion of the Good Street Reserve, north of the Rangiora Bowling Club. Good Street borders the reserve to the east and Blackett Street is to the south. The museum stands close to a replica cob cottage and is partially screened from the road by trees and shrubs. The extent of scheduling is limited to that portion of the land parcel on which the building is located and is intended to protect sightlines from the roadway.

HISTORY

The Bank of New Zealand erected new premises at the corner of High and Ashley Streets in Rangiora in 1881, having had a branch in the town since 1872. The building opened for business in August 1881 and was operated by the bank until May 1967, after which time the upper floor of the building was removed to Good Street and the lower section was demolished. The Rangiora & Districts Early Records Society was incorporated in 1960 and it took over the relocated bank building in late 1967. The new Rangiora Museum was officially opened on 2 December of that year. A replica cob cottage, built largely from blocks sourced from a cottage built by the Doak family, was erected around the same time as the museum opened. The museum was recognised as a Waimakariri Landmark in 2003 and is open to the public for display and research purposes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has historical and social significance for its association with the banking and commercial history of Rangiora between 1881 and 1967 and, since 1967, as the home of the Rangiora Museum.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has cultural significance as a demonstration of the way of life of its former bank managers, their families and customers. Bank managers were typically provided with on-site accommodation in the 19th and early 20th centuries. The esteem in which the building was, and is, held by the local community is demonstrated by its repurposing in 1967 and ongoing use as a local history museum.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Bank of New Zealand manager's residence has architectural significance as the upper floor of a Victorian commercial classical style building whose designer may have been WB Armson, the leading Christchurch architect responsible for a number of Bank of New Zealand buildings throughout Canterbury in the later 1870s and early 1880s. Armson (1832/3-83) specialised in bank design and given his involvement with premises for the BNZ in Temuka (1875), Lyttelton (1878), Rakaia and Ashburton (1881), and Geraldine (1883) it seems highly likely that he also designed the Rangiora building. The Kaiapoi BNZ (H012) was designed by TS Lambert, but only after Armson's death had curtailed his commission. Armson's Bank of New Zealand in Dunedin is considered to be his finest work (1879-83). He was an English-born, Australian trained architect who founded the firm that survived as Collins Architects until the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Bank of New Zealand manager's residence has technological and craftsmanship significance for its timber construction and classical detailing. Local contractor and politician Thomas Keir (1837-1910) was born in Scotland and emigrated to New Zealand in 1864. After two years working as a carpenter in Christchurch he settled in Rangiora, where he was a builder and contractor in partnership with Hugh Boyd for some 40 years. Boyd (1843-1924) was also a Scottish-born carpenter and joiner who emigrated to New Zealand in 1864. He settled in Rangiora where family members were already resident and commenced business in 1865. Boyd had met Keir on the voyage out to New Zealand. He was an inaugural Rangiora Borough councillor, served a term as Mayor of Rangiora, and was prominently involved in local education matters for over 40 years. Boyd and Keir also built the BNZ at Kaiapoi (H012, 1883-84) and Johnston's Buildings in Rangiora (H072, 1896-97).

CONTEXTUAL SIGNIFICANCE

The former Bank of New Zealand manager's residence has contextual value as a historic feature within the Good Street Reserve. Since 1967 it has stood near to the Rangiora Bowling Club (H078); the building is also associated with a replica cob cottage erected in 1972.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the former Bank of New Zealand manager's residence pre-dates 1900, its site has limited potential archaeological value in regard to the relocated building.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Bank of New Zealand manager's house / Rangiora Museum has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the banking and commercial history of Rangiora and cultural significance as a place of community esteem that demonstrates the historic way of life of bank managers and their families. The former Bank of New Zealand manager's residence has architectural significance as a Victorian commercial classical design that may have been the work of leading Christchurch architect WB Armson and technological and craftsmanship significance for the quality of its timber construction and classical detailing by leading Rangiora builders Boyd and Keir. The former Bank of New Zealand manager's residence has contextual value as a historic feature just north of the town centre; its site has limited potential archaeological value in relation to the relocated building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 15 November 1880, p. 3; 31 January 1881, p. 3; 17 May 1881, p. 2; 26 November 1924, p. 15.
- *Star* 9 November 1880, p. 3; 1 August 1881, p. 2; 6 April 1898, p. 3.
- *Sun* 10 July 1920, p. 7.
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REPORT COMPLETED

8 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to that part of the site on which the building is located and maintaining sightlines from the public domain, former BNZ manger's residence / Rangiora Museum, 29 Good Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH065****HERITAGE ITEM NAME**

former Northern Agricultural and Pastoral Association building

ADDRESS

93 Ivory Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H076

HNZ LIST NO. & CATEGORY

3772 / 2

LEGAL DESCRIPTION

Part Lot 3 DP 6146

VALUATION NUMBER

2166102100

DATE OF CONSTRUCTION

1924-25

**ARCHITECT/DESIGNER/
BUILDER**

Guthrie Brothers, architects; T Shankland, builder

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and half-hipped roof. Principal, north-facing elevation has a temple front façade divided into three bays with paired columns and solid parapet bearing relief lettering 'Northern A & P Association'. Side entry on east elevation has been covered over. Windows on east and south elevations are multi-pane casements with plain surrounds.

MATERIALS/STRUCTURE

Reinforced concrete, cement plaster, corrugated metal.

ADDITIONS/ALTERATIONS

Façade altered with removal of original panelled doors and flanking multi-pane sash windows on façade (date unknown). New glass panels set into façade as part of building strengthening and refurbishment (2017-18).

SETTING

The building forms the backdrop of the Rangiora Soldiers' Memorial (H080) at the intersection of High and Ivory Streets. The site is bordered by Alfred Street to the south and is on the

eastern fringe of the town centre. The extent of setting is the footprint of the building, which covers the whole land parcel and may extend over in to the road reserve.

HISTORY

The Northern Agricultural and Pastoral Association was founded in 1866 and held its first show in the same year. The association erected a hall and offices, on land gifted by Charles Leech, in 1924-25; the building was officially opened on 30 March 1926 by the Hon OJ Hawken, Minister of Agriculture. In the mid-1960s the building was used briefly by the BNZ and ANZ banks while new banking chambers were being erected. It has been used for a variety of commercial uses since that time and reopened after strengthening and refurbishment as a bar and café in November 2018. The association is now based at the Rangiora Showgrounds at the northern end of Ashley Street and continues to organise the annual Rangiora Show. A 150th anniversary book was published about the association in 2016.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has historic and social significance for its association with the Northern A & P Association and the development of Rangiora's rural economy.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has cultural value as a building refurbished after the 2010/11 Canterbury earthquakes and as a demonstration of the way of life of the members of the Northern A & P Association in the former part of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has architectural significance as the work of notable Christchurch architectural partnership the Guthrie Brothers. JS 'Jack' Guthrie (1883-1946) worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history owing to the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917), both in Christchurch. In addition to a number of Canterbury homestead designs, including 'Rakahuri' at Glentui (1918, H111), the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has technological and craftsmanship value for the quality of its reinforced concrete construction and classical detailing. Thomas Shankland (c.1881-1932) was a Rangiora builder who had served his apprenticeship with William Wadey and had premises in Ashley Street.

CONTEXTUAL SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has contextual significance as a local historic feature within the Rangiora town centre and in relation Rangiora Soldiers' Memorial.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and fully occupies the land parcel on which it stands, its site appears likely to have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Northern Agricultural and Pastoral Association building has overall heritage significance to Rangiora and the district of Waimakariri. The building has historical and social significance for its association with the Northern A & P Association and North Canterbury farmers and cultural value as a refurbished heritage building. The former Northern Agricultural and Pastoral Association building has architectural significance for its Neoclassical design by the Guthrie Brothers and technological and craftsmanship value for its reinforced concrete construction and classical detailing. The former Northern Agricultural and Pastoral Association building has contextual significance as a Rangiora town centre historic feature.

HERITAGE CATEGORY

B

REFERENCES

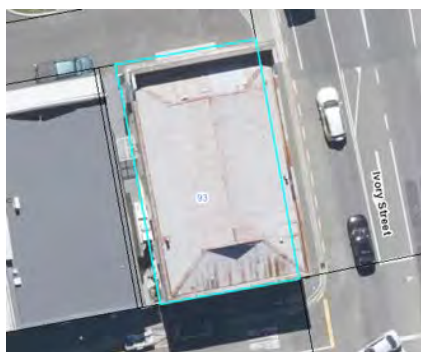
- *Press* 25 October 1924, p. 20; 9 September 1925, p. 7; 29 March 1926, p. 14; 31 March 1926, p. 9; 3 December 1930, p. 19; 15 March 2013 & 6 December 2018; available online.
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- *North Canterbury News* 18 December 2016, available online.
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REPORT COMPLETED

9 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, former Northern A & P building, 93 Ivory Street, Rangiora.



Opening of hall and as built. Kete Waimakariri.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH066****HERITAGE ITEM NAME**

Rangiora Town Hall

ADDRESS

303 High Street & 175 King Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H079

HNZ LIST NO. & CATEGORY

3788 / 2

LEGAL DESCRIPTION

Part RS 53

VALUATION NUMBER

2166110010

DATE OF CONSTRUCTION

1925-26

**ARCHITECT/DESIGNER/
BUILDER**

H St A Murray, architect; F Williamson, builder

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Two-storey building set within larger complex has rectangular footprint and hipped and gabled roof forms. Principal elevations face north and east and are linked by a corner dome and rounded corner. High Street elevation is divided into five bays with recessed entry at west end; first floor windows are arched with multiple panes. String course over first floor windows, with rondels between each one. Square-headed ground floor windows have hood moulds. Foundation stone set into base near corner entry, latter has rusticated wall surface with keystones above arched openings. Metal balconies beneath first floor windows under corner dome; windows are separated by pilasters and topped by words 'Town Hall.' in relief. King Street elevation has secondary treatment with one bay having two narrow ground floor windows and arched window above. Remainder of King Street façade is largely blank with pilasters and double string course. Modern additions to both facades and at rear.

MATERIALS/STRUCTURE

Reinforced concrete, cement plaster, corrugated metal roofing.

ADDITIONS/ALTERATIONS

King Street windows lighting auditorium covered over (c.1936?). Seating in auditorium reduced and ground floor office space extended (1970). Site redevelopment for cinema complex, town hall strengthening and refurbishment (Fulton Ross Team Architects, 2014-15).

SETTING

The building stands at the south-west corner of the intersection of High and King Streets. The town centre is to the east and the Anglican Church of St John the Baptist (H052) is to the west. Rangiora Borough School is to the south along King Street. The extent of scheduling is the land parcel on which the building is located and that part of the road reserve on to which the building appears to encroach. It is noted that the 2014-15 additions to the building are excluded from the Heritage NZPT extent of registration.

HISTORY

The Rangiora Town Hall and Library opened on 27 May 1926, the occasion being marked by two choral concerts, the evening one organised by local professional musician G Gibbs-Jordan. Originally the public library shared the ground floor with the auditorium and there was a large reading room on the first floor beneath the dome. Auditorium seating for 600 people was manufactured by local furnishers Hargreaves and Harper and from the town hall's opening the auditorium was a cinema called Everybody's and, later, the Regent. The new town hall replaced the Rangiora Institute Hall and Library that was erected in 1872 and burnt down in 1925. The Rangiora Borough Council occupied the building from 1967, when the library moved in to the former borough council chambers in Percival Street, until 1981. Movies were shown in the auditorium up until the September 2010 Darfield earthquake. The town hall was recognised as a Waimakariri Landmark in May 2010 and reopened after redevelopment and refurbishment on 7 March 2015. It continues to function as a cinema, public hall and function venue.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Town Hall has high historical and social significance for its association with the civic and social life of the people of Rangiora and district since 1926. It is also associated with the provision of local government services between 1926 and 1981 and with community efforts to preserve local heritage buildings after the 2010 and 2011 Canterbury earthquakes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Town Hall has cultural significance because it is esteemed by the community as a Waimakariri Landmark.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Town Hall has architectural significance as the work of Christchurch architect Henry St Aubyn Murray. Murray (1886-1943) was born and educated in Christchurch and served his articles with Fred Barlow, the designer of the Rangiora Borough Council Chambers (H077). In 1908 he was one of four New Zealanders who represented Australia at the Olympic Games held in London that year. Murray also designed a number of Catholic churches in Canterbury, including the Church of the Holy Name in Ashburton (1930), as well as the Akaroa (1922-23) and Leeston (1924) war memorials.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Town Hall has technological and craftsmanship value for its reinforced concrete construction and classical detailing. F Williamson was a Christchurch builder.

CONTEXTUAL SIGNIFICANCE

The Rangiora Town Hall has contextual significance as a historic landmark on High Street and within the town centre streetscape. The building defines the street corner on which it is

located and stood diagonally opposite John Knox Church for many years (1922-2014), until the latter was demolished following the Canterbury earthquakes.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and the property has been extensively redeveloped, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Town Hall has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has high historical and social significance for its association with the civic and social life of the people of Rangiora since 1926 and cultural significance as a place of community esteem and local identity. The Rangiora Town Hall has architectural significance as a Neoclassical design by Christchurch architect Henry Murray and technological and craftsmanship value for its reinforced construction and classical detailing. The Rangiora Town Hall has contextual significance as a historic landmark within the town centre; its site has limited potential archaeological value.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 22 July 1925, p. 14; 15 August 1925, p. 16; 17 August 1925, p. 10; 18 August 1925, p. 7; 19 August 1925, p. 11; 7 November 1925, p. 20; 2 May 1926, p. 8; 9 September 1926, p. 5.
- *North Canterbury Gazette* 12 November 1935, p. 5; 17 March 1936, p. 5.
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- <https://www.naylorlove.co.nz/project/rangiora-town-hall/>
- *Canterbury Rebuild Magazine* April 2015, Issue 44; available online.
- <https://www.waimakariri.govt.nz/leisure-and-recreation/facilities/wdc-halls-and-meeting-venues/pages/rangiora-town-hall>

REPORT COMPLETED

9 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the building that appears to extend out in to the road reserve, Rangiora Town Hall, 303 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH067****HERITAGE ITEM NAME**

Rangiora Soldiers' Memorial

ADDRESSKippenberger War Memorial Reserve, 55 High Street,
Rangiora**PHOTOGRAPH**

(Dr A McEwan, 9 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H080

HNZ LIST No. & CATEGORY

3789 / 2

LEGAL DESCRIPTION

Lot 1 DP 476581

VALUATION NUMBER

2166102201

DATE OF CONSTRUCTION

1923-24

**ARCHITECT/DESIGNER/
BUILDER**

Victor Hean, designer

STYLE

Obelisk

PHYSICAL DESCRIPTION

Obelisk with rectangular cross-section is mounted on a stepped base. Memorial panels are inset on the north, east and west faces; north-facing panel has pedimented frame with carved wreath above. Classically detailed cornice.

MATERIALS/STRUCTURE

Ashlar Sydney sandstone, blue & Aberdeen granite.

ADDITIONS/ALTERATIONS

Addition of plaques around base commemorating service in World War II (post-1945). Forecourt redevelopment (2014). Name of Lance Corporal Jacinda Baker inscribed on memorial (2016).

SETTING

The war memorial is set within a paved forecourt which is bounded by High Street to the north and Ivory Street to the east. The backdrop of the memorial is the former Northern A & P Association building (heritage item H076). The extent of setting is the land parcel on which the memorial is located.

HISTORY

Discussions about a soldiers' memorial for Rangiora were under way by early 1919 and it was announced in March of that year that local farmer Charles Leech (c.1859-1941) had gifted a central Rangiora site for the memorial. It was not until mid-1924 however that the Rangiora Soldiers' Memorial was erected. The official unveiling by Governor-General Viscount Jellicoe took place on 13 August 1924 and the memorial was dedicated to the soldiers of both the borough and the county. The memorial was jointly funded by both local councils as well as by public subscription and it remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. The memorial is also associated, by virtue of the name of the reserve in which it is located, with Major General Sir Howard Kippenberger (1897-1957), a distinguished World War II commander who was a Rangiora lawyer and borough councillor before the war.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Soldiers' Memorial has architectural significance as an example of the classically-inspired work of Christchurch architect Victor Hean. Hean (1901-79) submitted the design chosen for the Rangiora memorial at a time when he was still training to become an architect. He completed that training in 1927 and was registered as an architect two years later. Hean worked for Christchurch City Council from 1925 until the late 1930s, during which time he was responsible for the Women's Rest Rooms in Cathedral Square (1932) and the MED building in Manchester Street (1939), both now demolished, as well as the Edmonds' Band Rotunda (1929, deconstructed). He later worked for the Public Works Department in Christchurch, was chair of the Canterbury branch of the NZ Institute of Architects and was made a life member of the NZIA in 1966.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Soldiers' Memorial has craftsmanship significance for the quality of its stone construction and classical detailing. The contractor for the memorial is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Rangiora Soldiers' Memorial has contextual significance as a local landmark within the Rangiora town centre and in relation to the former Northern A & P Association building (heritage item H076), the site of which was also gifted by Charles Leech.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. Survey plan A.9034, which is dated February 1900, appears to show that the site was occupied prior to the erection of the memorial. It is noted, however, that the memorial reserve was substantially redeveloped in 2014.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Soldiers' Memorial has overall heritage significance to Rangiora and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in foreign wars and cultural significance given its commemorative purpose. The Rangiora Soldiers' Memorial has architectural significance for its design by 22-year-old Victor Hean before he launched his architectural career and craftsmanship significance for the quality of its stone construction and classical detailing. The Rangiora Soldiers' Memorial has contextual significance as a landmark within the Rangiora town centre.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 28 March 1923, p. 14; 14 July 1923, p. 3; 10 December 1923, p. 3; 23 April 1924, p. 1; 2 July 1924, p. 10; 8 July 1924, p. 11; 16 July 1924, p. 6; 17 July 1924, p. 10; 11 August 1924, p. 3; 13 August 1924, p. 8; 8 September 1941, p. 6; 19 August 2016 (available online).
- *Star* 20 March 1919, p. 4; 13 August 1924, p. 4.
- *Ashburton Guardian* 21 May 1919, p. 7.
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- <https://teara.govt.nz/en/biographies/5k11/kippenberger-howard-karl>
- <http://christchurchcitylibraries.com/Heritage/Publications/ChristchurchCityCouncil/ArchitecturalHeritage/PavilionsTemplesFourSquareWalls/1877313092.pdf>

REPORT COMPLETED

4 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Kippenberger War Memorial Reserve, 55 High Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH068****HERITAGE ITEM NAME**

'Beach Glen', former Orchard farmhouse / 'Polesworth Villa', former Cross house

ADDRESS

1461 Main North Road (SH 1), Waikuku

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H083

HNZ LIST No. & CATEGORY

3796 / 2

LEGAL DESCRIPTION

Lot 4 DP 55678

VALUATION NUMBER

2159163404

DATE OF CONSTRUCTION

1860s?

**ARCHITECT/DESIGNER/
BUILDER**

William and/or Hiram Orchard, owner/builder?

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, plus western addition, and gabled roof forms. Principal, east-facing elevation has partially glazed bullnose veranda with plain posts. Cross-gabled bay has boxed bay with Chicago window. Rusticated weatherboards on façade, double-hung sash windows, glazed panel door. Rear lean-to; gabled outbuilding linked to house by lean-to structure.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Quoins, bargeboards, finials, veranda brackets and first floor window decoration removed; gable end window above bay replaced with single pane casement (date unknown).

SETTING

The dwelling stands on the west side of Main North Road, north of its intersection with Macdonalds Lane and south of the intersection with Waikuku Beach Road. The house is set back from the roadway behind a picket fence. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values that may be present across the site.

HISTORY

William and Mary Orchard emigrated from Polesworth, Warwickshire in England to New Zealand with the first five of their nine children aboard the *Randolph* in 1850. The family lived in Christchurch initially and then relocated to Waikuku in the late 1850s. William (1813-92) was a sawyer and builder before taking up farming; he was declared bankrupt in early 1873. Orchard's son-in-law GF Lovegrove had to bail him out and in late 1874 Lovegrove offered 'Beach Glen' farm at Waikuku for sale. By that time there was a 7-room house on the property, which suggests that the house now known as 'Polesworth Villa' had been erected by this date. Despite the sale offer the Orchard family remained on the Waikuku farm. William and Mary both died in 1892, but their eldest son Hiram (1839-1903) seems to have already taken over the farm by this time. Hiram had married Margaret Thompson (1848-1901) in 1868 and the couple had eight children. The Orchards' dairy farm was advertised for let by tender for a period of five years in 1899; although at the time of Margaret Orchard's death in 1901 it appears that Hiram was back (or still?) in residence. Hiram and Margaret's son George married Mary Jane Brown in 1906 and died two years later, after which it is reported that Mary Jane ran the local post office from the Orchard farmhouse. The property was transferred to Joseph and Emily Cross in 1928; by the mid-1920s, if not earlier, the house was known as 'Polesworth Villa'. Having changed hands several times since the 1960s, the property was subdivided to its current extent in 1989. It remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Orchard farmhouse has historical significance for its association with the Orchard family and the pastoral and residential development of Waikuku during the colonial period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Orchard farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style building that retains its original form although its decorative detailing has largely been removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Orchard farmhouse has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of its setting and the visual evidence it provides of the 19th century pastoral and residential development of Waikuku.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Orchard farmhouse pre-dates 1900, its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Orchard farmhouse, known as 'Beach Glen' and 'Polesworth Villa', has overall significance to Waikuku and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Orchard family and the colonial development of Waikuku and cultural value as a demonstration of the way of life of its early residents. The

former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style dwelling and technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of Waikuku; its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 18 June 1898, p. 1; 27 December 1899, p. 8; 31 January 1901, p. 8; 26 February 1903, p. 1; 28 February 1903, p. 7; 16 January 1913, p. 5; 22 September 1925, p. 3; 26 March 1928, p. 3; 12 November 1929, p. 3.
- *Lyttelton Times* 4 August 1868, p. 2; 8 January 1873, p. 4; 12 March 1873, p. 3; 9 November 1874, p. 3; 6 October 1877, p. 4; 18 December 1900, p. 6; 2 March 1903, p. 5; 13 May 1908, p. 1; 15 June 1915, p. 1.
- *Star* 24 May 1892, p. 2; 6 August 1892, p. 2.
- *Marlborough Express* 21 November 1908, p. 4.
- *North Canterbury Gazette* 14 July 1933, p. 5.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.firstfourships.co.nz/pics/othrppl.php?table=others&id=8>
- <http://www.heritage.org.nz/the-list/details/3796>
- Archives New Zealand.
- <https://www.wikitree.com/wiki/Orchard-407>
- <https://www.geni.com/people/Hiram-Orchard/6000000009478167437>
- Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

23 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Orchard farmhouse, 1461 Main North Road, Waikuku.



HNZPT.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH069****HERITAGE ITEM NAME**

Woodend Methodist Church

ADDRESS

86 Main North Road (SH 1), Woodend

PHOTOGRAPH

(HNZPT)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H085

HNZ LIST NO. & CATEGORY

3795 / 2

LEGAL DESCRIPTION

Part RS 367B

VALUATION NUMBER

2161302600

DATE OF CONSTRUCTION

1910-11

**ARCHITECT/DESIGNER/
BUILDER**

Edward England, England Brothers, architect; Messrs Wadey & Efford, contractors; Messrs Ayers & Son, bricklayers

STYLE

Gothic Revival hall type

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower-level vestry at rear of church opposite main entry on west elevation. Paired lancet-arched windows, buttresses, cement plaster detailing including door and window surrounds. Circular motif on façade bears name and date of building.

MATERIALS/STRUCTURE

Brick, cement, timber, concrete, corrugated metal.

ADDITIONS/ALTERATIONS

Church hall relocated from Sefton; kitchen and lounge added on site (1973). Post-EQ repairs and strengthening, including replacement of slate roof with corrugated metal (c.2018).

SETTING

The church is on the east side of Main North Road, north of its intersection with Woodend Road. A churchyard is to the rear (east) of the church and to its north-east is located a stand-alone church hall. The wider setting is largely residential in nature. The extent of setting is the land parcel on which the church, hall and churchyard are all located.

HISTORY

The first Methodist services were held in Woodend in late 1858. A Sunday School (1861) and church (1864 + 1877) followed. A new brick church was dedicated on 18 May 1911, tenders having been called in September of the previous year and the foundation stone laid on 22 December 1910. The Prime Minister, the Rt Hon GW Forbes, was present at the unveiling of jubilee memorial tablet at the church on 26 November 1933. Also present was Samuel Ayers, who had attended the first church service in his father's house in 1858. The church celebrated its 150th year in October 2008 and is now part of the Rangiora Methodist Parish. Services are currently being held in the hall while the church is being repaired and strengthened following the damage caused by the 2010/11 Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Woodend Methodist Church has historical and social significance for its association with the Methodist congregation of Woodend and the history of the church community since 1858.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Woodend Methodist Church has cultural and spiritual significance as a place of Methodist worship and fellowship. The church is held in esteem by members of the community who have supported the repair and strengthening of the building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Woodend Methodist Church has architectural significance as the work of leading Christchurch architects, the England Brothers. Robert England junior (1863-1908) established his practice in Christchurch in 1886, being joined in partnership by his brother Edward (1875-1949) in 1906. After Robert died in 1908, Eddie Edward continued the practice, specialising in large timber homes for wealthy clients. The England Brothers were responsible for some of Christchurch's most notable late 19th and early 20th century residential buildings, including the former McLean's mansion (1899-1902) and the 1900 section of Riccarton House. From the time the practice was established the England Brothers also designed Methodist churches, including the Leeston Wesleyan Church (1889) and the Dunsandel Methodist Church (1911-12). A number of the firm's Christchurch buildings were demolished following the Canterbury earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Woodend Methodist Church has technological and craftsmanship significance for its brick and cement construction and detailing by Rangiora building contractors Wadey and Efford. The firm was also responsible for erecting the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora, as well as the later St Barnabas's Anglican Church at Woodend (1932-33, H086). The Ayers family were well-known North Canterbury bricklayers and also members of the Methodist church. Amongst a number of brick buildings erected by Samuel Ayers that are scheduled on the district plan is the family home in Rangiora (aka Turvey House, 1875, H047).

CONTEXTUAL SIGNIFICANCE

The Woodend Methodist Church has contextual significance as a historic feature in central Woodend. It is a notable masonry survivor of the 2010/11 earthquakes in North Canterbury.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological value relating to the earlier development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Woodend Methodist Church has overall heritage significance to Woodend and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Woodend and cultural and spiritual significance for its religious use and purpose. The Woodend Methodist Church has architectural significance as a Gothic Revival hall type church designed by notable Christchurch architectural practice the England Brothers and technological and craftsmanship significance for its Edwardian brick and cement construction and detailing. The Woodend Methodist Church has contextual significance as a historic feature in central Woodend and for its relationship to the churchyard and hall on the same site. The church property has potential archaeological value in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 17 November 1908, p. 7; 9 December 1910, p. 5; 23 December 1910, p. 3; 19 May 1911, p. 7; 10 April 1913, p. 2; 28 August 1933, p. 16; 27 November 1933, p. 16.
- *North Canterbury Gazette* 19 May 1933, p. 8; 29 August 1933, p. 4; 28 November 1933, p. 5; 10 November 1938, p. 2.
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- http://www.methodist.org.nz/find_us/central_south_island/parish_information/rangiora_parish/woodend_rebuild_progress
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-tuahiwi,-waikuku-and-woodend>
- [http://www.methodist.org.nz/files/docs/wesley%20historical/8\(3\)%20ouryesteryears%201840%20.pdf](http://www.methodist.org.nz/files/docs/wesley%20historical/8(3)%20ouryesteryears%201840%20.pdf)
- [http://www.methodist.org.nz/files/docs/wesley%20historical/6\(4\)%20parts%20of%20his%20ways%20.pdf](http://www.methodist.org.nz/files/docs/wesley%20historical/6(4)%20parts%20of%20his%20ways%20.pdf)

REPORT COMPLETED

19 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 86 Main North Road, Woodend.



Press 28 August 1933, p. 16. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH070****HERITAGE ITEM NAME**

St Barnabas's Anglican Church and Lychgate

ADDRESS

147 Main North Road (SH 1), Woodend

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H086

HNZ LIST NO. & CATEGORY

3797 / 2

LEGAL DESCRIPTION

Part RS 358

VALUATION NUMBER

2159168800

DATE OF CONSTRUCTION

1932-33 (church) & 1903 (lychgate)

**ARCHITECT/DESIGNER/
BUILDER**Cecil Wood, architect; Messrs Wadey & Efford,
contractors (church); DC Shilton, designer/builder
(lychgate)**STYLE**

Arts & Crafts / Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled and mansard roof forms. Church has gabled vestry on south elevation and a battlemented tower on northern elevation; latter is at the meeting point with the church hall, which is at right angles to the church. Flagpole atop tower, niche with figure of St Barnabas above main entry set within base of tower. Splayed buttresses, paired windows with pointed tops and geometric tracery. Shingled gable ends. Gothic Revival style lychgate has scalloped bargeboards and shingled gable roof.

MATERIALS/STRUCTURE

Reinforced concrete cavity walls, textured cement finish, timber, shingles.

ADDITIONS/ALTERATIONS

Hall addition (Don Donnithorne, architect, 1993).

SETTING

The church is set back from the road boundary on the west side of Main North Road and at the north-eastern edge of Woodend. The churchyard is to the south of the church and the lychgate stands on the road boundary directly opposite the entry to the church. The extent of setting is the land parcel on which the church and lychgate are located, notwithstanding that archaeological values may be present on the church property as a whole, which includes the two parcels on to which the churchyard extends.

HISTORY

Woodend's first Anglican church was erected in 1860; a vicarage followed in 1876. A lychgate in memory of HB Gresson (1809-1901) was erected at the entry to the church property in 1903. It was consecrated by Bishop Julius on 19 April of that year; Judge Henry Barnes Gresson having been provincial solicitor for the Canterbury Provincial Council, a judge on the Supreme Court (1858-75), and a committed member of the Anglican church. Gresson farmed at Woodend in the later 1870s and 1880s and was buried in St Barnabas's churchyard along with his wife Anne. The last service to be held in the original timber church occurred on 11 June 1928, after the building had been condemned by the Church Property Trustees. Services were then held in the Sunday School hall until a new church was built on the same site. Initial plans for a stone church were amended to achieve greater economy with the use of reinforced concrete. The foundation stone of the second church was laid by Archbishop Julius on 1 October 1932. The church opened on 10 June 1933 and was finally consecrated on 11 June 1938. A vicarage also built to the design of Cecil Wood was erected across the road from the church in 1950 (144 Main North Road). The church is now part of the Woodend-Pegasus Anglican Parish and hosts morning and afternoon services each Sunday.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have historical and social significance for their association with the Anglican congregation of Woodend and the history of the church community since 1860.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Barnabas's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The Gresson memorial lychgate has cultural significance for its commemorative purpose.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Barnabas's Anglican Church has architectural significance as the work of acclaimed Christchurch architect Cecil Wood (1878-1947). Wood was one of New Zealand's most successful and highly regarded inter-war architects. He trained with Frederick Strouts and went on to design the Hare Memorial Library (1915) and Memorial Dining Hall (1923-25) at Christ's College; Tai Tapu's St Paul's Anglican Church (1930-31) and Public Library (1931-32), and St James's Anglican Church at Cust (1935, H005). His Woodend church is comparable to Roy Lovell-Smith's Kaiapoi Methodist Church (H027, 1934), but whereas that church references the Norman Romanesque style, Wood's church employs the lancet arch of the Gothic Revival. St Barnabas's was one of only five New Zealand buildings, and the only church design, included in the centenary exhibition of the Royal Institute of British Architects titled 'International Architecture 1924-1934', which was held in London in 1934. Although he did not live to complete the building, Wood also designed the Cathedral of St Paul in Wellington (1937-47). While Don Donnithorne is a noted architect in his own right, his 1993 addition to the church is considered to have 'severely compromised ... the visual impact of Wood's original design' (Helms, Vol. 2, p. 76).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Barnabas's Anglican Church has technological and craftsmanship significance for its interwar concrete construction and detailing by Rangiora building contractors Wadley and Efford. The firm was also responsible for erecting the band rotunda in Victoria Park (1906) and the Catholic convent (1907), both in Rangiora. The figure of St Barnabas above the entry was carved by Christchurch master carver, and frequent Cecil Wood collaborator, Frederick Gurnsey. The Gresson memorial lychgate has craftsmanship value having been made by Daniel Shilton (c.1857-1920), a local carpenter and a member of the church vestry. Shilton Street in Pegasus is named for him.

CONTEXTUAL SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have contextual significance as historic features in Woodend and for their relationship with the churchyard on the same and adjacent sites. The church property is also associated with the Wood-designed vicarage on the opposite side of Main North Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the lychgate and church both post-date 1900 their site has potential archaeological significance relating to the earlier development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Barnabas's Anglican Church and Lychgate have overall heritage significance to Woodend and Waimakariri district as a whole. The two structures have historic and social significance for their association with the Anglican congregation of Woodend and cultural and spiritual significance for their religious use and commemorative purpose. St Barnabas's Anglican Church has architectural significance as an Arts and Crafts design by pre-eminent Christchurch architect Cecil Wood and both structures have technological and craftsmanship significance for the quality of their construction and detailing. St Barnabas's Anglican Church and Lychgate have contextual significance as historic features on the outskirts of Woodend and for their relationship with the churchyard and nearby vicarage. The church property has potential archaeological significance in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 22 April 1902, p. 2; 8 April 1903, p. 7; 20 April 1903, p. 6; 24 April 1909, p. 15; 16 September 1915, p. 2; 17 November 1920, p. 8; 13 June 1928, p. 14; 9 July 1932, p. 20; 3 October 1932, pp. 6 & 8; 6 October 1932, p. 11; 12 June 1933, p. 3; 15 June 1934, p. 10; 2 July 1934, p. 17; 13 June 1938, p. 15; 15 December 2017 (available online).
- *Lyttelton Times* 22 April 1902, p. 3; 21 April 1903, p. 4.
- *North Canterbury Gazette* 26 August 1932, p. 6; 16 June 1933, p. 8; 9 February 1937, p. 2; 25 June 1937, p. 5; 9 June 1938, pp. 1 & 3.
- *The News* 2 July 2015 (available online).
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- http://ketewaimakariri.peoplesnetworknz.info/places_of_the_waimakariri/topics/show/128-st-barnabas-anglican-church-woodend
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-tuahiwi,-waikuku-and-woodend>
- https://en.wikipedia.org/wiki/Henry_Barnes_Gresson
- https://wdc.squid.co.nz/_data/assets/pdf_file/0010/5023/Pegasus-Street-names-1.pdf
- <https://teara.govt.nz/en/biographies/4w25/wood-cecil-walter>
- <https://teara.govt.nz/en/biographies/3g26/gurnsey-frederick-george>
- M Stocker *Angels and Roses – the art of Frederick George Gurnsey* Christchurch, 1997.



Extent of setting, lychgate marked by star, 147 Main North Road (SH 1), Woodend.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH071****HERITAGE ITEM NAME**

former Thomas Ayers jnr house

ADDRESS

128 Main North Road, Woodend

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H087

HNZ LIST No. & CATEGORY

3799 / 2

LEGAL DESCRIPTION

Pt RS 685

VALUATION NUMBER

2161100700

DATE OF CONSTRUCTION

c.1877?

**ARCHITECT/DESIGNER/
BUILDER**

Thomas & Thomas Ayers, designer/builders

STYLE

Colonial vernacular villa

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has straight veranda carried on timber posts with decorative brackets; terminated by gabled bay with flared bay window. Double-hung sash windows. Lean-to and hip roofed extension at rear (east elevation).

MATERIALS/STRUCTURE

Brick, cement plaster, timber and corrugated metal roofing.

ADDITIONS/ALTERATIONS

North-east addition (c.1911). Slate roof replaced by corrugated metal; bay window replaced by three-sash casement type (1950s?). Exterior painted (1970s). Bay window reinstated on façade (post-1993).

SETTING

The dwelling stands on the east side of Main North Road, just north of its intersection with Chinnerys Road. The house is set back from the roadway but plainly visible behind a low picket fence. Two brick outbuildings are at the rear of the house. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the entire property.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. They settled at Woodend, joining Elizabeth's brothers James and George Gibbs, who were already resident there. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson in 1875 he set up business on his own account in Rangiora. As both Thomas and his son Thomas were married to women called Elizabeth the history of the house in Main North Road is not entirely clear. It would appear however that Thomas senior and Thomas junior both built houses on Rural Section 685 at Woodend (128 and 132 Main North Road); the southern house dating to c.1877, the year Thomas junior (1854-1917) married Elizabeth Stephens (aka Stevens). The Macdonald Dictionary of Canterbury Biography entry for Thomas Ayers junior accords with this reading of the evidence and is consistent with the addition made to the house in c.1911. The Ayers family were active members of the Methodist church and Thomas and Elizabeth Ayers senior's home was the venue for the first Methodist services at Woodend. Both Elizabeth Ayers senior (nee Gibbs, 1818-1900) and her daughter-in-law Elizabeth Ayers junior signed the suffrage petition in 1893. The latter died in 1928 and was survived by seven of her nine children. Elizabeth had sold her Woodend home a year before her death. The property has since passed through a number of hands and was known for many years as the 'Woodend orchard house' because of the apple trees planted on the property in the mid-20th century. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Thomas Ayers jnr house has historical significance for its association with Thomas and Elizabeth Ayers junior, their family and, more generally, the colonial development of Woodend.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Thomas Ayers jnr house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Thomas Ayers jnr house has architectural significance as a colonial vernacular villa that is presumed to have been designed by Thomas and Thomas Ayers. The form of the gabled bay at the front of the house suggests a Domestic Gothic Revival style influence on the house's design. The modern bay window is sympathetic to house's original fenestration.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Thomas Ayers jnr house has technological and craftsmanship significance for its double brick construction by Thomas and Thomas Ayers. Thomas Ayers senior and his sons made a notable contribution to the North Canterbury construction industry in the second half of the 19th century.

CONTEXTUAL SIGNIFICANCE

The former Thomas Ayers jnr house has contextual significance for the contribution it makes to the historic character of Woodend and in relation to other buildings built by the Ayers family, including Ohoka homestead (H040) and the former Samuel Ayers house in Rangiora (H047).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900 its site has potential archaeological significance relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Thomas Ayers jnr house has overall significance to Woodend and the Waimakariri district as a whole. The dwelling has historical significance for its association with Thomas and Elizabeth Ayers junior, their family and descendants and cultural value as a demonstration of the way of life of its early residents. The former Thomas Ayers jnr house has architectural significance as a colonial vernacular villa designed by its builders and technological and craftsmanship significance for its brick construction and detailing. The former Thomas Ayers jnr house has contextual significance for the contribution it makes to the historic character of Woodend and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 13 February 1917, p. 1; 17 December 1923, p. 3; 29 January 1927, p. 23; 28 January 1928, p. 2; 11 September 1936, p. 18; 25 February 1939, p. 15; 27 February 1939, p. 3.
- *North Canterbury Gazette* 2 March 1939, p. 5.
- *Star* 20 July 1886, p. 2; 23 June 1915, p. 6; 9 January 1917, p. 5.
- *Lyttelton Times* 9 December 1870, p. 2; 18 June 1875, p. 2; 13 December 1898, p. 1; 24 July 1900, p. 3; 16 June 1917, p. 11.
- *Sun* 9 January 1917, p. 4.
- <http://www.heritage.org.nz/the-list/details/3799>
- <https://nzhistory.govt.nz/suffragist/elizabeth-ayers>
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.

REPORT COMPLETED

15 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to house site, former Ayers villa, 128 Main North Road, Woodend.



Brick house at Woodend
built by Thomas Ayers and Sons
lived in by Thomas Ayers, brother of Samuel

<https://nzhistory.govt.nz/suffragist/elizabeth-ayers>

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH072

HERITAGE ITEM NAME former Waikuku Wesleyan Methodist Church

ADDRESS 1403 Main North Road (SH 1), Waikuku

PHOTOGRAPH



(HNZPT)

DISTRICT PLAN ITEM NO. H088 **HNZ LIST NO. & CATEGORY** 3794 / 2
 (at time of assessment)

LEGAL DESCRIPTION Part RS 1235

VALUATION NUMBER 2159164800

DATE OF CONSTRUCTION 1899-1900

**ARCHITECT/DESIGNER/
BUILDER** J Withers, designer/builder

STYLE Gothic Revival vernacular hall type

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Entrance porch with cross-gables on principal, east-facing elevation. Lower-level gabled vestry at rear (west elevation). Lancet-arched windows, decorative bargeboards and finial. Diamond-pattern leadlights.

MATERIALS/STRUCTURE

Timber frame and weatherboard cladding, corrugated metal.

ADDITIONS/ALTERATIONS

Entrance porch & vestry added (1919).

SETTING

The former church is on the west side of Main North Road (SH 1), north of its intersection with Gressons Road. The wider setting is largely residential within a rural landscape. The extent of setting is the land parcel on which the church is located.

HISTORY

Methodist services in Waikuku were held in the local schoolroom from 1873 until a church was erected over the summer of 1899-1900. Local farmer Charles Skevington gifted the land for the church and it was opened on 8 February 1900. The church was extended in 1919 with the addition of an entrance porch and vestry. The last service was held in the church on 2 December 1990. The building was subsequently sold and was used until c.2007 by the Gospel Way Outreach church. It remains in private ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has historical and social significance for its association with the Methodist congregation of Waikuku and the history of the local church community from 1900 until 1990. The 1919 additions to the church, as well as its closure in 1990, demonstrate the ebb and flow of church adherents in the locality.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has cultural and spiritual value as a former place of Methodist worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has architectural significance as a Gothic Revival vernacular hall type church designed by Southbrook builder James Withers. Withers (1843-1910) was a member of the Methodist church and also responsible for erecting the Anglican church at Southbrook in 1880. The designer of the 1919 additions to the church is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has technological and craftsmanship value for its late Victorian timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has contextual significance as a historic feature in Waikuku. Although it is no longer used as a church the building can easily be read as an ecclesiastical building from the public domain.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church dates to 1899-1900 its site has potential archaeological value relating to the development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Waikuku Wesleyan Methodist Church has overall heritage significance to Waikuku and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Waikuku and cultural and spiritual value for its former religious use and purpose. The former Waikuku Wesleyan Methodist Church has architectural significance as a Gothic Revival vernacular hall type church and technological and craftsmanship value for its late Victorian timber construction and detailing. The former Waikuku Wesleyan Methodist Church has contextual significance as a historic feature in Waikuku and the church property has potential archaeological value in view of the development that occurred on the site at the turn of the 20th century.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 16 March 1880, p. 2; 10 February 1900, p. 9; 12 July 1919, p. 10; 10 April 1920, p. 12; 6 September 1932, p. 11.
- *North Canterbury Gazette* 2 November 1934, p. 3.
- *Timaru Herald* 7 March 1900, p. 3.
- *Star* 26 July 1910, p. 3.
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- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d11.html>
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- [http://www.methodist.org.nz/files/docs/wesley%20historical/8\(3\)%20ouryesteryears%201840%20.pdf](http://www.methodist.org.nz/files/docs/wesley%20historical/8(3)%20ouryesteryears%201840%20.pdf)
- <https://www.southbrook.school.nz/southbrook-school/history>

REPORT COMPLETED

19 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1403 Main North Road, Waikuku.



Church at opening in 1900. WDC files.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH073****HERITAGE ITEM NAME**

'Bankhead Farm' stable

ADDRESS

1455 Cust Road, Cust

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H089

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 4254

VALUATION NUMBER

2158005600

DATE OF CONSTRUCTION

1870s?

**ARCHITECT/DESIGNER/
BUILDER**

Alexander Garland, owner/builder?

STYLE

Agricultural vernacular

PHYSICAL DESCRIPTION

Utilitarian agricultural building with rectangular footprint and saltbox roof. Six door openings, some with split doors. Trellis style ventilation panels on same, north-west facing elevation. Gable end window.

MATERIALS/STRUCTURE

Timber, corrugated iron.

ADDITIONS/ALTERATIONS

Extended (c.1911). Replacement of roofing iron (early 2000s).

SETTING

The stable stands within a group of outbuildings on a rural property on the south side of Cust Road, west of its intersection with Talbotts Road. The building is located to the east of the house that replaced the 'Bankhead' homestead after it was gutted by fire in 2011 and subsequently demolished. The stable can be glimpsed from the roadway. The scheduled setting encompasses the immediate environs of the stable building, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the wider site.

HISTORY

Alexander Garland (1829-81) was born in Scotland and emigrated to Canterbury with his wife in 1859. After leasing a farm on Banks' Peninsula and running a cartage business at Heathcote for a short time, the Garlands received, by way of crown grant, Rural Section 4254 at Cust in May 1864. They also had another farm at Carleton, east of Oxford. After Alexander's death in 1881, his widow Helen (aka Ellen, nee Blackwood, c.1834-1910) ran the farm and cared for the couple's ten children. The property was sold to Samuel Smith (b. 1870), formerly of West Eyreton, in 1910 after Helen Garland's death. The clearing sale notice for the property listed seven horses in addition to 389 sheep, ten house cows and 50 head of poultry. Stabling for eight horses had been itemised in the earlier sale notice for the farm itself. The property has been held by the Smith family since 1910 and the stable was unaffected by the fire in October 2011 that gutted the homestead.

HISTORIC AND SOCIAL SIGNIFICANCE

The 'Bankhead Farm' stable has historic significance for its association with the Garland and Smith families and, more generally, the history of North Canterbury farming. The building also illustrates the importance of horses to colonial farming operations and a pattern of intergenerational farm ownership.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The 'Bankhead Farm' stable has cultural value as a demonstration of the working life of a colonial farming family.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The 'Bankhead Farm' stable has architectural significance as a mid-19th century agricultural building that was designed to be fit for purpose. Alexander Garland may have been the designer/builder of the stable.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The 'Bankhead Farm' stable has technological and craftsmanship value for its mid-Victorian century timber and iron construction.

CONTEXTUAL SIGNIFICANCE

The 'Bankhead Farm' stable has contextual value as a historic feature within a complex of farm outbuildings and in relation to the site of the historic homestead.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the stable pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The 'Bankhead Farm' stable has overall heritage significance to Cust and to the district of Waimakariri as a whole. The building has historical significance for its association with the Garland and Smith families and cultural value as a demonstration of the way of life experienced on a colonial farm. The 'Bankhead Farm' stable has architectural significance as a 19th century vernacular agricultural building and technological and craftsmanship value for its Victorian timber and iron construction. The 'Bankhead Farm' stable has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological significance in view of the colonial development of the property.

HERITAGE CATEGORY

B

REFERENCES

- *Lyttelton Times* 8 April 1881, p. 1; 12 October 1882, p. 1; 29 April 1881, p. 5; 25 July 1885, p. 1; 13 March 1886, p. 8; 9 April 1910, p. 16.
- *Press* 13 November 1897, p. 9; 3 February 1910, p. 1; 4 February 1910, p. 9; 19 March 1910, p. 15; 7 November 1918, p. 12.
- *Star* 11 April 1881, p. 2; 8 April 1908, p. 3.
- *Globe* 7 April 1881, p. 2.
- *Northern Outlook* 12 October 2011 (available online).
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903;
<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d14.html>

REPORT COMPLETED

15 March 2018

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate environs, 'Bankhead Farm' stable, 1455 Cust Road, Cust.



Land parcel as a whole.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH074****HERITAGE ITEM NAME**

Cust War Memorial

ADDRESS

2 Mill Road, Cust

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H091

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 3 DP 38440

VALUATION NUMBER

2158017501

DATE OF CONSTRUCTION

1922

**ARCHITECT/DESIGNER/
BUILDER**

GW Parsons, monumental mason

STYLE

Obelisk

PHYSICAL DESCRIPTION

Obelisk with square cross-section is mounted on a stepped base and surmounted by a column and funerary urn. Memorial inscriptions and plaques on south-face.

MATERIALS/STRUCTURE

Granite, concrete, river stones & pipe railing.

ADDITIONS/ALTERATIONS

Addition of further names and plaques around base commemorating service in World War II and other conflicts and rededication of memorial in 2013 (c. 1998 / 2013). Post-EQ reconstruction (c.2012, Kevin Stringer, stonemason).

SETTING

The war memorial is situated on a triangular parcel of land bounded by Cust Road to the south and Mill Road to the north-east. A stone chip forecourt is bounded by a pillar and rail fence set on a base of random rubble river stones. The western boundary of the plot is bounded by an unformed road. The extent of setting is the land parcel on which the memorial is located and it includes the post and rail fencing and the field gun mounted beside the memorial.

HISTORY

When the Cust Roll of Honour was unveiled in July 1920 plans for a memorial obelisk were already well advanced. The Cust War Memorial was duly unveiled on 30 April 1922 by Colonel R Young, Commanding Officer of the Canterbury Military District. It was positioned to overlook the railway station and shared the site with a German field gun until it was scrapped for metal in 1941. A Howitzer gun, which had been used by the New Zealand army during the Vietnam war, was installed beside the memorial in 1998. The memorial was toppled in the September 2010 Canterbury earthquake and subsequently reconstructed. It was rededicated on ANZAC Day 2013 and remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Cust War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Cust War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Cust War Memorial has aesthetic value as a conventional obelisk bearing a classical column and funerary urn.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Cust War Memorial has craftsmanship value for the quality of its stone construction and classical detailing. The original contractor for the memorial was GW Parsons of Christchurch, who was also responsible for the North Loburn Soldiers' Memorial (1919) and the Temuka War Memorial (1922).

CONTEXTUAL SIGNIFICANCE

The Cust War Memorial has contextual significance as a local landmark and for its relationship with a number of other features on the site, including the Howitzer gun, a memorial tree, which was planted in 1995 to commemorate the 50th anniversary of the end of World War II, and a seat and flagpole installed in 2016.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. The site is believed to have been previously occupied by the local Road Board office.

SUMMARY OF HERITAGE SIGNIFICANCE

The Cust War Memorial has overall heritage significance to Cust and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who served in foreign wars and cultural significance given its commemorative purpose. The Cust War Memorial has aesthetic value as a conventional classical obelisk and craftsmanship value for the quality of its stone construction and classical detailing. The Cust War Memorial has contextual significance as a landmark within the village streetscape.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 21 March 1919, p. 7; 10 July 1920, p. 5; 24 July 1920, p. 3; 30 November 1920, p. 3; 1 May 1922, p. 13; 15 May 1922, p. 5; 28 April 1932, p. 3; 28 April 1936, p. 4; 27 April 1939, p. 7; 27 April 1998, p. 4; 31 October 2014 (available online).
- *Temuka Leader* 18 May 1922, p. 2.
- *Lyttleton Times* 23 September 1908, p. 16.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- <https://nzhistory.govt.nz/media/photo/cust-war-memorial>
- <http://ketechristchurch.peoplesnetworknz.info/en/site/topics/show/2092-monumental-stonemasons-who-worked-in-linwood-cemetery#.XFiwraeB1EJ>

REPORT COMPLETED

5 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 2 Mill Road, Cust.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH075****HERITAGE ITEM NAME**

'Erindale', former O'Farrell farmhouse

ADDRESS

141 Mill Road (O'Farrells Road frontage), Cust

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H092

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 459205

VALUATION NUMBER

2158007200

DATE OF CONSTRUCTION

c.1869

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof form. Principal, east-facing elevation has bullnose veranda carried on plain posts. Double-hung sash windows; central entrance door on symmetrical facade.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The dwelling stands on the north side of O'Farrells Road, west of its intersection with Mill Road. Hedging defines the house lot from the rural land parcel as a whole. The house has an eastern outlook and can be seen from Mill Road. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within the rural property.

HISTORY

A crown grant to Thomas O'Farrell for rural section 8499 north of the village of Cust was made in November 1868. Irish-born Thomas Farrell (1835-1916) was clerk to the Cust Road Board for almost 25 years until its cessation in 1912, ran the public pound at his farm, was an active member of St James' on the Cust Anglican Church, a member of the Oddfellows, and served on both the local school committee and the domain board. He had married Jane Meredith (1835-1900) in 1856 and the couple emigrated to New Zealand with the first of their nine children in 1861. The O'Farrells lived in Christchurch for four years before moving to Cust. Jane died at 'Erindale' in July 1900. Thomas advertised the farm, including its 6-room house, for lease in March 1913 and he left the district shortly thereafter. He died on 15 August 1916 and was buried in the Cust cemetery along with his wife. The executors of the O'Farrells' estate sold the farm to George Watson in 1918. The property was held by members of the Watson family from 1918 until 1962 and since 1964 has been owned by the Kingsbury family. It was subdivided to its current extent in 2013.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has historical significance for its association with Thomas and Jane O'Farrell and their family and, more generally, the rural-residential development of Cust Valley in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has architectural significance as a vernacular colonial dwelling. The house's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The house's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has contextual significance for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement and development of Cust Valley.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Erindale', the former O'Farrell farmhouse has overall significance to Cust and the Waimakariri district as a whole. The dwelling has historical significance for its association with Thomas and Jane O'Farrell and their family and cultural value as a demonstration of the way of life of its early residents. 'Erindale', the former O'Farrell farmhouse has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. 'Erindale', the former O'Farrell farmhouse has contextual significance for the contribution it makes to the historic character of Cust Valley and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

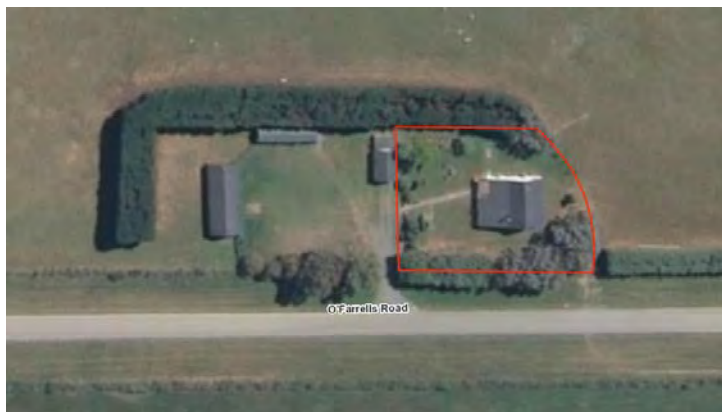
- *Press* 22 October 1875, p. 5; 12 September 1896, p. 1; 16 July 1900, p. 8; 14 July 1903, p. 1; 25 March 1913, p. 11; 16 August 1916, p. 9; 6 March 1918, p. 12; 23 August 1918, p. 1.
- *Star* 7 September 1880, p. 2; 12 September 1896, p. 4; 16 July 1900, p. 3; 26 August 1916, p. 4.
- *Lyttelton Times* 24 July 1861, p. 4; 22 September 1886, p. 6; 17 June 1889, p. 3; 26 August 1893, p. 1; 8 February 1908, p. 3; 27 April 1912, p. 14; 25 March 1913, p. 11; 9 May 1913, p. 16; 5 June 1913, p. 19.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://collection.canterburymuseum.com/objects/715802>

REPORT COMPLETED

9 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Erindale', former O'Farrell farmhouse, 141 Mill Road, Cust.



Land parcel as a whole with house lot at lower right.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH076****HERITAGE ITEM NAME**

Eyreton Anglican Church / St Thomas's Anglican Church

ADDRESS

590 South Eyre Road, Eyreton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H095

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Pt RS 8992

VALUATION NUMBER

2175042800

DATE OF CONSTRUCTION

1873-74

**ARCHITECT/DESIGNER/
BUILDER**

William Marley, architect; Messrs Price, builders

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, apsidal east end and gabled roof forms. Church has gabled vestry on north elevation and an arcaded, gabled entrance porch on the southern elevation. Multi-pane lancet arched windows, with triangular window at west end; louvred vent in same.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding with stucco covering, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Stuccoed (date unknown).

SETTING

The church is set back from the road boundary on the north side of South Eyre Road, its churchyard being located at 596 and 598 South Eyre Road. The road boundary is fenced and entry to the site is provided via a timber post and rail gate with acorn finials. Mature trees partly screen the church from view. The extent of setting is the land parcel on which the church is located.

HISTORY

Anglican services were held in the local schoolroom until a church was built in Eyreton in 1873-74. The church was consecrated by Bishop Harper on Shrove Tuesday (17 February) 1874. A luncheon afterwards was held in a large tent pitched beside the church. The site had been gifted by Marmaduke and Eliza Dixon of 'Eyrewell', the former (1828-95) having chaired the church building committee since November 1872. The Dixons' son James was the first burial (1880) in the churchyard. The first vicar was the Rev CJ Merton (1849-1916); the church became known as St Thomas's in 1890. Diamond jubilee celebrations held in 1934 included a service conducted by Bishop West-Watson and the Rev CL Sparrow before a packed church. St Thomas's is now part of the Kaiapoi Anglican Parish and services are held on the fourth Sunday of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Thomas's Anglican Church has historical and social significance for its association with the Anglican congregation of Eyreton since 1874 and the early supporters of the church, including the Dixons of 'Eyrewell'.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Thomas's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship. The building also has commemorative purpose in the memorial furnishings gifted by the grandchildren of Marmaduke and Eliza Dixon in 1966.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Thomas's Anglican Church has architectural significance as the work of Christchurch architect William Marley. Marley (1816-96) was a pioneer Canterbury builder and architect; he also designed the second stage of Riccarton House for Jane Deans in 1874, Homebush Station's woolshed (1878-79) and St Stephen's Anglican Church in Peel Forest (1885). He is credited as being the co-designer of All Saints' Anglican Church at Burnham (1864) and also designed the first St John's Anglican Church at Hororata (1875).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Thomas's Anglican Church has technological and craftsmanship value for the evidence it provides of mid-Victorian construction methods and materials. Messrs Price were Kaiapoi builders.

CONTEXTUAL SIGNIFICANCE

St Thomas's Anglican Church has contextual significance as a historic landmark in Eyreton and for its relationship with the adjacent churchyard. The only other church in Eyreton (Methodist, 1875) was relocated to Leigh Camp (Rangiora Leigh Holiday Park) at Loburn in 1961.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological significance relating to the colonial development of the property by the Anglican church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Thomas's Anglican Church has overall heritage significance to Eyreton and Waimakariri district as a whole. The church has historic and social significance for its association with the Anglican community of Eyreton since 1874 and cultural and spiritual significance for its religious use and commemorative function. St Thomas's Anglican Church has architectural significance as a Colonial Gothic Revival style building designed by pioneer architect William

Marley and technological and craftsmanship value for its mid-Victorian construction and detailing. St Thomas's Anglican Church has contextual significance as a local historic feature and for its relationship with the neighbouring churchyard. The church property has potential archaeological significance in view of its 19th century development and use.

HERITAGE CATEGORY

B

REFERENCES

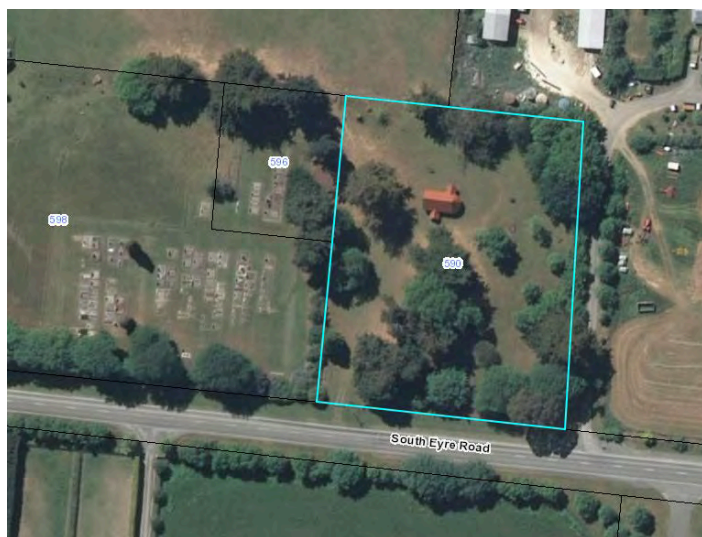
- *Press* 18 February 1874, p. 2.
- *Lyttelton Times* 17 November 1873, p. 1; 3 November 1909, p. 6.
- *North Canterbury Gazette* 6 March 1934, p. 3; 5 June 1936, p. 2.
- <http://www.kaiapoianglican.nz/about-us/history/>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-clarkville,-eyreton,-flaxton,-ohoka-and-swannanoa>
- *Cyclopedia of New Zealand - Canterbury Provincial Council District* Christchurch, 1903; available online.
- Blain Biographical Directory of Anglican clergy on the South Pacific, 2019; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://www.waimakariri.govt.nz/services/cemeteries/cemetery-locations>
- CWD Hodgson *The Parish of Kaiapoi, 1853-1982* Kaiapoi, 1982.

REPORT COMPLETED

8 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, with churchyard on adjacent properties to the west, St Thomas's Anglican Church, 590 South Eyre Road, Eyreton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH077****HERITAGE ITEM NAME**

former Smith farmhouse (ka 'The Kauri House')

ADDRESS

1015 Downs Road, West Eyreton

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H096

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 57739

SDC FILE NUMBER

2170003702

DATE OF CONSTRUCTION

c.1870-75

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Domestic Gothic Revival

PHYSICAL DESCRIPTION

One- and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has two, cross-gabled dormers with decorative bargeboards and a straight veranda with scalloped frieze boards. Multi-pane casement windows and glazed French doors. Finials. Lean-tos on north and west sides; gabled addition to south.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

South addition (early 1950s?).

SETTING

The farmhouse is located on the west side of Downs Road; to the south is the Eyre River and to the north the settlement of West Eyreton. The house can be glimpsed from the roadway, its presence signalled by the fencing, garden plantings and a shelter belt running along the southern boundary. The extent of scheduling is the immediate garden setting of the dwelling, rather than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Rural section 10035 was granted in November 1868 by the crown to (?) Walker. Adam Smith (c.1846-77), who had arrived in Canterbury as an assisted migrant from County Down, Ireland in 1862, leased Walker's section as well as RS 12723, which was granted by the crown to (?) Anderson in December 1869. In the mid-1860s Smith had been a small-scale farmer near Rangiora. Smith's farm was 150 acres in extent at the time of his death in 1877, just a year after his marriage to Mary Ann Deal. The property appears to have been freeholded by his heirs in the late 1870s. Smith bequeathed his house and land to his wife Mary Ann (c.1858-1907), with whom he had had one son (Adam Ernest, 1877-1928), and brother William but his will was contested by his mother and six other siblings. The legal proceedings undertaken by Ellen Smith et al were eventually settled in favour of Mary Ann Smith and William Frizzell, as executors. The property remained in the Smith family until 1960 and later owners subdivided it to its current extent in 1990. The house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Smith farmhouse has historical significance for its association with the Smith family and, more generally, the farming history of North Canterbury. The house represents the fortunes of a tenant farmer and successive generations of his family, in contrast to the experience of the wealthy runholders of North Canterbury who built architecturally-design homesteads for their country homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Smith farmhouse has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1870s. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Smith farmhouse has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Smith farmhouse has contextual value for the contribution it makes to the historic character of its rural property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value arising from the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Smith farmhouse has overall heritage significance to West Eyreton and Waimakariri district as a whole. The homestead has historical significance for its association with the Smith family and cultural value as a demonstration of the way of life of its early inhabitants. The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style dwelling and technological and craftsmanship value for its 19th century construction methods and materials. The farmhouse has contextual value for the contribution

it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

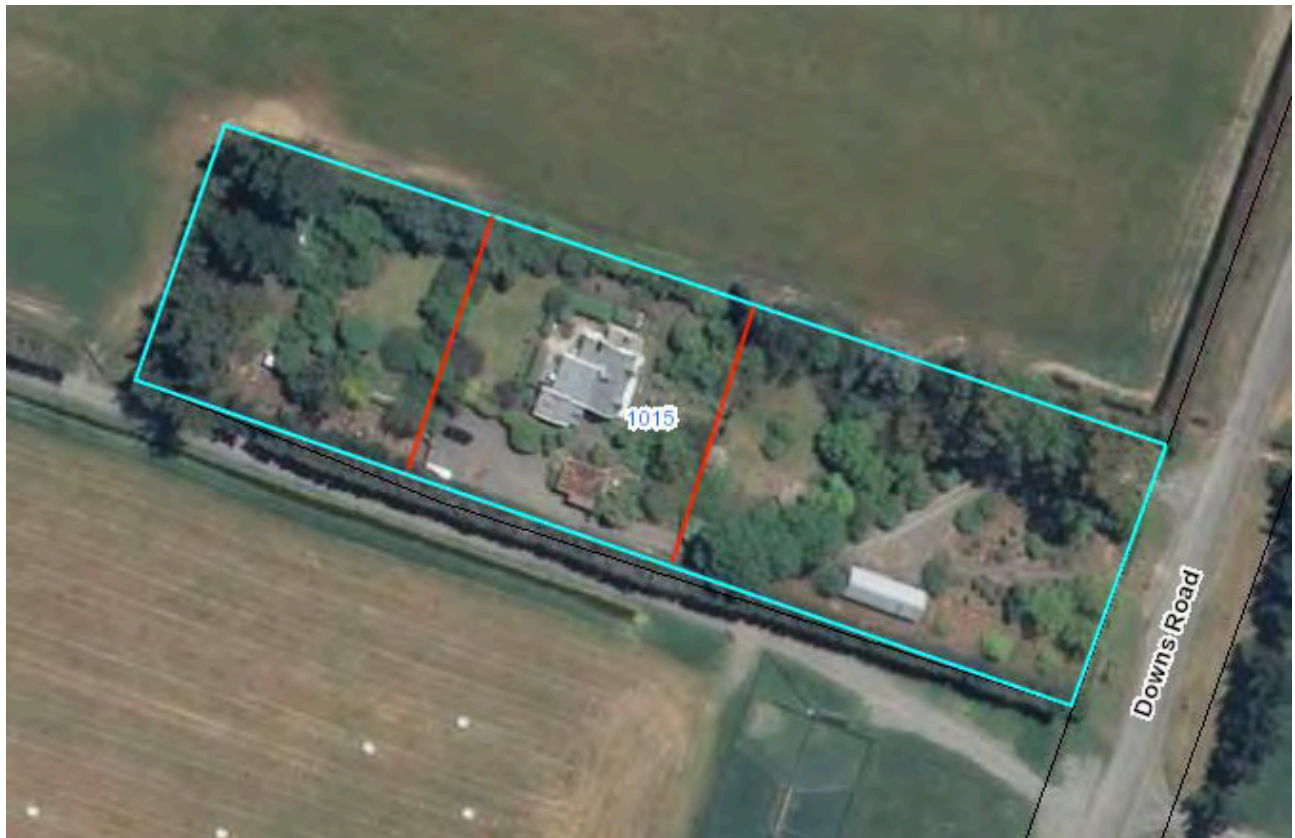
- *Press* 15 February 1877, p. 1; 17 April 1877, p. 3; 8 August 1878, p. 1.
- *Lyttelton Times* 2 March 1877, p. 4; 26 March 1877, p. 1; 13 June 1877, p. 3
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- JA Hendry & AJ Mair *Homes of the Pioneers* Christchurch, 1968.
- Archives New Zealand; available online.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d14-d2.html>

REPORT COMPLETED

15 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate garden setting, former Smith farmhouse, 1015 Downs Road, West Eyreton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH078****HERITAGE ITEM NAME**

'Eyrewell', former Dixon homestead

ADDRESS

2024 South Eyre Road, Eyrewell

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H098

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

RS 9952, 10118

VALUATION NUMBER

2170014400

DATE OF CONSTRUCTION

c.1900?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey homestead with rectangular footprint and centre gutter hipped roof. Return veranda carried on timber posts with decorative brackets. Symmetrical façade has twin, cross-gabled bays with finials and solid gable ends; veranda broken by gabled porch sheltering entry. Double-hung sash windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Garage alterations (2002).

SETTING

The homestead is accessed via a long drive off the north side of South Eyre Road, east of its intersection with Downs Road. To the north is the Eyre River and, beyond the river, the settlement of West Eyreton. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the wider property.

HISTORY

Eyrewell run was taken up in 1853 by Marmaduke Dixon (1828-95), an English immigrant who settled in New Zealand in 1852. Dixon lived in a whare on his run for five years and then built a house on the current homestead site. He married Eliza Wood (died 1905) in England in 1859 and on his return to Canterbury entered provincial politics. Marmaduke Dixon served on a number of local road boards, was an innovative farmer and enthusiastic advocate for irrigation; he and his wife gave the site for the Eyreton Anglican Church (H095, 1873-74). The Dixons' son James was the first burial (1880) in the churchyard; another son, Marmaduke (known as Duke, 1862-1918) took over the farm after his father's death and reputedly built the third homestead on the property, possibly to coincide with his marriage to Mabel Courage of Seadown, Amberley in 1897. The couple had six children and Duke Dixon was both a co-founder of the NZ Alpine Club and closely involved with the Waimakariri-Ashley water supply scheme. 'Eyrewell' remained in family ownership until 1961; more recently it has passed through a number of hands but remains in private residential use. The farm was converted to dairying in 2001.

HISTORIC AND SOCIAL SIGNIFICANCE

'Eyrewell' has historical significance for its association with the pioneering Dixon family and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of the Dixon family and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Eyrewell' has cultural value as a demonstration of the way of life of its former residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Eyrewell' has architectural significance as an English Domestic Revival style dwelling that is believed to date to the turn of the 20th century. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Eyrewell' has technological and craftsmanship value for the evidence it provides of late Victorian construction methods and materials. The builder of the house is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Eyrewell' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates framed by picket fences and the tree-lined drive. The property is related to the Brown's Rock irrigation inlet and tunnel (H043) by virtue of both Marmaduke Dixons' involvement in the district's irrigation scheme.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead site pre-dates 1900, the property has potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

'Eyrewell', the former Dixon homestead, has overall heritage significance to Eyrewell and Waimakariri district as a whole. The homestead has historical significance for its association with several generations of the Dixon family and cultural value as a demonstration of the way of life of its former inhabitants. 'Eyrewell' has architectural significance as an English Domestic Revival style dwelling and technological and craftsmanship value for its late

Victorian construction methods and materials. The homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's colonial development and use.

HERITAGE CATEGORY

B

REFERENCES

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REPORT COMPLETED

14 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Eyrewell', 2024 South Eyre Road, Eyrewell.



Land parcel as a whole, homestead site marked by star.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH079****HERITAGE ITEM NAME**

'Fernside House' / 'Airlie' / 'Hillcrest', former Mannering/Buddo/Carpenter homestead

ADDRESS

481 Mount Thomas Road, Fernside

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H099

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 500982

VALUATION NUMBER

2159100917

DATE OF CONSTRUCTION

c.1866 + later additions

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular & Domestic Gothic Revival

PHYSICAL DESCRIPTION

Composite one- and two-storey homestead with irregular rectangular footprint and gabled roof forms. Principal elevations face north-west and north-east, the former overlooking the garden and the latter the driveway. Bullnose return veranda with timber posts and decorative brackets on north-east elevation. Casement windows and glazed doors. Finials and decorative bargeboards on two-storey bay on north-east elevation. Modern pergola structure on south-east and -west sides.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Two-storey wing added (1870s?). Addition of single-storey west wing (1890s?). Fire escape added to north-west elevation; ground and first floor windows replaced with French doors, bargeboards and chimneys removed, chimney and gabled entrance porch added on north-east elevation (pre-2002). Reroofed (c.2005). First floor balcony installed on north-west elevation, kitchen & patio extension (2007-8).

SETTING

The homestead is accessed via a long drive off the south side of Mount Thomas Road, west of its intersection with Mairaki Road. To the north is the Ashley River Rakahuri, to the south-

east is the settlement of Fernside. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, and includes the cob building (c.1859?) on the site.

HISTORY

The first stage of the house now known as 'Hillcrest' appears to have been built in the mid-1860s by TS Mannering as the homestead for the Fernside Station. The run had been taken up in 1851 by Charles Torlesse, who also owned Birch Hill, on the other side of the Ashley River, and a farm at Rangiora at which he lived. Torlesse stocked Fernside with sheep and sold both Fernside and Birch Hill to TS Mannering and Andrew Hunter Cunningham in 1859. According to Acland, Cunningham lived at Fernside and Mannering at Birch Hill; a cob cottage providing the first dwelling on the former. The partnership was ruined by 'scab and bad times' in 1866 and George Hart, as mortgagee, took over the partnership's runs. Fernside had already been subdivided into several blocks by 1866 and Hart allowed Mannering to take the homestead block at a low rental. Theophilus Samuel Mannering (1836-1911) had emigrated to New Zealand from England via Australia in 1852. He returned to England and married Anne (aka Annie) Buckham whilst there before arriving back in New Zealand in 1857. In 1876, whilst the Mannerings were visiting England, the property was sub-let; the land to Captain Parsons and the homestead to Mannering's former cadet CL Wiggins. At the same time Wiggins relocated his 'boarding school for young gentlemen' from Akaroa to Fernside, continuing the educational function of the property that had begun with Anne Mannering's 'Ladies' School' in 1867. The ladies' school was once again being advertised by Anne Mannering in 1883. With their fortunes improving the Mannerings appear to have erected a two-storey addition to the house in the 1870s. The property was purchased in 1891 by David Buddo during whose tenure, according to Hawkins, the American writer Mark Twain visited (1895). Buddo (1853-1937) was a Scottish-born engineer who emigrated to New Zealand in c.1874 and was a Liberal MP for Kaiapoi from 1893 until 1896 and then for almost all of the period from 1899 until 1928. Buddo renamed the house 'Airlie' and held the property until 1901. The property passed to Alfred Money Carpenter (1882-1959) in c.1912. The Fernside branch of the Women's Division was founded at 'Hillcrest' under the auspices of Annie Carpenter in July 1931 and Alfred Carpenter was a member of the North Canterbury Electric Power Board in the mid-1930s. After his death the property passed to Alfred and Annie's younger son Louis; more recently it has passed through a number of hands but remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Fernside House' has historical significance for its association with the Mannering, Buddo and Carpenter families and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of its early owners and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Fernside House' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Fernside House' has architectural significance as a vernacular colonial dwelling with a Domestic Gothic Revival style addition and an additive form reflecting changes of ownership, circumstance and taste. The designer of each stage of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Fernside House' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Fernside House' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates, 'Hillcrest' sign board and tree-lined drive.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value given the colonial development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Fernside House' / 'Airlie' / 'Hillcrest', the former Mannering/Buddo/Carpenter homestead, has overall heritage significance to Fernside and Waimakariri district as a whole. The homestead has historical significance for its association with the Mannering, Buddo and Carpenter families and cultural value as a demonstration of the way of life of its early inhabitants. 'Fernside House' has architectural significance as a composite colonial vernacular / Domestic Gothic Revival style dwelling and technological and craftsmanship value for its surviving 19th century construction materials. The homestead has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

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- *Lyttelton Times* 15 April 1865, p. 5; 19 November 1866, p. 4; 19 July 1867, p. 1; 10 April 1871, p. 2; 20 January 1872, p. 1; 9 December 1875, p. 1; 20 May 1876, p. 3; 8 November 1886, p. 7.
- *Star* 30 November 1893, p. 1; 16 April 1901, p. 3.
- *Timaru Herald* 7 October 1920, p. 5.
- *Oxford Observer* 12 October 1895, p. 2.
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REPORT COMPLETED

14 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Fernside House', 481 Mount Thomas Road, Fernside.



Land parcel as a whole, homestead site marked by star.



Buddo family, 1890s.



Buddo family at 'Airlie' in c.1900.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH080****HERITAGE ITEM NAME**former Moeraki Downs/Springbank Railway Station
storage shed, stockyards & loading bank**ADDRESS**

1164 Oxford Road, Springbank

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H100

HNZ LIST NO. & CATEGORY n / a**LEGAL DESCRIPTION**

Lot 1 DP 71597

VALUATION NUMBER

2158005902

DATE OF CONSTRUCTION

1874 (shed & loading bank?) + 1899 (stockyards)

**ARCHITECT/DESIGNER/
BUILDER**

NZ Railways Department / Public Works Office

STYLE

Industrial vernacular

PHYSICAL DESCRIPTION

Single-storey building with square footprint and gabled roof. Large loading bay doors beneath gable ends (east & west elevations). Loading bank east of storage shed runs on an east-west axis. Three stock pens with rectangular footprint immediately west of the storage shed. Loading ramp at south-east corner of yards.

MATERIALS/STRUCTURE

Timber framing and corrugated iron cladding (shed). Concrete and earth (loading bank). Timber posts and rails (stockyards).

ADDITIONS/ALTERATIONS

Railway line removed (post-1959). Installation of railway station style locality sign (2001).

SETTING

The former railway station structures are located on the north side of Oxford Road (SH 72), west of its intersection with Kennedys Hill Road. The former storage shed is situated on the road boundary, flanked by the stockyards and loading bank. The extent of setting is limited to the immediate surrounds of the former storage shed, stockyards and loading bank, including the remains of the stationmaster's house (1874) and notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874; the flag station at Moeraki Downs having opened on 1 December of the same year. At the time, it was reported that the station site accommodated a house for the stationmaster, a ticket office and waiting room as well as a 'galvanized iron covered storage shed 44 x 44ft [13.4m square] in area' (*Globe* 2 December 1874, p. 2). According to the *Cyclopedia of New Zealand*, published in 1903, the flag station was built to serve the Springbank estate. At the turn of the 20th century the local post office (est. 1875) was operated by the postmistress Mrs Julia Hubbard from the railway cottage close by the station. The three-room building that had been built as the parcel room and ticket office had earlier been blown off its foundations and destroyed (September 1889). Stockyards were erected at the station in early 1899. In 1912 the station was renamed Springbank to fall in to line with the local post office and avoid any confusion with Moeraki in North Otago. The station closed to passengers on 9 February 1931 and closed entirely on 19 April 1959; the line has since been removed. In 2001 the Waimakariri District Council reinstated the locality sign for the Springbank Railway Station in front of the former storage shed, as part of a programme to mark the Rangiora-Oxford branch line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have historical significance for their association with the Rangiora and Oxford branch railway line and, more generally, the development of Canterbury's railways infrastructure since the early 1870s. The shed may be one of the oldest railway buildings remaining on its original site in New Zealand and dates from the Vogel era of railway construction in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have cultural value as a demonstration of the way of life of past station staff and patrons on the Rangiora-Oxford branch line.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as industrial vernacular structures designed to be fit for purpose and conforming to the standard models devised by the NZ Railways Department. The storage shed is an example of the five major historic railway building types, the others being station buildings, signal boxes, engine sheds and railway houses.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have technological and craftsmanship value for their Victorian construction methods and materials. EG Wright and Joseph Taylor were the contractors for the Rangiora-Oxford railway. The builder of the stockyards is unknown at this time.

CONTEXTUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as an inter-related group of historic features on the Rangiora-Oxford road and for their relationship with the same railway structures that survive at Fernside.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the structures pre-date 1900 their site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have overall heritage significance to Springbank and to Waimakariri district as a whole. The structures have historical and social significance for their association with the development of the Rangiora-Oxford branch railway line and cultural value for their association with the way of life of the station's early staff and patrons. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as Vogel-era industrial vernacular structures and technological and craftsmanship value for the methods and materials used in their construction. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as a group of historic features on the Oxford-Rangiora road and their site has potential archaeological significance in view of its development since the mid-1870s.

HERITAGE CATEGORY

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REFERENCES

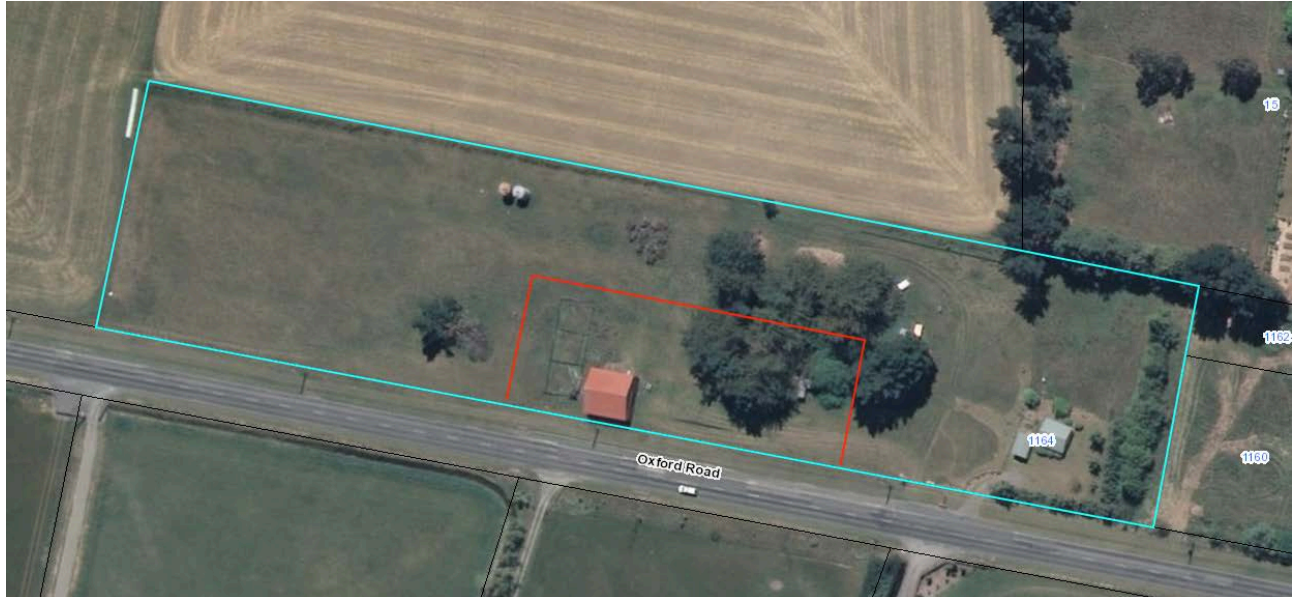
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REPORT COMPLETED

21 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting of former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank, and including the railway cottage remains, 1164 Oxford Road, Springbank.



Aerial view of above, 1965-69. WDC.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH081****HERITAGE ITEM NAME**

former Horrellville Wesleyan Church / Horrellville Church Sunday School hall

ADDRESS

1330 Poyntzs Road, Horrellville

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H101

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 6416

VALUATION NUMBER

2170007500

DATE OF CONSTRUCTION

1880

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Vernacular hall type church

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled roof forms. Gabled entrance porch at west end with gabled vestry at north-east corner. String course below narrow windows with lancet uppers.

MATERIALS/STRUCTURE

Timber frame and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Vestry added (1893).

SETTING

The Sunday School hall is located on the east side of Poyntzs Road, slightly north of its intersection with North Eyre Road. The 1955 church is to the north of the 1880 former church. Tennis courts were previously located to the rear (east) of the original church. The extent of setting is the land parcel on which the two church buildings are located, including the masonry and metal fence along the road boundary of the site.

HISTORY

Local farmer John Horrell, after whom the district was named, presented one rood of land for the erection of a Wesleyan church in 1880. The parcel was transferred to Stephen Sheat and others on behalf of the congregation in December of that year. Tenders having been called in September, the church was reportedly opened on 26 December 1880 at a cost of £130. The building was free of debt when it opened. Annual anniversary services were held in October each year to celebrate the founding of the church. In the 1890s the Horrellville Wesleyan Choir sang at various Methodist churches around North Canterbury; a tennis club was established on the church site in 1906. By the early 1930s a building fund had been established to erect a new church but in the event this ambition was not realised until 1955. Since 1972 the church property has been part of the Oxford District Union Church and the former church is used for church and community events.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has historical and social significance for its association with the Wesleyan Methodist congregation of Horrellville and the growth and development of the church community since 1880.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has cultural and spiritual significance as a place of Methodist worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has architectural value as a vernacular building with vestigial Gothic Revival styling evident in its overall composition and detailing. The designer of the former church is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has technological and craftsmanship value for its late Victorian construction and detailing. The builder(s) of the former church and the vestry addition are currently unknown.

CONTEXTUAL SIGNIFICANCE

The Methodist Sunday School hall at Horrellville has contextual significance as a historic feature in Horrellville and for its relationship with the second church which is on the same site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Horrellville Wesleyan Church / Horrellville Church Sunday School hall has overall heritage significance to Horrellville and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Horrellville and cultural and spiritual significance for its religious use and purpose. The former Horrellville Wesleyan Church has architectural value as a vernacular building with vestigial Gothic Revival styling and technological and craftsmanship value for its Victorian-era construction and detailing. The former Horrellville Wesleyan Church has contextual significance as a historic feature at Horrellville and for its relationship to the mid-century

church on the same site. The church property has potential archaeological value in view of the Sunday School hall's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 26 November 1880, p. 3; 7 December 1893, p. 3; 5 January 1894, p. 4; 14 October 1925, p. 3; 7 October 1926, p. 7; 7 October 1931, p. 3; 6 October 1932, p. 5; 16 October 1939, p. 5.
- *Star* 25 October 1882, p. 2; 1 October 1884, p. 3; 17 October 1888, p. 3; 25 July 1890, p. 3.
- *Globe* 19 October 1880, p. 2; 26 November 1880, p. 3.
- *Lyttelton Times* 1 September 1880, p. 1; 20 October 1886, p. 3; 26 October 1887, p. 4; 3 July 1899, p. 6; 23 April 1901, p. 6; 23 October 1901, p. 7; 7 October 1903, p. 7; 6 October 1905, p. 6.
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- Methodist Church of New Zealand Archives; available online.

REPORT COMPLETED

12 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1330 Poyntz Road, Horrellville. The Sunday School hall (former church) is to the south of the present church.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH082****HERITAGE ITEM NAME**

'Rakahuri', former Ensor homestead

ADDRESS

2 Rakahuri Road, Glentui

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H111

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 48072

VALUATION NUMBER

2150004900

DATE OF CONSTRUCTION

1918

**ARCHITECT/DESIGNER/
BUILDER**

JS Guthrie, architect

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey homestead with L-shaped footprint and hipped roof forms. Rounded bays with conical roofs frame central entry on principal, north-facing elevation. Ground floor veranda shelters main entry and encircles north-west bay; column supports. Recessed balcony over entry. First floor bay windows reference Palladian motif with arched central window; ground floor French doors are glazed with multiple panes. Tall chimneystacks. Barrel-vaulted pool house.

MATERIALS/STRUCTURE

Reinforced concrete, timber, slate.

ADDITIONS/ALTERATIONS

Covered pool house addition to west (c.1990).

SETTING

The homestead is located off the southern terminus of Rakahuri Road on the north bank of the Ashley Rakahuri River. To the south across the river is the settlement of Summerhill. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole.

HISTORY

JD Millton's Rakahuri Estate (1889) was acquired by Hugh Ensor in late 1906. Ensor married Kathleen McCracken in the following year and the couple had five children. The Ensors' homestead, including a new wing then in course of construction, was completely destroyed by fire on 5 January 1918. Four months later Christchurch architect JS Guthrie called tenders for a new residence. The Ensors also had a house in Christchurch and an interest in Double Hill Station at Lake Coleridge. Hugh Ensor died at Rakahuri in July 1943; his obituary stated that he was a leading Corriedale sheep breeder and exporter. The executors of Ensor's estate put Rakahuri on the market in August 1944 and it sold later in the month, having initially been passed in at auction. In 1944 the property comprised 2270 acres; advertisements for the clearing sale after the property had sold listed the contents of the homestead in some detail. Rakahuri has passed through a number of hands since 1944; by the late 1980s the homestead had been converted for use as a function and conference centre. The house is now back in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Rakahuri' has historical significance for its association with the Ensor family and, more generally, the farming history of North Canterbury. It also represents the pattern by which many large country estates throughout Canterbury were adapted for hospitality uses in the later 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Rakahuri' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Rakahuri' has architectural significance as the work of notable Canterbury architect, JS 'Jack' Guthrie (1883-1946). Guthrie worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history for the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917). Guthrie had earlier designed alterations and additions to 'Rakahuri' (1912), which were lost in the fire of 1918. In addition to a number of Canterbury homestead designs, the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Rakahuri' has technological and craftsmanship significance for its reinforced construction, which reflects the owners' response to the loss of the previous homestead to fire.

CONTEXTUAL SIGNIFICANCE

'Rakahuri' has contextual value for the contribution it makes to the historic character of the property and as a well-known North Canterbury homestead.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the dwelling post-dates 1900, its site has potential archaeological value given the colonial development of the property. From 1874 until 1889, when the property was subdivided and passed to his son, 'Rakahuri' was part of Captain Millton's 'Birch Hill' run.

SUMMARY OF HERITAGE SIGNIFICANCE

'Rakahuri', the former Ensor homestead, has overall heritage significance to the Glentui/Okuku area and Waimakariri district as a whole. The homestead has historical significance for its association with the Ensor family and cultural value as a demonstration of the way of life of its early inhabitants. 'Rakahuri' has architectural significance as a simplified English Domestic Revival style design homestead by JS Guthrie and technological and craftsmanship significance for its reinforced concrete construction. The homestead has contextual value for the contribution it makes to its rural setting and as a well-known North Canterbury homestead. The site of 'Rakahuri' has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

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- *Sun* 4 July 1914, p. 1.
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- <https://districtplan.ccc.govt.nz/Images/DistrictPlanImages/Statement%20of%20Significance/Christchurch/HID%20444.pdf>
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REPORT COMPLETED

13 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Rakahuri', 2 Rakahuri Road, Glentui.



Land parcel as a whole, homestead site marked by star.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH083****HERITAGE ITEM NAME**

'Pleasant View', former Fairweather homestead [aka 'Krakatoa']

ADDRESS

186 Summerhill Road, Summerhill, Cust

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H183

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 7 DP 469532

VALUATION NUMBER

2158002507

DATE OF CONSTRUCTION

c.1883/85 + c.1895/1910?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has straight return veranda carried on posts with decorative brackets and frieze. Double-hung sash windows; large gabled bay window terminates veranda. Corbelled chimneys. Older gabled section on north side (?).

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Reroofed (2010).

SETTING

The dwelling stands on the east side of Summerhill Road, north of its intersection with Conways Road. The house is screened from the roadside by mature vegetation. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within the rural property.

HISTORY

Rural Section 7842 was conveyed by crown grant to Thomas Conway in 1866. Conway, his wife and children emigrated from England aboard the *Scoresby* in 1862 and lived in Christchurch for a time before taking up farming at Cust. Conway acquired three other rural sections in the district, his homestead block known as 'Maitland Vale' was on Summerhill Road, south of Conways Road. The first title on the 'Pleasant View' property was issued to Thomas Conway junior (1850-1921?) in September 1885. Frank Ernest Fairweather (1869-1943), who was born in Kaiapoi and grew up to farming life, took over 'Pleasant View' in 1893 and married Isabella Gardner two years later. The couple were members of the Presbyterian church and had five children. Fairweather, who was elected to the Cust Road Board in 1906, owned both 'Pleasant View' homestead and 'Pine Hill' farm on the other side of Summerhill Road in 1908, when he sold the latter to J Nelson. In August 1914 Frank Fairweather donated two horses to the national war effort; by July 1918 the property had been sold. JR Wallace briefly owned 'Pleasant View', offering it for sale in March 1919, at which time the farm was 607 acres in extent and the homestead was described as being of '13 rooms, built of the very best material, ... with every convenience' (*Sun* 8 March 1919, p. 16). The property was once again on the market, this time on behalf of RA MacPhail, in the spring of 1922. It has passed through other hands since and was included in a local tour of historic places and gardens in 2009 and 2011.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has historical significance for its association with the Conway and Fairweather families and, more generally, the pastoral development of Summerhill in the later 19th century. The appearance of the house and its history of ownership suggests that Thomas Conway junior may have built a first stage at the time of his marriage to Bessie Childs in 1883 and that a large-scale villa 'addition' was erected by FE Fairweather in either c.1895, when he married, or c.1910, according to modern local history information.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has architectural significance as a large-scale bay villa that was built on an elevated, terraced site to capitalise on the view towards the east. The homestead's designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has technological and craftsmanship value for the evidence it provides of Victorian (Edwardian?) building materials and methods. The homestead's builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its rural setting. The homestead's garden was designed for the Fairweathers by leading Canterbury landscape architect Alfred Buxton; remnants of his layout and planting have survived.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the homestead likely pre-dates 1900 its site has potential archaeological values relating to the colonial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has overall significance to Summerhill, Cust and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Conway and Fairweather families and cultural value as a demonstration of the way of life of its early residents. 'Pleasant View', the former Fairweather homestead, has architectural significance as a bay villa built to capitalise on the outlook from its elevated site and technological and craftsmanship value for its construction methods and materials. 'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological values in view of the dwelling's likely age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 May 1870, p. 1; 5 March 1872, p. 3; 13 August 1883, p. 3; 11 April 1888, p. 4; 12 August 1891, p. 3; 18 January 1898, p. 6; 18 March 1899, p. 1; 18 June 1902, p. 9; 10 October 1908, p. 11; 23 September 1922, p. 20; 9 November 1943, p. 1; 7 November 2009 (available online).
- *Northern Outlook* 26 October 2011 (available online).
- *Sun* 27 November 1914, p. 5; 27 July 1918, p. 16; 8 March 1919, p. 16.
- *Star* 5 February 1891, p. 3; 18 April 1895, p. 2; 5 September 1896, p. 4; 17 June 1908, p. 3.
- *Lyttelton Times* 17 May 1884, p. 1; 30 July 1885, p. 7; 28 April 1906, p. 14; 21 August 1906, p. 1; 12 August 1914, p. 8.
- *Oxford Observer* 15 December 1900, p. 2.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- R Tipples *Colonial landscape gardener: Alfred Buxton of Christchurch, New Zealand, 1872-1950* Lincoln, 1989 (available online).

REPORT COMPLETED

12 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting of the house, 'Pleasant View', former Fairweather homestead, 186 Summerhill Road, Summerhill, Cust.



WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH084****HERITAGE ITEM NAME**

former Summerhill School building

ADDRESS

365 Summerhill Road, Summerhill

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H118

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 7430

VALUATION NUMBER

2158001500

DATE OF CONSTRUCTION

1878

**ARCHITECT/DESIGNER/
BUILDER**

Thomas Cane, Canterbury Education Board architect

STYLE

Victorian educational vernacular

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lean-to veranda along north elevation is terminated by lower-level gabled bay. Lean-to at rear (south elevation). Lower-level bay on west elevation. Double-hung sash windows and multi-pane casement windows and French doors.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ADDITIONS/ALTERATIONS

School building converted to residential use; southern gabled bay added (post-1947).

SETTING

The former school building is set back from the roadway on a triangular plot formed by the intersection of Summerhill Road in the north and Ashley Road in the south/south-east. The extent of scheduling is the land parcel as a whole, partly in view of the potential archaeological values of the property.

HISTORY

A side school of Cust School opened at Summerhill in June 1879 with an initial roll of 22. Helen Ladbroke was the inaugural teacher and over the years the school building was also used for local gatherings and to host Presbyterian services and a Sunday school. It also served as the local post office for a time (1910-13). In December 1883 the school became independent of the Cust school district and was thereafter known as the Summerhill School. The school operated until December 1943, although it was closed for a period in c.1907/8, apparently due to a shortfall in funds to pay the teacher's salary. The school property was sold in c.1947, the former teacher's house (c.1883) having already been removed to Cust, and the former school building subsequently converted to residential use. The building remains in private residential use today. The 150th anniversary of the Cust area schools, including Summerhill and Springbank (1870-1975), was held in November 2017.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Summerhill School building has historical and social significance for its association with the rural community of Summerhill and the former teachers and pupils of the school. It appears that the former school was the only civic or public structure ever built in Summerhill. Its conversion to residential use, after the consolidation of schools in the area at Cust, is typical of the adaptive reuse of redundant educational buildings around New Zealand in the later 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Summerhill School building has cultural value as a demonstration of the way of life of a rural community in the late 19th and 20th centuries as well as historic education practices.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Summerhill School building has architectural significance as the work of notable Canterbury architect, Thomas Cane. Cane (1830-1905) was appointed provincial architect in 1874 and, following the abolition of the provincial government system in 1876, subsequently appointed architect to the Canterbury Education Board. Cane designed the Timeball Station in Lyttelton (1875) and the first Christchurch Girls' High School building (Christchurch Arts Centre, 1876) but undertook few architectural commissions after he was declared bankrupt in 1885.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Summerhill School building has craftsmanship value for the evidence of its Victorian timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Summerhill School building has contextual value as a local historic feature that marks the centre of the Summerhill rural area.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former school building pre-dates 1900 its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Summerhill School building has overall significance to Summerhill and Waimakariri district as a whole. The building has historical and social significance for its association with the former teachers and pupils of the school and cultural value as a demonstration of the way of life of a rural community in the late 19th and first half of the 20th

centuries. The former Summerhill School building has architectural significance for its design by Thomas Cane and craftsmanship value for its surviving Victorian timber construction and detailing. The former Summerhill School building has contextual value as a local historic feature and as a marker of the Summerhill rural community. As the school building pre-dates 1900 its site has potential archaeological significance.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 July 1878, p. 1; 15 October 1883, p. 3; 22 December 1883, p. 1; 1 July 1890, p. 4; 26 January 1894, p. 3; 30 August 1922, p. 3; 13 October 1925, p. 15; 5 October 1938, p. 2; 21 February 2017 (available online).
- *Star* 13 June 1879, p. 2; 14 September 1893, p. 3; 5 August 1908, p. 2; 9 September 1908, p. 3; 11 August 1910, p. 3; 17 November 1911, p. 2.
- *Lyttelton Times* 16 November 1883, p. 6; 15 December 1888, p. 4; 26 December 1888, p. 3; 5 September 1893, p. 8; 1 October 1894, p. 6; 1 June 1901, p. 3; 7 March 1904, p. 8; 22 November 1906, p. 2.
- *North Canterbury Gazette* 16 December 1932, p. 10; 13 July 1937, p. 5.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- Archives New Zealand.
- *Cust Area Schools – 150 Years Jubilee* booklet, Cust, 2017.

REPORT COMPLETED

22 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 365 Summerhill Road, Summerhill, Cust.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH085****HERITAGE ITEM NAME**

NZ Scout Association Memorial

ADDRESS

203 Gladstone Road, Woodend

PHOTOGRAPH

(DG McEwan, 2 March 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H119

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 22801

VALUATION NUMBER

2161113200

DATE OF CONSTRUCTION

1954

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Pyramidal cairn

PHYSICAL DESCRIPTION

Pyramidal cairn set on stepped base within fenced enclosure. Cairn is inset with various plaques bearing names of scouting districts and commemorating the first Scout camp. Gate set into road boundary fencing provides access to monument.

MATERIALS/STRUCTURE

Concrete & stone.

ADDITIONS/ALTERATIONS

Relocated to roadside location (post-1963). 5th National Jamboree plaque installed (4 January 1969). Centennial Jamboree plaque installed (2008).

SETTING

The memorial stands on the south side of Gladstone Road, to the east of Woodend and to the south-west of Pegasus. It is signposted as a historic place. The extent of setting is limited to the immediate setting of the memorial.

HISTORY

A memorial to the NZ Boy Scouts Association's first camp, held 26 December 1908 to 2 January 1909, was erected in January 1954. Around 40 boys from throughout North Canterbury and Christchurch had attended the week-long camp under the leadership of Major David Cossgrove (1852-1920), a Tuahiwi teacher and former South African War soldier. Boy Scouts had had its genesis in August 1907 when British army officer Robert Baden-Powell held a demonstration camp to put in to practice his ideas about teaching boys the military scouting skills he had used and witnessed in the South African War. Baden-Powell and Cossgrove met while on service in South Africa. *Scouting for Boys*, Baden-Powell's 'handbook for instruction in good citizenship', was published in 1908 and the Boy Scouts Association quickly became an international national movement. The first troop of Girl Scouts in New Zealand was formed by Cossgrove's 14-year old daughter Muriel in December 1908. Thereafter a separate girls' division was established; it was known as the Girl Peace Scouts until 1923 when the New Zealand Girl Guide Association was formed. The Boy Scouts' first camp site was the former North Canterbury Mounted Rifles camping ground near the Woodend rifle range. Later camps were held on Joseph Stalker's farm at Woodend and Thomas Stone's Island Farm at Harewood. The parcel of land on which the memorial is located is now owned by the Scout Association of NZ, having been subdivided by NH McGowan in April 1963. After that date the memorial was moved to the road frontage of the property, where it remains today. Various plaques and stones have been added to the memorial since 1954.

HISTORICAL AND SOCIAL SIGNIFICANCE

The NZ Scout Association Memorial has historic and social significance for its association with the origins of the Boy Scout movement in New Zealand and the part played by Major Cossgrove and the early youth members of the organisation. Major Cossgrove was confirmed as Dominion Chief Scout by Baden-Powell in 1910, wrote the New Zealand version of *Scouting for Boys*, and organised Baden-Powell's tour of New Zealand in 1912. Three years later Cossgrove became the first paid organiser for the New Zealand scout movement. The NZ Boy Scouts Association of New Zealand became independent of the British association in 1953.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The NZ Scout Association Memorial has cultural value as a place of community identity and commemoration.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The NZ Scout Association Memorial has aesthetic value as a conventional pyramidal cairn.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The NZ Scout Association Memorial has craftsmanship value for its rustic construction and detailing.

CONTEXTUAL SIGNIFICANCE

The NZ Scout Association Memorial has contextual significance as a signposted historic feature near Woodend and for its relationship with the National Scout Museum in Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The NZ Scout Association Memorial has overall heritage significance to Woodend and the district of Waimakariri. The memorial has historical and social significance for its association with the origins of the Boy Scout movement in New Zealand and Major David Cossgrove and cultural value given its commemorative purpose. The NZ Scout Association Memorial has aesthetic value as a conventional pyramidal cairn and craftsmanship value for the quality of its rustic construction and detailing. The NZ Scout Association Memorial has contextual significance as a signposted historic feature within its rural setting.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 November 1909, p. 6; 28 December 1909, p. 4; 26 February 1914, p. 8.
- *Lyttelton Times* 17 June 1908, p. 1; 29 December 1908, p. 3; 31 December 1908, p. 5.
- *Star* 15 April 1909, p. 4.
- <https://www.nz museums.co.nz/collections/3087/national-scout-museum>
- <http://www.blueskies.org.nz/national-scout-museum.html>
- <https://www.nz museums.co.nz/collections/3087/objects/279084/1911-scout-postcard-promoting-w-stranges-co-ltd-window-display#prettyPhoto>
- <https://blogs.otago.ac.nz/thehockenblog/2010/10/22/treasures-abound-in-recently-catalogued-scout-archives/>
- <https://teara.govt.nz/en/biographies/3c34/cossgrove-david>

REPORT COMPLETED

7 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate setting, 203 Gladstone Road, Woodend.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH086****HERITAGE ITEM NAME**

'Stratford Grove', former Josling residence

ADDRESS

458 Rangiora Woodend Road, Rangiora

PHOTOGRAPH

(WDC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H121

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

RS 1211

VALUATION NUMBER

2159150700

DATE OF CONSTRUCTION

c.1880?

**ARCHITECT/DESIGNER/
BUILDER**

John Josling, owner/builder

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped roof forms. Principal, south-facing elevation has full height bay with boxed bay window, straight veranda and entrance with side- and fanlights. Modern return veranda linking north and west elevations is terminated by bays with Chicago windows. Pediments over double-hung sash windows. Single-storey extension to east with veranda on north elevation.

MATERIALS/STRUCTURE

Timber framing and weatherboards. Tile roofing with brick chimneys.

ADDITIONS/ALTERATIONS

Clad in polite (1950s?). Restored and extended, polite cladding removed (c.1984-94).

SETTING

'Stratford Grove' stands on the north side of Rangiora Woodend Road, west of its intersection with Smarts Road and east of Rangiora township. The house is set back from the road, within a mature garden, but can be glimpsed from the public domain. A late 19th century barn on the property was restored in c.2010. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values of the property.

HISTORY

'Stratford Grove' was built as a retirement home by John and Ellen Josling, who had arrived in Canterbury with the eldest two of their seven children in March 1851. Settling first in Lyttelton, John Josling established himself as a carpenter but in the later 1850s he began a business, which soon eclipsed his building activities, as a nurseryman. By April 1862 the Joslings had moved to Rangiora where John (1822-86) ran the North Brook Nursery. Rural Section 1211, on which the Josling house was built, was offered for sale in April 1877 and was undeveloped at that time. The house was extant by the time Ellen died at Stratford Grove in 1882, aged 60 years; John died four years later. After 1888 the house passed through a number of hands (William Atkinson, DG Matheson, Thomas Murrige and Alexander Campbell) before it was acquired by Charles Leech in 1903. Leech, who was a local flour and flax miller, had leased the farm since 1898 but sold it to Frederick Horrell in 1905. Since 1924 the property has had a number of changes of ownership. It remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Stratford Grove' has historical and social significance for its association with John Josling, a pioneer nurseryman, his wife Ellen and their family and those who later owned and lived in the house.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Stratford Grove' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Stratford Grove' has architectural significance as an Italianate villa reputedly built by John Josling. The Italianate style was popular for large country houses in the 1870s and early 1880s. 'Stratford Grove' was sympathetically restored and extended in the late 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Stratford Grove' has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Stratford Grove' has contextual value as a local feature that contributes to the historic character of its rural setting and the environs of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Stratford Grove', the former Josling residence, has overall heritage significance to Rangiora and the Waimakariri district. The house has historic and social significance for its association with the Josling family and cultural value as a demonstration of the way of life of its early owners and occupants. 'Stratford Grove' has architectural significance as an Italianate villa reputedly designed and built by its first owner and technological and craftsmanship value for its late 19th century timber construction and detailing. 'Stratford Grove' has contextual value as a local historic feature and its site has potential archaeological significance given the development of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 31 May 1866, p. 2; 2 March 1872, p. 3; 8 May 1872, p. 1; 11 October 1873, p. 3; 20 September 1882, p. 2; 23 December 1889, p. 8; 16 January 1909, p. 1; 9 October 1926, p. 2; 18 November 1939, p. 20.
- *Star* 13 March 1884, p. 2; 7 November 1885, p. 2; 23 June 1886, p. 3; 7 May 1887, p. 2.
- *Lyttelton Times* 12 August 1854, p. 4; 2 December 1857, p. 1; 24 January 1863, p. 6; 4 July 1863, p. 1; 10 March 1870, p. 4; 11 March 1872, p. 2; 25 February 1876, p. 1; 26 April 1877, p. 4; 2 December 1885, p. 2; 14 October 1886, p. 8; 5 January 1889, p. 1; 13 January 1890, p. 8; 15 February 1896, p. 1.
- *Timaru Herald* 2 July 1914, p. 3.
- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- <http://www.rangioracroquet.org.nz/history/history.html>
- <https://paperspast.natlib.govt.nz/imageserver/parliamentary/?oid=AJHR1928-I.1.3710&getpdf=true>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- S Challenger 'Pioneer Nurseryman of Canterbury, New Zealand (1850-65) *Garden History* Vol. 7, No. 1 (Spring, 1979), pp. 25-64; available online.
- <http://freepages.rootsweb.com/~nzbound/genealogy/travancore.htm>

REPORT COMPLETED

11 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Stratford Grove', 458 Rangiora Woodend Road, Rangiora.



Land parcel as a whole with house marked by star.



House as built.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH087****HERITAGE ITEM NAME**

St Alban's Anglican Church

ADDRESS

528 Mill Road, Ohoka

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H123

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 10011

VALUATION NUMBER

2174004300

DATE OF CONSTRUCTION

1882

**ARCHITECT/DESIGNER/
BUILDER**

James Barker, designer; Robert Miller, builder

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof. Apsidal end (east elevation) and combined entrance/belltower (south-west corner). Vestry on north side. Lancet arched windows set with diamond pattern leadlights. Tripartite window in apse, hood moulds over windows, lancet arched louvred vents in belltower.

MATERIALS/STRUCTURE

Concrete foundations, timber frame and stucco cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Stucco cladding over original board and batten (date unknown). Church hall erected on the site (1950s).

SETTING

The church is located on the north side of Mill Road, roughly midway between Bradleys Road in the west and Whites Road in the east. The former vicarage (H041) is to the west of the church. A mid-century auxiliary building is located beside the church to the west. The extent of setting is the land parcel on which the church and belltower are located.

HISTORY

St Alban's Anglican Church at Ohoka was consecrated on 31 May 1882 by Bishop Harper of Christchurch. The Rev FR Inwood was then the curate of the parish and on the same day a part of the public cemetery between Ohoka and Mandeville was consecrated for Anglican burials. In 1909 Te Wai Pounamu, a Maori girls' college, was established in the church vicarage (1879) next door, which had become vacant with the merger of the St Stephen's Tuahiwi and St Alban's parishes. Today St Alban's is part of the Kaiapoi parish and services are held on the second Sunday of each month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Alban's Anglican Church has historical and social significance for its association with the Anglican congregation of Ohoka and, in the early 20th century, the establishment of Te Wai Pounamu Maori Girls' College.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Alban's Anglican Church has cultural and spiritual significance as a place of Anglican worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Alban's Anglican Church has architectural significance as a colonial Gothic Revival style church built to the design of local builder-farmer James Barker. Barker (1828-1906), a carpenter from Cambridge, emigrated from England with his wife Mary and their three children in 1858 and settled in North Canterbury in the following year. Barker built Rangiora's first Anglican church in 1860 and also farmed at Ohoka. It was reported that he gave the design for the church free of charge.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Alban's Anglican Church has technological and craftsmanship value for its construction and detailing by Eyreton contractor Robert Miller.

CONTEXTUAL SIGNIFICANCE

St Alban's Anglican Church has contextual significance as a historic feature in Ohoka and for its relationship with the former church vicarage (H041) which is located nearby.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the structure's construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

St Alban's Anglican Church has overall heritage significance to Ohoka and Waimakariri district as a whole. The church has historic and social significance for its association with the Anglican congregation of Ohoka and cultural and spiritual significance for its religious use and purpose. St Alban's Anglican Church has architectural significance as a colonial Gothic Revival style church designed by local builder/farmer James Barker and technological and craftsmanship value for its construction and detailing. St Alban's Anglican Church has contextual significance as a historic feature at Ohoka and for its relationship to the former vicarage, which is also a scheduled heritage site. The church property has potential archaeological value in view of the structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 August 1872, p. 3; 3 December 1881, p. 4; 15 May 1882, p. 1; 1 June 1882, p. 2; 26 September 1883, p. 3; 2 June 1906, p. 10; 7 June 1906, p. 1; 24 May 1930, p. 4; 7 May 1932, p. 4.
- *Star* 22 May 1882, p. 2; 5 March 1909, p. 1.
- *Globe* 5 June 1882, p. 2.
- *Lyttelton Times* 7 March 1882, p. 4; 31 May 1906, p. 1; 1 June 1906, p. 6; 3 May 1907, p. 2.
- *North Canterbury Gazette* 4 May 1934, p. 3.
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-the-churches-of-clarkville,-eyreton,-flaxton,-ohoka-and-swannanoa>
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- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d22.html>
- <http://thecomunityarchive.org.nz/node/67072/description>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

10 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Alban's Anglican Church, 528 Mill Road, Ohoka.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH088****HERITAGE ITEM NAME**

Rangiora Railway Station

ADDRESS

2 Blackett Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H124

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 8 DP 69077 & Part RS 917

VALUATION NUMBER

2166141702

DATE OF CONSTRUCTION

1908-9

**ARCHITECT/DESIGNER/
BUILDER**George Troup, principal architect, NZ Railways
Department**STYLE**

Troup class B/C gable station

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof. Gabled canopy over station platform is supported by ten steel posts with open trussed roof; wrought iron hoops decorate the truss structure. Vertical boarding of canopy's gable ends is rounded at the bottom to give a scalloped effect. Multiple panelled doors on east (platform) elevation have fanlights. Multi-pane double-hung sash windows. Bracketed eaves on west elevation, which has a lean-to veranda carried on timber posts along its length.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Marseilles tile roof removed, replaced with corrugated iron (c.1977). Chimneys removed and west elevation veranda erected (date unknown).

SETTING

The station building is located to the north of the eastern terminus of Blackett Street, north-east of the town centre. It is on the west side of the rail corridor, within a light industrial setting. The extent of setting is the land parcel on which the station building is located and that portion of Part RS 917 immediately adjacent to the station building and over which the canopy projects.

HISTORY

Rangiora's railway station, as distinct from the station building, opened on 5 November 1872; the Southbrook to Rangiora section of the northern line from Christchurch having reached completion in late October of that year. The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874. A station building at Rangiora was in situ by 1875, although it was noted by a correspondent to the *Lyttelton Times* in May 1879 that the station possessed no refreshment rooms. At the turn of the 20th century nine passenger trains and six goods trains passed through the station each day. The stationmaster, Alexander Donaldson, had a staff of five and the Inspector for the Permanent Way for Rangiora District also had an office in the station building. Following local representations to central government requesting a new station building, construction commenced in August 1908. It was reported that staff had taken possession of the new building on 8 March 1909; the old station was then disassembled for reuse at Kirwee. The station building closed in 1988 and has been leased to various retail and hospitality operators since that time. Today the Station Café and Restaurant occupies the building, while the platform continues to serve patrons of the Coastal Pacific Christchurch to Picton line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Rangiora Railway Station has historical significance for its association with the development of Canterbury's railways infrastructure since the early 1870s and the extent of railway operations at Rangiora in the early 20th century which warranted a new station of this size and scale.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Rangiora Railway Station has cultural value as a demonstration of the way of life of past station staff and patrons and for the esteem in which it is held by the Rail Heritage Trust of New Zealand.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Rangiora Railway Station has architectural significance as a standard Troup-era railway station design. Sir George Troup (1863-1941) was the principal architect of the Railways Department from 1888 until his retirement in 1925 and under his direction the department developed a set of standardised plans for railway buildings that were erected nationwide. Best-known for the Dunedin Railway Station (1904), Troup was also an active member of the Presbyterian church and served on Wellington City Council after his retirement from the NZ Railways. He was knighted in 1937.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Rangiora Railway Station has technological and craftsmanship value for its Edwardian timber and metal construction and detailing. The contractors for the station building are currently unknown.

CONTEXTUAL SIGNIFICANCE

The Rangiora Railway Station has contextual significance as a local historic feature, both within Rangiora and on the Coastal Pacific line. Historically the railway station was set within a garden, winning the B grade section of the railway station gardens competition in 1935.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building post-dates 1900 its site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Railway Station has overall heritage significance to Rangiora and to Waimakariri district as a whole. The building has historical and social significance for its association with the development of the town's transport infrastructure and cultural value for its association with the way of life of its early staff and patrons. The Rangiora Railway Station has architectural significance as a Troup-era gabled railway station and technological and craftsmanship value for the methods and materials used in its construction. The Rangiora Railway Station has contextual significance as a local historic feature and potential archaeological significance in view of the site's development since the early 1870s.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 October 1870, p. 4; 2 December 1874, p. 4; 30 December 1908, p. 6; 12 October 1934, p. 4; 1 November 1934, p. 4; 21 November 1935, p. 5; 21 January 1936, p. 4; 22 June 1937, p. 16; 12 January 1939, p. 3; 27 January 1939, p. 6; 15 February 1939, p. 4.
- *Lyttelton Times* 29 February 1872, p. 1; 30 May 1879, p. 5; 2 October 1906, p. 6; 13 June 1907, p. 6; 20 June 1907, p. 6; 30 January 1908, p. 6; 14 May 1908, p. 3; 28 July 1908, p. 6; 17 May 1909, p. 6; 24 June 1909, p. 6; 10 May 1911, p. 8; 8 June 1911, p. 6.
- *Star* 23 October 1872, p. 2; 9 March 1909, p. 3.
- *North Canterbury Gazette* 5 April 1935, p. 4.; 15 June 1939, p. 5.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).
- Archives New Zealand.
- <http://www.railheritage.org.nz/Register/Listing.aspx?c=21&r=4&l=34>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-rangiora-railway-station>
- <https://www.greatjourneysofnz.co.nz/coastal-pacific/plan/stations/rangiora-railway-station/>
- <http://therangiorastation.co.nz>
- <https://teara.govt.nz/en/biographies/2t49/troup-george-alexander>

REPORT COMPLETED

20 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, Rangiora Railway Station, 2 Blackett Street and adjacent platform, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH089****HERITAGE ITEM NAME**

West Eyreton War Memorial

ADDRESS

2 Earlys Road, West Eyreton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H125

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Pt RS 12574

VALUATION NUMBER

2170005800

DATE OF CONSTRUCTION

1922

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Classical

PHYSICAL DESCRIPTION

Triumphal arch centred on West Eyreton Hall entry is flanked by split-level boundary walls. Marble plaques on west face with stone keystone set in to arch bearing inscription 'Great War 1914 – 1918'. 'Lest We Forget.' is inscribed in relief on entablature above arch. Stepped copings on framing wall piers. Textured brick detailing; low side walls have pipe railing.

MATERIALS/STRUCTURE

Brick, stone, concrete & pipe railing.

ADDITIONS/ALTERATIONS

Addition of WWII memorial plaque (post-1945). Post-EQ reconstruction of arch, including installation of South African War memorial and rededication plaques (2014).

SETTING

The war memorial arch and its flanking walls are situated on the western boundary of the West Eyreton Hall site, which is bounded by Earlys Road to the west and North Eyre Road to the south. The extent of setting is the land parcel on which the memorial arch is located and it includes the West Eyreton Hall in view of the relationship between the two structures.

HISTORY

The West Eyreton War Memorial was unveiled on 4 June 1922 by Prime Minister William Massey. FG Horrell was the chairman of the Memorial Committee which erected the memorial arch in front of the West Eyreton Hall. The site was chosen because local soldiers had been farewelled from the hall before leaving for the war. The two local men, Eric Plank and George Smith, who lost their lives in the war were named on the memorial; a further seven names, including that of Leonie Woodfield (1918-42) who died during her service in the NZ Women's Auxiliary Air Force, were added after World War II. The memorial was damaged in the September 2010-11 Canterbury earthquakes and was subsequently deconstructed and rebuilt in concrete and brick veneer in late 2014. It was rededicated on ANZAC Day 2015 and remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The West Eyreton War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The West Eyreton War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The West Eyreton War Memorial has aesthetic value as a simplified form of the triumphal arch that was popular, often in tandem with entrance gates, for memorials around New Zealand after World War I. The designer of the memorial is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The West Eyreton War Memorial has craftsmanship value for the quality of its brick construction and detailing. The arch was rebuilt using the original bricks by CYB Construction and Peter Dunn, a Rangiora stonemason, in 2014.

CONTEXTUAL SIGNIFICANCE

The West Eyreton War Memorial has contextual significance as a local landmark and for its relationship with the West Eyreton Hall in which are kept the Honour Rolls for the district.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its earlier use and development. The hall, which was enlarged in the 1980s, appears to date to c.1898.

SUMMARY OF HERITAGE SIGNIFICANCE

The West Eyreton War Memorial has overall heritage significance to West Eyreton and the district of Waimakariri. The memorial has historical and social significance for its association with the local men and women who undertook war service and cultural significance given its commemorative purpose. The West Eyreton War Memorial has aesthetic value as a simplified triumphal arch and craftsmanship value for the quality of brick construction and detailing. The West Eyreton War Memorial has contextual significance as a local landmark and for its

relationship with the West Eyreton Hall; its site may have potential archaeological value relating to its pre-1900 use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 30 May 1922, p. 1; 3 June 1922, p. 8; 5 June 1922, p. 5; 6 June 1922, p. 6; 31 October 2014, p. A4.
- *North Canterbury Gazette* 7 May 1935, p. 3.
- *Lyttelton Times* 12 September 1898, p. 5.
- *Poverty Bay Herald* 6 June 1922, p. 7.
- *Northern Outlook* 1 November 2014 & 21 March 2015 (available online).
- <https://nzhistory.govt.nz/media/photo/west-eyreton-war-memorial>
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- Online Cenotaph, Auckland War Memorial Museum.
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903 (available online).

REPORT COMPLETED

7 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 2 Earls Road, West Eyreton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH090****HERITAGE ITEM NAME**

St Matthew's Anglican Church & Jubilee Memorial Belltower

ADDRESS

1 Mairaki Road, Fernside

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H126

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 5927

VALUATION NUMBER

2159105401

DATE OF CONSTRUCTION

1874/1881 (church); 1890/1924 (belltower)

**ARCHITECT/DESIGNER/
BUILDER**

Benjamin Mountfort, architect; M Allen & Son (1876) & Boyd & Keir (1881), builders – CS Ayers, designer (1924 belfry)

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey church with rectangular footprint and gabled roof. Gabled vestry on north elevation has lean-to entry on west side. Apse with cross-gabled bay at east end has taller roof than nave. Entrance sheltered by gabled hood carried on braces. Narrow lancet arched windows, trefoil vents in gable ends. Stained glass windows. Belltower has flared concrete base with lancet arched entry and gabled roof.

MATERIALS/STRUCTURE

Church: concrete foundations and apse, timber frame and cement board cladding, corrugated metal roofing. Belltower: concrete base with steel frame and cement board cladding.

ADDITIONS/ALTERATIONS

Apse addition (1881). Lower part of belfry replaced (1924). Reclad (church early 1950s, belltower 1956).

SETTING

The church is located on the south side of Mairaki Road, immediately adjacent to its intersection with Lilly Road. Mairaki Road intersects with Mount Thomas Road and Priors Road just north of the Lilly Road intersection. The belltower is to the west of the church. The site is

planted with mature trees. The extent of setting is the land parcel on which the church and belltower are located.

HISTORY

The building committee tasked with erecting an Anglican church at Fernside convened in June 1873 and resolved to call tenders on the basis of the £100 that had already been collected and the additional 25% of the total funds raised that had been committed by JT (John Thomas) Brown of the Mt Thomas run. Christchurch diocesan architect BW Mountfort called tenders in August of the same year and the foundation stone was laid on 12 January 1874. The first stage of St Matthew's Anglican Church was consecrated by Bishop Harper on 20 July 1874; the Rev Canon Dudley, the vicar of St John's in Rangiora, was the first minister of the church. The apse was added to the church in 1881 in memory of Emily Brown, the wife of JT Brown. Other memorials were later installed in memory of Brown, Ann Mannering and Samuel Heywood. In 1890 a belltower was erected beside the church; this was partially rebuilt in concrete as a jubilee memorial in 1924. Since 1945 St Matthew's has been part of the Rangiora parish, having previously been connected to Ashley and Loburn, Ohoka and Cust. The church hosts weekly services for the congregations of St Matthew's and St Mary's Church, Southbrook.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have historical and social significance for their association with the Anglican congregation of Fernside and the families who supported the church, including the Browns, Mannerings and Heywoods.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have cultural and spiritual significance as a place of Anglican worship and the means by which to call the congregation together. The church also has commemorative value for the memorials housed within it.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Matthew's Anglican Church has architectural significance as the work of the preeminent Canterbury architect, Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches for the Anglican diocese throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 +) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s he was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). He was a member of the Anglican church, a leader in the profession, and is credited with playing a key role in establishing the architectural character of Christchurch. Mountfort also designed the Fernside parsonage (1876), which was later demolished.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Matthew's Anglican Church and Belltower have technological and craftsmanship significance for their construction and detailing, including the stained-glass windows later installed in the church. Messrs M Allen & Son were the Christchurch builders responsible for the first stage of the church's construction; Rangiora firm Boyd and Keir added the concrete apse in 1881. The English stained-glass windows in the church include *Faith* by leading Victorian stained-glass makers Lavers, Barraud & Westlake (Emily Brown memorial, 1882), the *Risen Christ's First Appearance* (Ann Mannering memorial, 1902), *Christ and the Woman of Samaria at the Well* (JT Brown memorial, c.1905), and the *Angel of the Nativity* (1929) by Arnold Robinson in memory of Herbert Brown (1860-1928). The reredos and altar installed in

1926 in memory of Samuel Heywood were made by Christchurch master carver Frederick Gurnsey.

CONTEXTUAL SIGNIFICANCE

St Matthew's Anglican Church and Belltower have contextual significance as historic features in a rural setting north-west of the Fernside village centre. The location of the church property reflects the historic centre of the church community, which included the Browns of Mount Thomas who forded the Ashley River to attend services.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church and belfry pre-date 1900 their site has potential archaeological value relating to the structures' construction and early use.

SUMMARY OF HERITAGE SIGNIFICANCE

St Matthew's Anglican Church & Jubilee Memorial Belltower have overall heritage significance to Fernside and Waimakariri district as a whole. The church and belltower have historic and social significance for their association with Anglican worship and the local families who endowed the church and cultural and spiritual significance for their religious use and commemorative purpose. St Matthew's Anglican Church has architectural significance as the work of leading New Zealand architect Benjamin Mountfort and technical and craftsmanship significance for its construction and detailing. St Matthew's Anglican Church and Belltower have contextual significance as historic features within a rural setting north-west of Fernside and their site has potential archaeological value in view of both structure's pre-1900 construction.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 June 1873, p. 2; 14 August 1873, p. 1; 8 January 1874, p. 2; 14 January 1874, p. 3; 20 May 1924, p. 3; 7 July 1924, p. 4; 17 September 1924, p. 3; 22 September 1924, p. 3; 29 April 1925, p. 3; 20 February 1928, p. 4; 9 May 1928, p. 3; 6 April 1938, p. 2.
- *Star* 8 January 1874, p. 2; 29 April 1890, p. 3; 23 May 1898, p. 2.
- *Lyttelton Times* 11 June 1873, p. 2; 9 May 1889, p. 4.
- *Nelson Evening Mail* 15 October 1872, p. 3.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
- I Lochhead *A Dream of Spires – Benjamin Mountfort and the Gothic Revival* Christchurch, 1999.
- <https://teara.govt.nz/en/biographies/1m57/mountfort-benjamin-woolfield>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-the-churches-in-rangiora,-southbrook-and-fernside>
- <http://www.anglicanweb.org/files1/Fernside%20flyer.pdf>
- *St Matthew's Fernside – One Hundred Years, 1874-1974* Rangiora, 1974.
- M Stocker *Angels and Roses – the art of Frederick George Gurnsey* Christchurch, 1997.

REPORT COMPLETED

10 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, St Matthew's Anglican Church & Jubilee Memorial Belltower, 1 Mairaki Road, Fernside.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH091****HERITAGE ITEM NAME**

Birch Hill Cemetery Millton/Ford family and World War I Memorial

ADDRESS

130 Garry River Road, Glentui

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO. N/A
(at time of assessment)**HNZ LIST NO. & CATEGORY** 9251 / 2 (cemetery)**LEGAL DESCRIPTION**

Lot 1 DP 10564

VALUATION NUMBER

2150005300

DATE OF CONSTRUCTION

late 1930s

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Rustic

PHYSICAL DESCRIPTION

Symmetrical structure comprised of a slightly curved wall supported by flared buttresses and sheltering an altar-style plinth atop a paved base. Memorial has rectangular footprint and Celtic/Maori inspired decorative relief work. Wall and plinth inset with bronze panels; three in all with one dedicated to members of the Millton/Ford family, another to the men of Birch Hill Station who fought in World War I and the third to the horses of the 8th Regiment NZ Mounted Rifles that died in the war.

MATERIALS/STRUCTURE

River stones, bronze and concrete.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The memorial stands within the Birch Hill Cemetery to the east of Garry River Road and to the south of the Garry River. The Birch Hill Station homestead is to the west of the cemetery. The memorial stands at the back of the cemetery reserve and is set against a backdrop of trees and shrubs. The scheduled setting is the land parcel on which the memorial and cemetery are located. It is noted that the HNZPT list entry # 9251 is for the cemetery as a whole and that the entrance gates to the cemetery are outside the subject site.

HISTORY

In October 1933 Lieutenant-Colonel EB Millton's offer of a public cemetery on his Birch Hill Station property was accepted by the Ashley County Council. The Millton family had owned the Birch Hill Station since 1874 and Edward Bowler (Ted) Millton (1861-1942) was a keen horseman and member of the local mounted rifles company. He married Maud(e) Ford (1867-1946) in 1892 and the couple commissioned leading Canterbury architect Samuel Hurst Seager to design their new homestead in 1908. The ACC agreed to recommend to the Governor-General that the trustees of the cemetery should be Millton, his brother-in-law Reginald Ford and Councillor JD McCracken. The site was subdivided by Millton in May 1935 but it would appear that the status of the cemetery remained unresolved for some time, given that it was reported in mid-1942 that the cemetery was a private burial ground for family members and permanent staff of the station. EB Millton's funeral was held on 13 March 1942 at the Birch Hill Cemetery. Having had no children the Milltons bequeathed their property to the Sunlight League for use as a children's home after Maud Millton's death in 1946. The home closed in 1985 and the homestead became a private home once again in c.1990. In 1980 the Hurunui District Council took over the management of the cemetery, which is now vested with the Waimakariri District Council and operates as a public burial place.

HISTORIC AND SOCIAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has historic and social significance for its association with Maud and Edward Bowler Millton, Birch Hill Station, and the men and horses that were sent from the district to serve in World War I.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has cultural significance as a mid-20th century commemorative structure that contributes to a sense of place.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Birch Hill Cemetery Memorial has aesthetic value as a rustic monument that uses a local building material to link the structure with its setting. It is comparable to the TD Burnett and Downlands Water Supply memorial at Cave, South Canterbury (c.1947) in its styling and purpose and illustrates the continuity of the Arts and Crafts design philosophy relating to the truthful and direct use of local materials in to the mid-20th century. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Birch Hill Cemetery Memorial has craftsmanship value for the quality of its locally sourced river stone construction and ornamental detailing. The stonemason is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Birch Hill Cemetery Memorial has contextual significance as a historic feature within its cemetery setting.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the memorial post-dates 1900, its site may have potential archaeological significance relating to its earlier use and development as part of the Birch Hill Station.

SUMMARY OF HERITAGE SIGNIFICANCE

The Birch Hill Cemetery Millton/Ford family and World War I Memorial has overall heritage significance to Glentui and to the district of Waimakariri as a whole. The memorial has historical and social significance for its association with the Millton/Ford family, the men of Birch Hill Station who fought in World War I and the horses that died whilst serving in the war and cultural significance given its commemorative purpose. The Birch Hill Cemetery Memorial has aesthetic value as a rustic monument and craftsmanship value for the quality of its river stone construction. The Birch Hill Cemetery Memorial has contextual significance as a historic feature within the cemetery in which it is located; its site may have potential archaeological value relating to the property's colonial use and development.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 February 1935, p. 6; 12 March 1942, p. 7; 7 April 1942, p. 1; 28 July 1942, p. 4; 1 July 2010, available online.
- *North Canterbury Gazette* 10 October 1933, p. 4; 7 June 1935, p. 4; 5 February 1937, p. 4; 6 July 1937, p. 4.
- *Lyttleton Times* 4 April 1908, p. 14.
- *Northern Advocate* 28 July 1942, p. 4.
- *NZ Herald* 28 July 1942, p. 2.
- <https://www.newzealand.com/int/article/birch-hill-war-horses-memorial/>
- <http://www.heritage.org.nz/the-list/details/9251>
- <https://genealogyjourn.wordpress.com/rural-cemeteries-of-canterbury-new-zealand/birch-hill-cemetery-near-glentui/>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d3-d15.html>
- <https://billiongraves.com/cemetery/Birch-Hill-Cemetery/292246>
- <https://birchhillmemorial.wixsite.com/ww1-ride/the-millton-family-at-birch-hill->
- <https://nzhistory.govt.nz/media/photo/birch-hill-station-war-memorial>

REPORT COMPLETED

7 April 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



WWW.



Extent of scheduling, Millton/Ford family and World War I Memorial, Birch Hill Cemetery, 130 Garry River Road, Glentui.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH092****HERITAGE ITEM NAME**Anglican Church of St John the Baptist Sunday School
& Parish Hall**ADDRESS**

71 Church Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 22 December 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

N/A

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part of Lots 4 & 5 DP 11217

VALUATION NUMBER

2165359000

DATE OF CONSTRUCTION

1879 + 1923-24

**ARCHITECT/DESIGNER/
BUILDER**CG & CJ Chapman, architects; JJ Robinson, contractor
(1879 Sunday School); T Shankland (design) of
Messrs Shankland and Taylor, contractors (1923-24
parish hall)**STYLE**

Gothic Revival / Vernacular

PHYSICAL DESCRIPTION

Single-storey hall with an L-shaped footprint and gabled roof forms. 1879 section has buttresses and triple lancet windows with vents below. Gabled entrance porch at east end of northern elevation has decorative relief pattern set within lancet arch over door and quatrefoil window on east side. Lean-to along east side of 1923-24 parish hall with west-facing gabled extensions to 1879 section and later hall. Clearlite panels set in to parish hall roof.

MATERIALS/STRUCTURE

Concrete, with stone facings (1879 section), and plaster finish. Corrugated iron.

ADDITIONS/ALTERATIONS

Extended to west & south (c.1965).

SETTING

The Sunday School is located on the west side of Church Street immediately behind St John's Church and south of the intersection with High Street. The hall is open to the street and part of the building extends over the road reserve. The extent of setting is limited to the immediate environs of the Sunday School hall and includes parts of two land parcels, on one of which the church is located.

HISTORY

After meeting in a chapel-schoolroom since June 1856, Rangiora's Anglicans erected a church on a site gifted by Ingram Shrimpton in 1859-60. The Church of St John the Baptist was consecrated on 12 April 1860; the Rev Benjamin Dudley (1805-92) was installed as the curate of the parish of Rangiora at the same time. Dudley oversaw a lengthy church building programme and generously endowed the parish even after his retirement in 1887. Against the backdrop of the church being extended and remodelled, a programme that culminated with the 'new' church being consecrated on 12 October 1882, a concrete Sunday School was erected at the rear of the site. The building was opened on 29 July 1879. A parish hall was added to the Sunday School in 1923-24, the official opening taking place on 30 April 1924 under the auspices of Archbishop Julius. In the mid-1960s further additions were made to the Parish Hall, which remains in church use today and is also available for hire.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has historical and social significance for its association with the Anglican community of Rangiora since 1879. The staged building programme of the hall reflects the efforts of the church community to provide educational and social facilities as the need arose and funds permitted.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has cultural and spiritual value as a place of Anglican teaching and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has architectural significance as the work of local architects CG and CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. In 1879 he was a vestryman of St John's. The Chapmans also designed St Alban's Anglican Church vicarage at Ohoka (H041, 1879-80) and the Union Bank of Australia (1882) in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has technological and craftsmanship significance for its original Victorian concrete construction and Gothic Revival detailing. The use of concrete echoes the construction of St John's Church; the first stage of which local builder John Robinson was also responsible for (1875-76). Thomas Shankland was a Rangiora builder who had served his apprenticeship with William Wadey and had premises in Ashley Street; he also built the Northern Agricultural and Pastoral Association building (H076, 1924-25).

CONTEXTUAL SIGNIFICANCE

The Church of St John the Baptist Sunday School & Parish Hall has contextual significance as a historic feature on the periphery of the town centre and for its relationship with the Anglican Church of St John the Baptist. When St John's opened in 1860 it was some distance from the rest of the Rangiora settlement, the church precinct's setting today on the edge of the town centre is therefore a reminder of Rangiora's development and growth.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the Sunday School pre-dates 1900 its site has potential archaeological significance relating to colonial development and use of the church property.

SUMMARY OF HERITAGE SIGNIFICANCE

The Anglican Church of St John the Baptist Sunday School & Parish Hall has overall heritage significance to Rangiora and Waimakariri district as a whole. The Sunday School hall has historic and social significance for its association with the Anglican community of Rangiora since 1879 and cultural and spiritual value as a place of Anglican teaching and fellowship. The Church of St John the Baptist Sunday School & Parish Hall has architectural significance as a Gothic Revival style structure designed by local architects CG and CJ Chapman and technological and craftsmanship significance for its Victorian concrete construction and detailing. The Church of St John the Baptist Sunday School & Parish Hall has contextual significance as a historic town centre feature and for its relationship with the Anglican Church of St John the Baptist. The church property has potential archaeological significance in view of the site's pre-1900 development and use.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 11 April 1864, p. 2; 7 May 1872, p. 2; 29 May 1874, p. 3; 4 November 1875, p. 2; 30 April 1879, p. 3; 13 October 1882, p. 3; 17 August 1922, p. 11; 21 May 1923, p. 3; 1 May 1924, p. 7.
- *Lyttelton Times* 2 May 1860, p. 4; 29 March 1875, p. 2; 2 May 1876, p. 3; 31 July 1879, p. 6.
- *Sun* 27 September 1920, p. 7.
- *Globe* 31 July 1879, p. 2.
- *Star* 13 October 1882, p. 4.
- *North Canterbury Gazette* 11 June 1935, pp. 4 & 5.
- <http://www.heritage.org.nz/the-list/details/1823>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/rangiora/history-of-the-churches-in-rangiora,-southbrook-and-fernside>
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
- G Thornton *Cast in Concrete: Concrete Construction in New Zealand, 1850-1939* Auckland, 1996.

REPORT COMPLETED

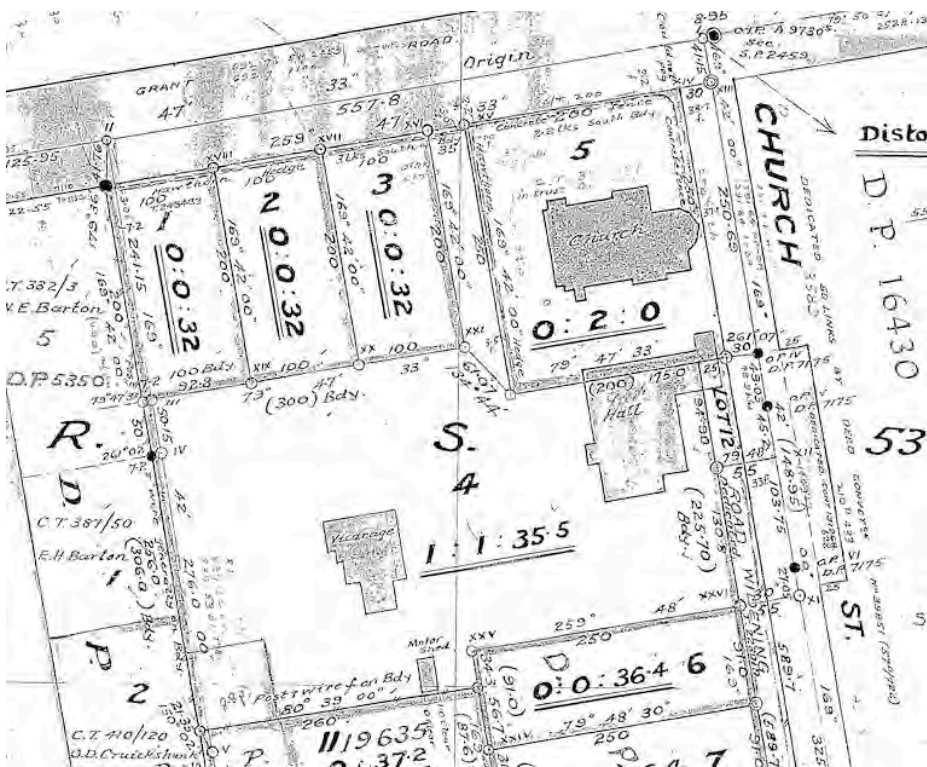
11 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs and noting that the south-east corner of the building extends over in to the road reserve, Church of St John the Baptist Sunday School & Parish Hall, 71 Church Street, Rangiora.



Detail of DP 11217, dated September 1937, showing the disposition of the church, Sunday School/Parish Hall and vicarage (no longer extant). QuickMap.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Sefton Public Library

ADDRESS 14 Pembertons Road, Sefton

PHOTOGRAPH



(3 April 2023)

DISTRICT PLAN ITEM NO. n / a **HNZ LIST NO. & CATEGORY** n / a
 (at time of assessment)

LEGAL DESCRIPTION Lot 7 Pt RS 2355 Sefton Township

VALUATION NUMBER 2144019400

DATE OF CONSTRUCTION 1923

ARCHITECT/DESIGNER/BUILDER Guthrie Brothers, architects; Wadey & Efford, contractors

STYLE Inter-war vernacular

PHYSICAL DESCRIPTION

Small, single-storey, two-room building with rectangular footprint and gabled roof forms. Entrance porch at north end, stepped gable ends, casement and fanlight type fenestration. Memorial stone reads 'This library was built and endowed by a bequest of James Young, 1923'. Name of library in relief lettering on the main gable end of north elevation.

MATERIALS/STRUCTURE

Reinforced concrete, timber, corrugated iron, bubbled glass.

ADDITIONS/ALTERATIONS

Tile roof replaced with corrugated iron (date unknown); windows replaced with aluminium framed casements with fanlights (1970s?).

SETTING

The library stands on a triangular lot bounded by Pembertons Road to the west and High Street to the east. The Anglers' Arms is to the south along Pembertons Road but the immediate setting is largely residential in character. The extent of scheduling is the land parcel on which the library is located.

HISTORY

The 1903 Canterbury edition of the *Cyclopedia of New Zealand* reported that Sefton possessed a library at the time of publication. When local farmer James Young (c.1852?-1921) of Mount Grey Downs died in October 1921 he left a number of generous bequests, including £500 with which to build a library at Sefton. Young also left an endowment of £1000 for the library's operation and maintenance. A site was offered to a newly created library committee by G Wilson in May 1923 and tenders were called in the following month. In July 1923 local residents helped to haul sand and shingle from the Ashley River to be used in the library's concrete construction. The building was officially opened on 7 December 1923 by the Hon George Forbes. Professor James Shelley of Canterbury University College was present at the opening and gifted 20 books from his own library to the new building. The library closed in 1996 but its site was the focus of a 2000 millennium project involving planting the site with native trees and shrubs. More recently the sale of the building, which is currently unused, has been mooted.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Sefton Public Library has historical and social significance for its association with the Sefton community and the philanthropy of James Young. Young's Mount Grey Downs farm had been in the family for around 40 years at the time of his death. He also gave £1000 to the Institute for the Blind in Auckland and £2000 to the North Canterbury Hospitable and Charitable Aid Board to maintain free beds for the poor in Christchurch Hospital.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Sefton Public Library has cultural significance as a site of community identity. It is valued by members of the public as a demonstration of the way of life of a rural community in the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Sefton Public Library has architectural significance as the work of notable Christchurch architectural partnership the Guthrie Brothers. JS 'Jack' Guthrie (1883-1946) worked in partnership with his brother Maurice and in the 1910s and 1920s the firm was one of Christchurch's most successful. Jack Guthrie is a significant figure in New Zealand's architectural history owing to the design of the landmark California bungalow 'Los Angeles' (1909) and for introducing the American Colonial Georgian Revival style to New Zealand with Long Cottage (1917), both in Christchurch. In addition to a number of Canterbury homestead designs, including 'Rakahuri' at Glentui (H111, 1918), the Guthrie Brothers were also responsible for the 1918 extension of Ivey Hall at Lincoln College, the Northern Agricultural and Pastoral Association building in Rangiora (H076, 1924-25), and the main block at Christchurch Boys' High School (1926). The partnership was dissolved in 1926.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Sefton Public Library has technological and craftsmanship significance for its reinforced concrete construction and detailing by Rangiora building contractors Wadey and Efford. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the Victoria Park band rotunda (H048, 1906) and the Catholic convent (1907), both in Rangiora, the Woodend Methodist Church (H085, 1910-11), and St Barnabas's Anglican Church at Woodend (H086, 1932-33).

CONTEXTUAL SIGNIFICANCE

The former Sefton Public Library has contextual significance as local historic feature prominently located on what was previously a public reserve. The original gateposts are still extant.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the library post-dates 1900, any archaeological value its site may have would likely arise from its earlier, if any, development and use.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Sefton Public Library has overall significance to Sefton and Waimakariri district as a whole. The former library has historical and social significance for its association with the Sefton community and the legacy of James Young. The former Sefton Public Library has cultural significance as a valued demonstration of the way of life of a rural community through the 20th century and architectural significance as the work of notable Christchurch architectural practise the Guthrie Brothers. The former Sefton Public Library has technological and craftsmanship significance for its concrete construction and detailing by Rangiora contracting firm Wadey and Efford and contextual significance as a local historic feature. The potential archaeological value of the site may be limited in view of the post-1900 construction date of the library.

HERITAGE CATEGORY

B

REFERENCES

- Press 10 November 1921, p. 1; 14 December 1921, p. 13; 25 May 1923, p. 3; 5 June 1923, p. 3; 19 June 1923, p. 13; 10 July 1923, p. 3; 24 July 1923, p. 3; 5 September 1923, p. 3; 17 November 1923, p. 3; 8 December 1923, p. 3; 11 December 1923, p. 2; 24 August 1925, p. 3; 19 December 1930, p. 3; 27 August 1931, p. 3; 7 May 1934, p. 3; 25 September 1934, p. 18.
- *NZ Herald* 31 October 1921, p. 4.
- *Feilding Star* 24 February 1922, p. 2.
- *North Canterbury Gazette* 21 September 1934, p. 3.
- M Jenner *Small Libraries of New Zealand* Tauranga, 2005.
- Waimakariri District Council 'Sefton Ashley Regions – Historic Trail', 1999.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.

REPORT COMPLETED

11 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

7 April 2023 / 22 May 2025

AUTHOR

Dr Ann McEwan



Extent of scheduling, former Sefton Public Library, 14 Pembertons Road, Sefton.



The library on opening day. Supplied.



Foundation stone by entrance porch, 3 April 2023.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH094****HERITAGE ITEM NAME**

Sefton Fallen Soldiers' War Memorial

ADDRESS

Sefton Domain, 2 Vaughan Street, Sefton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Res 4049

VALUATION NUMBER

2144025300

DATE OF CONSTRUCTION

1920

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Column type monument

PHYSICAL DESCRIPTION

Classical column with square cross-section and pedimented copings; mounted on a stepped base and surmounted by a cross. Memorial inscriptions on south face. Concrete surround and pipe rail fencing with entrance gate on south boundary.

MATERIALS/STRUCTURE

Scotch granite, concrete, & pipe railing.

ADDITIONS/ALTERATIONS

Addition of further names commemorating service in World War II (date unknown).

SETTING

The war memorial is located on the Sefton Domain near the northern boundary of the land parcel. The domain is bounded by Vaughan Street in the west and Cross Street in the south; access to the memorial is via the former. A 1919 peace oak is planted to one side of the memorial, which is fenced off from the rest of the domain. The extent of setting is limited to the immediate environs of the memorial and includes the 1919 peace tree.

HISTORY

At a public meeting in March 1920 it was decided that the residents of Sefton and Mount Grey Downs would erect a fallen soldiers' memorial. A committee of returned soldiers was formed to raise funds for the monument, which was duly unveiled in the Sefton Domain on 16 January 1920 by the Hon GW Forbes, MP. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Sefton War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument. Contrary to national war graves policy the ranks of the soldiers named on the monument are supplied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Sefton War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Sefton War Memorial has aesthetic value as a conventional column type monument which combines classical and Christian motifs.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Sefton War Memorial has craftsmanship value for the quality of its stone construction and detailing. The maker of the monument is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Sefton War Memorial has contextual significance as a historic feature within Sefton Domain and for its relationship with the adjacent peace oak, which was planted on 19 July 1919.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. The domain was extant by the late 1880s.

SUMMARY OF HERITAGE SIGNIFICANCE

The Sefton Fallen Soldiers' War Memorial has overall heritage significance to Sefton and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in World War I and II and cultural significance given its commemorative purpose. The Sefton War Memorial has aesthetic value as a conventional column type monument and craftsmanship value for the quality of its stone construction and detailing. The Sefton War Memorial has contextual significance as a historic feature within the Sefton Domain and for its relationship with the 1919 peace oak. Any potential archaeological values of the site would likely relate to the colonial use and development of the domain.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 17 January 1921, p. 2; 24 April 1923, p. 3.
- *Sun* 23 March 1920, p. 4.
- *Lyttelton Times* 19 June 1920, p. 11.
- *Star* 3 September 1889, p. 3; 25 July 1919, p. 6.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- <https://nzhistory.govt.nz/media/photo/sefton-memorial>

REPORT COMPLETED

12 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs and including the 1919 peace tree, Sefton Domain, 2 Vaughan Street, Sefton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH095****HERITAGE ITEM NAME**

Oxford Fallen Soldiers' War Memorial

ADDRESS

Pearson Park, 54 Main Street, Oxford

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

RS 41868

VALUATION NUMBER

2153243900

DATE OF CONSTRUCTION

1923

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Obelisk

PHYSICAL DESCRIPTION

Classical obelisk with square cross-section and stepped base. Inscribed panels and attached plaques below pedimented copings; narrow band beneath obelisk bears inscribed mottoes.

MATERIALS/STRUCTURE

Granite, concrete.

ADDITIONS/ALTERATIONS

Addition of further names commemorating service in World War II (date unknown). Adjacent gates and perimeter fencing replaced (c.1950?).

SETTING

The war memorial is located in Pearson Park near the southern boundary of the land parcel. The domain is bounded by Main Street to the south and access to the memorial and broader park setting is via entrance gates to the east and west of the memorial. The extent of setting is limited to the immediate environs of the memorial but includes the nearby entrance gates, the western gates being inset with World War I and II memorial plaques.

HISTORY

After differences of opinion as to the nature of the war memorial to be erected in Oxford were resolved, tenders for a column type memorial were called in June 1922. In December of the same year the list of names proposed for inscription on the monument were put on display at the local Farmers' Co-operative store. The monument was duly unveiled on ANZAC Day (April 25) 1923 by Lieut-Col. EB Millton of Birch Hill Station. The memorial remains the focus for local ANZAC Day commemorations.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Oxford War Memorial has historic and social significance for its association with the local commemoration of World War I and II and, more generally, the proliferation of ornamental war memorials that were erected throughout New Zealand in the 1920s. It is directly connected to the people, and their families, whose names are inscribed upon the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Oxford War Memorial has cultural significance as a place of community identity and historic continuity. The memorial has commemorative significance and remains the focus for local ANZAC Day commemorations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Oxford War Memorial has aesthetic value as a conventional obelisk type monument which combines classical motifs with funerary associations.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Oxford War Memorial has craftsmanship value for the quality of its stone construction and detailing. The maker of the monument is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Oxford War Memorial has contextual significance as a historic feature within Pearson Park and for its landmark quality on Oxford's principal thoroughfare.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial post-dates 1900, any potential archaeological significance of the site would likely relate to its earlier use and development. Oxford Domain was renamed Pearson Park in 1889.

SUMMARY OF HERITAGE SIGNIFICANCE

The Oxford Fallen Soldiers' War Memorial has overall heritage significance to Oxford and the district of Waimakariri. The memorial has historical and social significance for its association with the local men who died serving in World War I and II and cultural significance given its commemorative purpose. The Oxford War Memorial has aesthetic value as a conventional obelisk type monument and craftsmanship value for the quality of its stone construction and detailing. The Oxford War Memorial has contextual significance as a historic feature within Pearson Park and the Oxford town centre. Any potential archaeological values of the site would likely relate to the colonial use and development of the domain.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 8 May 1922, p. 4; 15 May 1922, p. 3; 21 June 1922, p. 15; 23 December 1922, p. 18; 30 January 1923, p. 3; 21 April 1923, p. 1; 27 April 1923, p. 4; 30 April 1923, p. 3.
- *Lyttelton Times* 31 May 1889, p. 6.
- J Phillips & C Maclean *The Sorrow and the Pride – New Zealand War Memorials* Wellington, 1990.
- <https://nzhistory.govt.nz/media/photo/oxford-war-memorial>

REPORT COMPLETED

12 June 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including park gates and limited to immediate environs, Pearson Park, 54 Main Street, Oxford.



The memorial in c.1925, with the Coronation Hall (demolished) to its east. Pan-0060-F, Alexander Turnbull Library, Wellington.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH096****HERITAGE ITEM NAME**

Rangiora Borough School Diamond Jubilee Memorial Gates

ADDRESS

157 King Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part Lot 1 DP 26526

VALUATION NUMBER

2166109800

DATE OF CONSTRUCTION

1934

**ARCHITECT/DESIGNER/
BUILDER**

Wadey & Efford, contractors

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Paired classically-styled pillars from which are hung vehicle and pedestrian gates. Openings are framed by low curved walls terminated by matching pillars. Inset commemorative plaques and inscriptions.

MATERIALS/STRUCTURE

Concrete, wrought iron.

ADDITIONS/ALTERATIONS

Unknown, if any.

SETTING

The memorial gates are situated within the grounds of Rangiora Borough School, on the west side of King Street. The gates are immediately adjacent to the footpath and offer both pedestrian and vehicular access to the property. The extent of setting is limited to the immediate environs of the memorial gates within the school campus.

HISTORY

The memorial gates erected to mark the 60th anniversary of Rangiora District School were officially opened on 28 July 1934. The gates were largely funded by the former pupils who had attended the school's jubilee celebrations in October 1933. Tenders for the gates had been called in February 1934 and the Mayor of Rangiora, WA Rowse, presided over the opening ceremony in late July. A secondary pair of gates to the north along King Street are fitted with World War I and II commemorative plaques.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have historic and social significance for their association with the past and present staff and students of Rangiora Borough School and, more specifically, the Diamond Jubilee celebration held at the school in October 1933.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have cultural significance as a site of community identity and historic continuity. The gates have commemorative value and are included on the database of New Zealand memorials on nzhistory.govt.nz.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Diamond Jubilee Memorial Gates have aesthetic value for their Neoclassical styling and symmetry. The gates were designed to complement the modern, open air classrooms and grounds of the school, which was redeveloped between 1928 and 1932.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Diamond Jubilee Memorial Gates have technological and craftsmanship value for the quality of their construction and detailing. Wadey & Efford were local building contractors. The firm, which was run by William Efford junior (1877-1960) from 1910, was also responsible for erecting the Victoria Park band rotunda (H048, 1906) and the Catholic convent (1907), both in Rangiora, the Woodend Methodist Church (H085, 1910-11), and St Barnabas's Anglican Church at Woodend (H086, 1932-33). Local firm J Skilling and Co. manufactured the wrought iron gates.

CONTEXTUAL SIGNIFICANCE

The Diamond Jubilee Memorial Gates have contextual significance as a historic feature marking the principal entry to the school grounds and in relationship to a smaller set of gates, to the north along King Street, that bear World War I and II commemorative plaques. The jubilee memorial gates are one of the oldest structures on the school grounds, in view of the significant redevelopment that has occurred on the campus, especially since the 2010/11 Canterbury earthquakes.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the memorial gates post-date 1900, any potential archaeological significance of the site would likely relate to its colonial use and development. The Rangiora Borough boys and girls schools opened on this site in August 1874.

SUMMARY OF HERITAGE SIGNIFICANCE

The Rangiora Borough School Diamond Jubilee Memorial Gates have overall heritage significance to Rangiora and the district of Waimakariri. The memorial gates have historical and social significance for their association with the past and present staff and students of Rangiora Borough School and the 1933 jubilee of its foundation. The Diamond Jubilee Memorial Gates have cultural significance given their commemorative purpose and aesthetic

value for their Neoclassical design. The Jubilee Memorial Gates have technological and craftsmanship value for the quality of their construction and detailing by a successful local contracting firm and contextual significance as a historic feature marking the principal entry to the Rangiora Borough School campus. Any potential archaeological value of the memorial gates' site would likely relate to the 19th century use and development of the school.

HERITAGE CATEGORY

B

REFERENCES

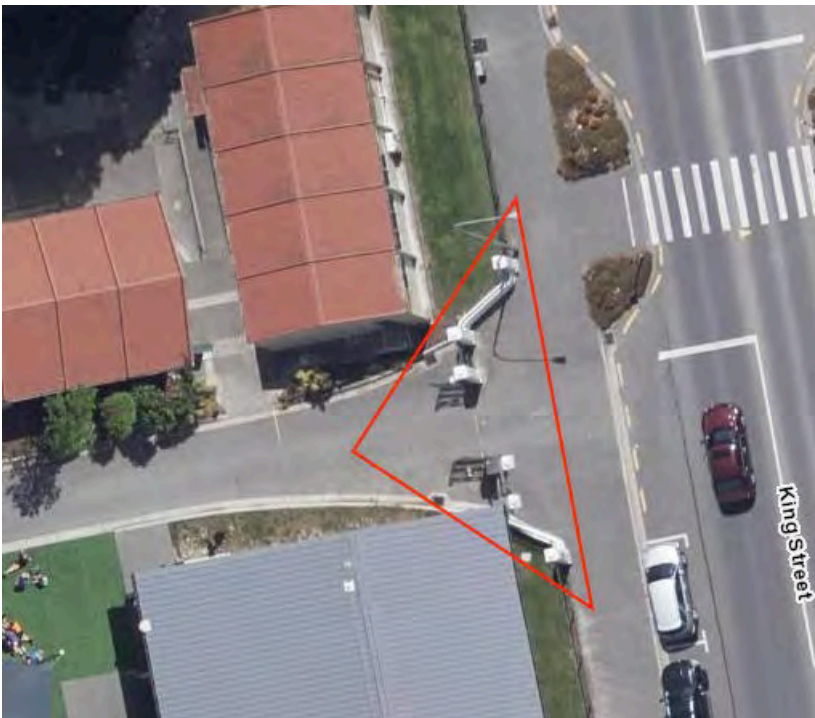
- *Press* 30 October 1933, p. 16; 2 March 1934, p. 4; 13 April 1934, p. 4; 20 July 1934, p. 4; 30 July 1934, p. 4.
- *North Canterbury Gazette* 26 May 1933, p. 12; 18 August 1933, p. 4; 16 February 1934, p. 1; 2 March 1934, p. 7; 24 July 1934, p. 4; 31 July 1934, p. 4.
- <https://nzhistory.govt.nz/media/photo/rangiora-borough-school-memorial>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

2 July 2019

AUTHOR

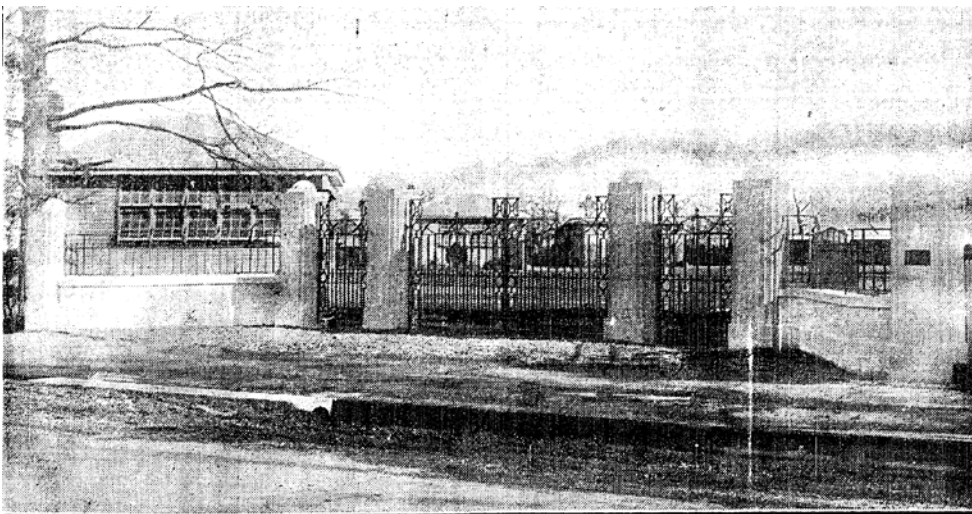
Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate environs, Rangiora Borough School, 157 King Street, Rangiora.



Land parcel as a whole with gates marked by star.



The gates at the time of their official opening. *Press* 28 July 1934, p. 24.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH097****HERITAGE ITEM NAME**

former CW Bell's tailor shop

ADDRESS

214/216 High Street, Rangiora

PHOTOGRAPH

(Dr A McEwan, 11 October 2018)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 24864

VALUATION NUMBER

2166117300

DATE OF CONSTRUCTION

c. 1900?

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey building with narrow, rectangular footprint and composite hipped and gabled roof form. Lean-to at rear (north elevation) and side (east); veranda across south-facing façade. Multi-pane casement and double-hung sash windows. Lean-to veranda carried on cast iron posts with decorative brackets. Recessed shop entry at east end of principal elevation. Roller door on west elevation. Advertising signage atop and around veranda.

MATERIALS/STRUCTURE

Timber framing and weather board cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Facade reclad (post-2000).

SETTING

The building stands on the north side of High Street within the Rangiora town centre. Durham Street is to the west of the site and Percival Street is to the east. On the opposite side of High Street is the Waimakariri District Council's offices. The extent of scheduling is the land parcel on which the building is located as well as that portion of the footpath (road reserve) in to which the veranda extends.

HISTORY

Charles William Bell (1872-1955) was born and educated in Rangiora. He served his tailoring apprenticeship in the town and then worked for some years in Wellington with Messrs Veitch and Allan. Following his return to Rangiora Bell established his own business in c.1896; five years later he was elected to the Rangiora Borough Council. Bell married Agnes Patterson in 1893 and the couple had four children. He served as Rangiora's mayor in 1908-10 and was also active in a number of local groups and organisations, including the Beautifying Society and the Poultry Club. Bell's shop in High Street was the third premises he occupied within the first decade of his business commencing; it had a shop and cutting room on the ground floor and a work room on the first. In c.1903 Bell employed ten hands in the business, but he did not own the premises as these were held by Henry Blackett, Rangiora's first mayor, and then his son William and William's brother-in-law John Sansom. The building remains in commercial use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former CW Bell's tailor shop has historical and social significance for its association with CW Bell and the early commercial development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former CW Bell's tailor shop has cultural value as a town centre historic feature that is appreciated by members of the local community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former CW Bell's tailor shop has architectural value as a vernacular commercial building that was designed to be fit for purpose. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former CW Bell's tailor shop has technological and craftsmanship value for the evidence it provides of turn of the 20th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former CW Bell's tailor shop has contextual significance as a historic feature within the Rangiora town centre. The building's veranda, narrow width and overall form is in contrast to the modern commercial buildings in its immediate environs, serving as a reminder of an earlier era of town centre development. Historic photographs show that the building once stood out from its neighbours because of its veranda over the footpath.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building appears to date to the turn of the 20th century, its site may have limited potential archaeological value

SUMMARY OF HERITAGE SIGNIFICANCE

The former CW Bell's tailor shop has overall heritage significance to Rangiora and Waimakariri district as a whole. The building has historic and social significance for its association with CW Bell and the commercial development of the town centre since the turn of the 20th century and cultural value as a historic feature held in esteem by members of the community. The former CW Bell's tailor shop has architectural value as a late-Victorian vernacular commercial building and technological and craftsmanship value for the evidence it provides of turn of the century construction methods and materials. The former CW Bell's tailor shop has contextual significance as a historic feature within the Rangiora town centre streetscape; its site may have limited potential archaeological value.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 28 October 1908, p. 10.
- *Lyttelton Times* 1 March 1894, p. 2; 20 March 1894, p. 2; 11 March 1902, p. 2.
- *Star* 27 December 1897, p. 1; 18 December 1902, p. 3; 31 August 1903, p. 3; 30 January 1903, p. 6; 12 July 1907, p. 3.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d10-d1.html>
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

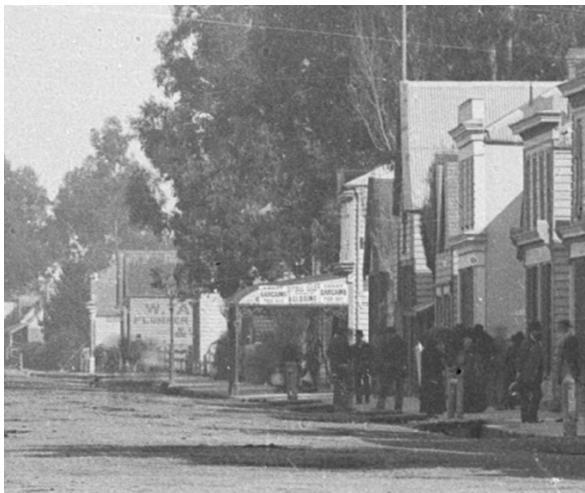
3 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve sheltered by the veranda, 214/216 High Street, Rangiora.



CW Bell shop at centre with signage on veranda fascia. C.014279, Museum of New Zealand Te Papa Tongarewa.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH099****HERITAGE ITEM NAME**

St David's Union Church (Presbyterian)

ADDRESS

1664 Cust Road, Cust

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 5987

VALUATION NUMBER

2158014200

DATE OF CONSTRUCTION

1935-36

**ARCHITECT/DESIGNER/
BUILDER**Cecil Wood, architect; Messrs Wadey & Efford,
contractors**STYLE**

Arts & Crafts / Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and gabled roof. Entrance porch on south elevation has a broach spire topped by a weather vane. Vestry on the north side has a hipped roof. Splayed buttresses at each corner of the main section, paired windows with stepped, ziggurat heads. Zig zag hood moulds over door and window openings on the entrance. Board and batten gable ends, exposed rafters.

MATERIALS/STRUCTURE

Reinforced concrete cavity walls, textured cement finish, timber, tiles.

ADDITIONS/ALTERATIONS

Shingle roof replaced with tiles (date unknown).

SETTING

The church is close to the road boundary on the north side of Cust Road slightly offset from its intersection with Earlys Road. A hall is at the rear of the site, which is open to the roadway. The extent of setting is the land parcel on which the church and hall are located, partly in view of the potential archaeological values of the site.

HISTORY

Cust's first Presbyterian church was opened in 1885, roughly a decade after services had first commenced in the village. The current St David's Church was erected on the same site in 1935; the foundation stone having been laid on 24 October of that year. The church was officially opened by the Rev NH Finch on 21 March 1936. (The earlier church was sold for removal and Samuel Smith of 'Bankhead' proposed to relocate it to West Eyreton for use as a farm granary.) The first wedding held in the church took place in early April. Since 1972 St David's has been part of the Oxford District Union Church parish; services are held on the first and third Sundays of the month.

HISTORICAL AND SOCIAL SIGNIFICANCE

St David's Union Church has historical and social significance for its association with the Presbyterian and Union congregations of Cust and the history of the local church community, which dates to the mid-1870s. St David's also represents the church building efforts that were undertaken by various denominations during the Depression, at which time the government offered a 10% subsidy on the capital cost of building projects in order to provide unemployment relief within the construction industry.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St David's Union Church has cultural and spiritual significance as a place of Presbyterian and Union church worship and fellowship. The church's sanctuary window commemorates Driver Alexander Dewar who was killed in Crete on 21 May 1941 during World War II.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St David's Union Church has architectural significance as the work of acclaimed Christchurch architect Cecil Wood (1878-1947). Wood was one of New Zealand's most successful and highly regarded inter-war architects. He trained with Frederick Strouts and went on to design the Hare Memorial Library (1915) and Memorial Dining Hall (1923-25) at Christ's College; Tai Tapu's St Paul's Anglican Church (1930-31) and Public Library (1931-32), and St Barnabas's Anglican Church at Woodend (H086, 1932-33). Although he did not live to complete the building, Wood also designed the Anglican Cathedral of St Paul in Wellington (1937-47). The Cust church represents a refinement of the church Wood designed for the Anglicans of Woodend; the similarity between the two churches being noted at the time that St David's was opened.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St David's Union Church has technological and craftsmanship significance for its interwar concrete construction and detailing by Rangiora building contractors Wadey and Efford. The firm was also responsible for erecting the Victoria Park band rotunda (1906) and the Catholic convent (1907), both in Rangiora. The building's concrete construction is a sign of the economies needed to progress building projects during the Depression. A two-light stained glass window in the east sanctuary was installed in 1947. Its design by Frederick Mash of Christchurch was based on two paintings, William Holman Hunt's *Light of the World* (1851-53) and Frederick Shields' *The Good Shephard*. Mash noted at the time of the window's dedication that it was to be his last commission before he retired and was similar to a window he had installed in the Woodend church.

CONTEXTUAL SIGNIFICANCE

St David's Union Church has contextual significance as a prominently located historic feature on the main road through Cust. The church shares the site with a hall (pre-c.1940) and is to the east of St James' on the Cust Anglican Church (H005).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the church post-dates 1900 its site has potential archaeological significance relating to the earlier development of the property by the Presbyterian church.

SUMMARY OF HERITAGE SIGNIFICANCE

St David's Union Church (Presbyterian) has overall heritage significance to Cust and Waimakariri district as a whole. The church has historic and social significance for its association with the Presbyterian and Union congregations of Cust and cultural and spiritual significance for its religious use and commemorative fittings. St David's Union Church has architectural significance as an Arts and Crafts design by pre-eminent Christchurch architect Cecil Wood and technological and craftsmanship significance for the quality of its concrete construction and detailing by Wadey & Efford of Rangiora. St David's Union Church has contextual significance as a historic feature on a prominent site within Cust. The church property has potential archaeological significance in view of the prior development that occurred on the site.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 13 October 1876, p. 2; 15 November 1934, p. 4; 14 February 1935, p. 16; 3 August 1935, p. 28; 8 February 1936, p. 21; 20 March 1936, p. 6; 23 March 1936, p. 4; 4 April 1936, p. 2.
- *Lyttelton Times* 24 March 1884, p. 5; 16 December 1885, p. 5.
- *North Canterbury Gazette* 16 August 1935, p. 5; 3 September 1935, p. 4; 10 September 1935, p. 5; 29 October 1935, p. 4; 28 January 1936, p. 4; 24 March 1936, p. 5.
- *Star* 14 April 1879, p. 3.
- *Globe* 14 December 1874, p. 4; 14 April 1879, p. 2.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
- R Helms 'The Architecture of Cecil Wood' PhD dissertation, University of Canterbury, Christchurch, 1996. Available online.
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/oxford-and-districts/history-of-churches-in-oxford,-carleton,-coopers-creek,-cust-and-horrelville>
- <https://teara.govt.nz/en/biographies/4w25/wood-cecil-walter>
- http://ketewaimakariri.peoplesnetworknz.info/places_of_the_waimakariri/topics/show/129-st-davids-presbyterian-church-cust
- <http://don-donovan.blogspot.com/2009/08/country-churches-of-nz-87-st-davids.html>
- DN Hawkins *Beyond the Waimakariri – A Regional History* Christchurch, 3rd edition 2001.

REPORT COMPLETED

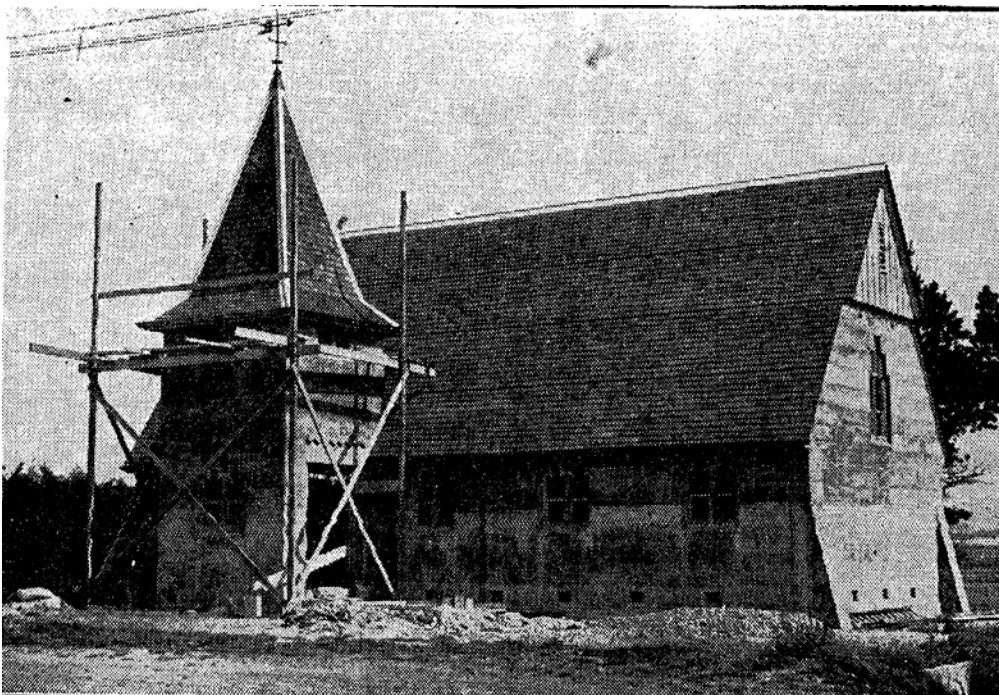
4 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1664 Cust Road, Cust.



'New Church in North Canterbury' *Press* 8 February 1936, p. 21. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH100****HERITAGE ITEM NAME**

Catholic Church of the Sacred Heart of Jesus

ADDRESS

98 Main Street, Oxford

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 201

VALUATION NUMBER

2153238200

DATE OF CONSTRUCTION

1879

**ARCHITECT/DESIGNER/
BUILDER**CG & CJ Chapman, architects; Boyd & Keir,
contractors**STYLE**

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower sanctuary and short, cross-gabled sacristy at east end; roof extends to form entrance porch at west end of southern elevation. Lancet arched windows set with diamond pattern glass, trefoil motif in gable ends, arched opening in entrance porch.

MATERIALS/STRUCTURE

Timber frame and stucco cladding, concrete foundations, corrugated metal.

ADDITIONS/ALTERATIONS

Exterior walls clad in stucco (date unknown). Parking and paving developed at front of property near road boundary (c.2015).

SETTING

The church stands on the north side of Main Street, east of its intersection with Harewood Road and west of its intersection with Burnt Hill Road. The building is set back from the road behind a concrete and river stone fence; a hall (c.1980) stands behind the church. With the exception of the commercial property immediately to the west of the site, the wider setting is largely residential in character. The extent of setting is limited to the southern portion of the land parcel on which the church is located, notwithstanding the potential archaeological values of the property as a whole, and includes the boundary fence.

HISTORY

The Catholic Parish of Rangiora, including Kaiapoi, Oxford and Loburn, was established in 1877, before which time North Canterbury Catholics were attended by priests travelling from Christchurch. Catholic mass was held in the Oxford Road Board office and the West Oxford Town Hall before a church was erected in 1879. A site in West Oxford had been given by Bartholomew McGrath but as it did not suit the Catholics of East Oxford another, more central, property was gifted by HB Johnstone of Christchurch and the church was built upon it. The church was consecrated by Bishop Redwood of Christchurch on 23 November 1879. The Oxford church is now part of the Waimakariri St Peter Chanel Catholic Parish and mass is conducted at 8.30am on Sundays.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has historical and social significance for its association with the Catholic congregation of Oxford since 1879 and the priests who have served the district from Rangiora over the years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has cultural and spiritual significance as a place of Catholic worship and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has architectural significance as a Colonial Gothic Revival style building designed by Rangiora architects CG and CJ Chapman. The two men were cousins and also worked as commission agents and surveyors. Charles George Chapman (c.1838-82) was also an early teacher in the township and served as Rangiora's inaugural borough clerk from 1878 until his death four years later. The Chapmans also designed the Sunday School Hall of the Anglican Church of St John the Baptist in Rangiora (1879), St Alban's Anglican Church vicarage at Ohoka (H041, 1879-80) and the Union Bank of Australia (1882) in Rangiora.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has technological and craftsmanship value for its Victorian timber construction and detailing. Rangiora builders Messrs Boyd and Keir erected the timber and iron church, which was later stuccoed.

CONTEXTUAL SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has contextual significance as a historic feature in Oxford. The removal of trees from the roadside in the early 2010s increased the visibility of the church from the public domain.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the development of the property by the Catholic church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Catholic Church of the Sacred Heart of Jesus has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historic and social significance for its association with the Catholic congregation of Oxford since 1879 and cultural and spiritual significance for its religious use and purpose. The Catholic Church of the Sacred Heart of Jesus has architectural significance as a Colonial Gothic Revival style church designed by Rangiora architects CG and CJ Chapman and technological and craftsmanship value for its

Victorian construction and detailing by Messrs Boyd and Keir, also of Rangiora. The Catholic Church of the Sacred Heart of Jesus has contextual significance as a historic feature on Oxford's Main Street and the church property has potential archaeological value in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 December 1878, p. 8.
- *NZ Tablet* 22 August 1879, p. 14; 14 November 1879, p. 15.
- *Globe* 25 November 1879, p. 3.
- *Lyttelton Times* 26 August 1879, p. 6.
- <https://www.waimakariricatholic.org.nz/our-parish/sacred-heart/>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d17-d1.html>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.

REPORT COMPLETED

6 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to southern portion of the land parcel and including the roadside boundary fence, 98 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH101****HERITAGE ITEM NAME**

St Brigid's Catholic Church

ADDRESS

232 Loburn Whiterock Road, Loburn

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 17168 [incl RS 17168X]

VALUATION NUMBER

2149007300

DATE OF CONSTRUCTION

1874-75

**ARCHITECT/DESIGNER/
BUILDER**

Benjamin Mountfort, architect

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Apsidal sanctuary at north end; gabled sacristy and open-framed entrance porch on eastern elevation. Diamond-pattern lancet arched windows set within rectangular frames, paired on side elevations and tripled at south end. Exposed rafters and vertical battens.

MATERIALS/STRUCTURE

Timber frame and stucco cladding, concrete foundations, corrugated metal.

ADDITIONS/ALTERATIONS

'Improvements' (1904). Exterior walls clad in stucco (date unknown).

SETTING

The church stands on the east side of Loburn Whiterock Road, north of its intersection with Hodgsons Road and south of its intersection with Pound Road. The building is set back from the road boundary on a site that slopes away from the road towards the Makerikeri River. The church is largely screened from the road by vegetation and forms the backdrop to a historic cemetery. The extent of setting is limited to the north-western portion of the land parcel on which the church is located, notwithstanding the potential archaeological values of the property as a whole; it includes the historic portion of the churchyard.

HISTORY

The Catholic Parish of Rangiora, including Kaiapoi, Oxford and Loburn, was established in 1877, before which time North Canterbury Catholics were attended by priests travelling from Christchurch. A church at Loburn was opened on 30 May 1875 by the Rev Father Chervier (1833-1901), a pioneering Catholic priest who was born in France and ordained as a Marist priest in 1857. Fr Chervier is credited with the erection of eleven Catholic churches in Canterbury during his tenure, including those at Rangiora, Ashburton, Leeston, Southbridge, and Darfield. Use of the Loburn church waned after the 1960s but was revived in the late 20th century. St Brigid's is now part of the Waimakariri St Peter Chanel Catholic Parish and mass is conducted at the church once or twice a year.

HISTORICAL AND SOCIAL SIGNIFICANCE

St Brigid's Catholic Church has historical and social significance for its association with the Catholic congregation of Loburn since 1875 and the priests who have served the district over the years, including pioneer priest Father Chervier. The Loburn church was the third Catholic church built in North Canterbury and the second in Waimakariri district; it is the oldest to survive.

CULTURAL AND SPIRITUAL SIGNIFICANCE

St Brigid's Catholic Church has cultural and spiritual significance as a place of Catholic worship and fellowship. The church also has a commemorative function; the south-east sanctuary window commemorates Ellen and Michael Fitzgibbon, local farmers who died in 1903 and 1915 respectively. The window was gifted by their children.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

St Brigid's Catholic Church has architectural significance as a Colonial Gothic Revival style building believed to have been designed by acclaimed Christchurch architect Benjamin Mountfort (1825-98). Mountfort trained and practised in London before emigrating to New Zealand with his family in 1850; a colonist on one of the 'First Four Ships'. He designed churches throughout his career and was also responsible for the Canterbury Provincial Council buildings (1858-65), and early buildings for Canterbury Museum (1869 -) and Canterbury University College (1877/1882, Christchurch Arts Centre). Mountfort was an ardent proponent of the Gothic Revival style and 'by the 1880s [he] was recognised as New Zealand's foremost church architect' (Lochhead, NZDB entry – see below). Although better known for his work for the Anglican church, Mountfort also designed a number of Catholic churches during his career.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

St Brigid's Catholic Church has technological and craftsmanship value for its Victorian timber construction and detailing. The stained glass sanctuary windows in the sanctuary are attributed to Bradley Brothers of Christchurch and are believed to post-date 1915. The exterior of the church has been stuccoed.

CONTEXTUAL SIGNIFICANCE

St Brigid's Catholic Church has contextual value as a local historic feature, which can be glimpsed from the roadway, and in relation to the churchyard in which it is located. The church is said to be one of the few in the diocese that has its own cemetery, which is thought to account for its survival until the present day.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the development of the property by the Catholic church.

SUMMARY OF HERITAGE SIGNIFICANCE

St Brigid's Catholic Church has overall heritage significance to Loburn and Waimakariri district as a whole. The building has historic and social significance for its association with the Catholic congregation of Loburn since 1875 and cultural and spiritual significance for its religious use and commemorative features. St Brigid's Catholic Church has architectural significance as a Colonial Gothic Revival style church believed to have been designed by acclaimed Christchurch architect Benjamin Mountfort and technological and craftsmanship value for its Victorian construction and detailing. St Brigid's Catholic Church has contextual significance as a historic feature on the Loburn Whiterock Road and the church property has potential archaeological value in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 26 May 1875, p. 1; 1 June 1875, p. 2; 22 May 1883, p. 2; 7 May 1937, p. 6; 23 December 1939, p. 27.
- *NZ Tablet* 24 October 1890, p. 19; 20 September 1900, p. 5; 31 January 1901, p. 19; 11 August 1904, p. 6; 3 October 1912, p. 45; 23 September 1915, p. 43; 15 September 1921, p. 27; 24 June 1937, p. 14.
- *Globe* 1 October 1875, p. 2.
- *Star* 26 May 1875, p. 2; 11 September 1875, p. 2.
- *North Canterbury Gazette* 23 March 1939, p. 4.
- *West Coast Times* 3 June 1875, p. 2.
- *Lyttelton Times* 2 July 1874, p. 4.
- <https://www.waimakariricatholic.org.nz/our-parish/st-brigid/>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d24.html>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/surrounding-areas/history-of-churches-of-ashley,-loburn-and-sefton>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- F Ciaran 'Stained Glass in Canterbury New Zealand, 1860-1988' PhD thesis, University of Canterbury, 1992.
- I Lochhead *A Dream of Spires – Benjamin Mountfort and the Gothic Revival* Christchurch, 1999.

REPORT COMPLETED

7 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to north-western portion of the site and including the historic churchyard, 232 Loburn Whiterock Road, Loburn.



The church before it was stuccoed.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH102****HERITAGE ITEM NAME**former Oxford Post & Telegraph Office and
postmaster's residence**ADDRESS**

35 Main Street, Oxford

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Section 1 SO 17949

VALUATION NUMBER

2153201601

DATE OF CONSTRUCTION

1914

**ARCHITECT/DESIGNER/
BUILDER**Public Works Department, architects; John Forbes,
contractor**STYLE**

Transitional bungalow

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and hipped roof forms. Principal, north-facing elevation is largely symmetrical about a recessed entry with cross-gabled porch carried on decorative brackets. Double-hung sash windows with multi-pane uppers are single, paired or tripled; aprons beneath windows flanking entry. Exposed rafters, concrete steps and ramp. Lean-to at rear. Signboard over entrance porch.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

West addition (late 1940s/early 1950s).

SETTING

The building stands on the south side of Main Street, east of its intersection with Redwood Place and west of the intersection with Burnett Street. The former post office is close to the road boundary and is set within a cluster of civic and commercial buildings. The Oxford Library and Oxford Town Hall are on the opposite side of the street. The extent of scheduling is the land parcel on which the building is located.

HISTORY

Postal services in Oxford commenced in c.1860 and were subsequently provided at both the Oxford East and West railway stations. Following some controversy as to its location, a new, centrally located and purpose-built post and telegraph office was erected in the second half of 1914. The new post office opened on 8 December 1914; the site was reported to have been given by John Ingram. The property was subdivided in 1988 with a new telephone exchange occupying the rear of the site. In c.1991 the post office was closed; the building is now in private ownership.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Oxford Post Office has historical and social significance for its association with the 20th century development of Oxford. Typically, a residence for the postmaster was provided in 19th and early 20th century post offices, as was the case in Oxford. The building provided a variety of postal and telegraphic services and represents the contribution made by central government to life of a North Canterbury town.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Oxford Post Office has cultural value as a demonstration of the way of life of the postal workers who staffed, and resided in, the building through the greater part of the 20th century.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Oxford Post Office has architectural significance as an example of inter-war government architecture showing the emerging influence of the California Bungalow style. As Government Architect, John Campbell was ultimately responsible for the design of the building, which combines a vestigial classical composition with the less formal California Bungalow style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Oxford Post Office has technological and craftsmanship value for the evidence it provides of inter-war building materials and methods. John Forbes was a Cust builder.

CONTEXTUAL SIGNIFICANCE

The former Oxford Post Office has contextual significance for the contribution it makes to the historic character of its Main Street setting and the visual evidence it provides of the early 20th century commercial and civic development of central Oxford. It stands immediately to the east of the Oxford Centennial Memorial building and opposite the Oxford Town Hall and Oxford Library and WDC Service Centre.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Oxford Post Office post-dates 1900 its site may have limited archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Oxford Post & Telegraph Office and postmaster's residence has overall significance to Oxford and the Waimakariri district as a whole. The building has historical and social significance as a former post office and postmaster's residence and cultural value as a demonstration of the way of life of those who worked and lived in the building during most of the 20th century. The former Oxford Post Office has architectural significance as a transitional California bungalow style design by the Public Works Department and technological and craftsmanship value for its interwar construction methods and materials. The former Oxford

Post Office has contextual significance for the contribution it makes to the historic character of Main Street in central Oxford. Its site may have limited archaeological values in view of the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 October 1876, p. 2; 28 May 1914, p. 10; 11 June 1914, p. 2; 8 December 1914, p. 4; 21 August 1926, p. 21; 3 October 1936, p. 4.
- *Sun* 4 September 1914, p. 9.
- *Lyttelton Times* 21 December 1912, p. 17; 26 December 1912, p. 8; 31 December 1912, p. 8; 15 March 1913, p. 12; 29 March 1916, p. 8.
- *North Canterbury Gazette* 6 September 1935, p. 4; 8 June 1937, p. 3; 10 August 1937, p. 3; 23 November 1939, p. 1.
- Archives New Zealand.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d17-d1.html>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001.
- P Richardson 'An Architecture of Empire: The Government Buildings of John Campbell in New Zealand' MA thesis, University of Canterbury, 1988; available online.

REPORT COMPLETED

20 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Oxford Post Office, 35 Main Street Oxford.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH103****HERITAGE ITEM NAME**

Oxford Town Hall

ADDRESS

30 Main Street, Oxford

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 46386

VALUATION NUMBER

2153257801

DATE OF CONSTRUCTION

1930-31

**ARCHITECT/DESIGNER/
BUILDER**

HSA Murray, architect; Keir & Thompson, contractors

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Two-storey building with L-shaped footprint and half-hipped and gable roof; additions to the side and rear have hipped roof forms. Principal, south-facing elevation is symmetrical about a projecting entrance porch with entablature. Pilasters and single, multi-pane windows flank entry. Classical block motifs beneath eaves on façade; flat roofed dormer and gable end above entry. Casement and fanlight type windows; external staircase to first floor on west elevation. Modern additions to rear (north) and side (east).

MATERIALS/STRUCTURE

Reinforced concrete, cement plaster, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Earthquake strengthening, demolition of A&P room and kitchen/storeroom at north-east corner, north and east additions (2014-15).

SETTING

The building stands at the north-east corner of the intersection of Main and Burnett Streets. The Oxford Fire Station is immediately to the north of the hall along Burnett Street; the Oxford Library and WDC Service Centre and Pearson Park are to the west. The former Oxford Post Office and Oxford Centennial Memorial building are on the opposite side of Main Street. The extent of scheduling is limited to the immediate setting of the hall, rather than the land parcel as a whole.

HISTORY

Oxford East and Oxford West had their own public halls from the 1870s, the latter serving other purposes from 1880 until it was demolished in 1932. In East Oxford a hall erected in 1878 by the Oxford Town Hall Company was taken over by the Oxford Benevolent and Improvement League in 1924. The League held a gala to raise money for a new hall in March 1926 but determined that the responsibility for erecting a public hall should rest with the Oxford County Council. Consequently the Benevolent League handed over its assets to the County Council, which subsequently erected the present Oxford Town Hall on a site that was partly held by the council and partly in possession of the Agricultural and Pastoral Association. The site was criticised by some parties as lacking centrality and also for the obligation undertaken by the council to provide a supper room for the A&P Association, which it was felt would restrict public access to the building. Regardless of such concerns, the new Oxford Town Hall opened on 3 June 1931, the foundation having been laid by A Meyers, Chairman of the Oxford County Council, on 20 November of the preceding year. The town hall reopened after redevelopment and refurbishment on 19 February 2015. It continues to function as a cinema, public hall and function venue.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Oxford Town Hall has historical and social significance for its association with the civic and social life of the people of Oxford and district since 1931. It also has a commemorative function, housing the Honour Rolls for the district within its auditorium. The entrance porch was described as being a memorial to the local men who fought in World War I when tenders for its construction were being called.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Oxford Town Hall has cultural significance because it is held in esteem as an important local facility. The building's strengthening and refurbishment in 2014-15 demonstrated its cultural value to the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Oxford Town Hall has architectural significance as the work of Christchurch architect Henry St Aubyn Murray. Murray (1886-1943) was born and educated in Christchurch and served his articles with Fred Barlow, the designer of the Rangiora Borough Council Chambers (H077). In 1908 Murray was one of four New Zealanders who represented Australasia at the Olympic Games held in London that year. Murray also designed a number of Catholic churches in Canterbury, including the Church of the Holy Name in Ashburton (1930), as well as the Akaroa (1922-23) and Leeston (1924) war memorials.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Oxford Town Hall has technological and craftsmanship value for its reinforced concrete construction and classical detailing. Keir and Thompson were Rangiora builders and the interwar successors to the firm of Boyd & Keir that dated to the early settlement of North Canterbury. William Keir and J Thompson appear to have commenced their partnership in the early 1920s; they registered their company in August 1925. The firm was also responsible for additions to Rangiora Hospital in 1940 and a number of churches and large country houses across the province.

CONTEXTUAL SIGNIFICANCE

The Oxford Town Hall has contextual significance as a historic landmark on Main Street and within the town centre streetscape. The building defines the street corner on which it is located and forms a civic cluster with the Oxford Library and WDC Service Centre, the Oxford Centennial Memorial Building and the former Oxford Post Office.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 and the property has been redeveloped, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Oxford Town Hall has overall heritage significance to Oxford and the district of Waimakariri as a whole. The building has historical and social significance for its association with the civic and social life of the people of Oxford since 1931 and cultural significance as a place of community esteem and local identity. The Oxford Town Hall has architectural significance as a Neoclassical design by Christchurch architect Henry Murray and technological and craftsmanship value for its reinforced construction and classical detailing by Messrs Keir and Thompson. The Oxford Town Hall has contextual significance as a historic landmark within the village centre; its site may have limited potential archaeological value.

HERITAGE CATEGORY

B

REFERENCES

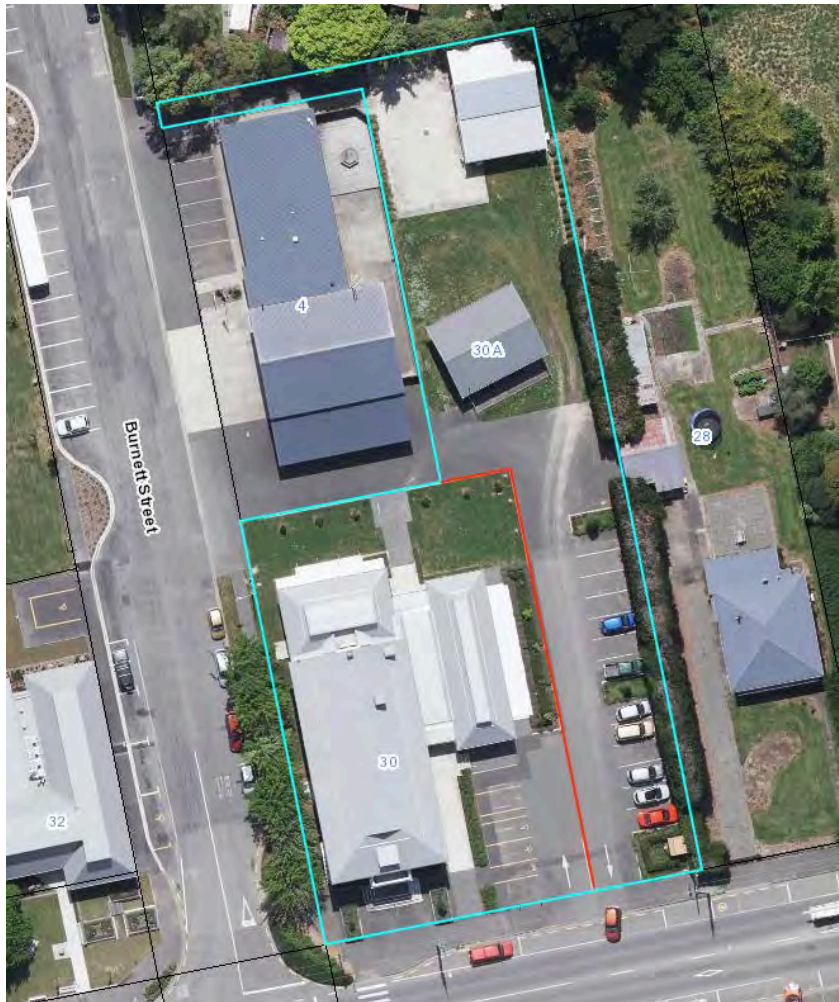
- *Press* 19 August 1924, p. 3; 29 August 1925, p. 12; 10 March 1926, p. 3; 25 September 1928, p. 4; 13 December 1928, p. 15; 28 December 1928, p. 3; 23 September 1930, p. 3; 21 November 1930, pp. 9 & 13; 3 June 1931, pp. 3 & 11; 9 September 1932, p. 18; 18 April 1939, p. 11; 21 December 1939, p. 4.
- *North Canterbury Gazette* 20 August 1937, p. 4; 10 November 1938, p. 3.
- <https://bookings.waimakariri.govt.nz/facilities/facility/oxford-town-hall>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/places-of-the-waimakariri/oxford-and-districts/history-of-the-oxford-town-hall>
- https://en.wikipedia.org/wiki/Henry_St_Aubyn_Murray
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.

REPORT COMPLETED

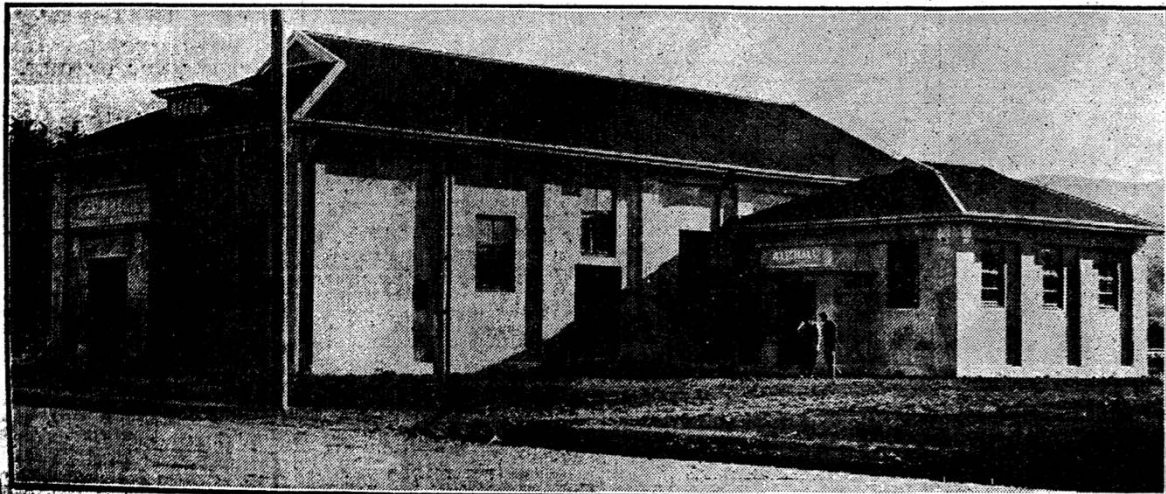
22 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to the immediate setting of the building, Oxford Town Hall, 30 Main Street, Oxford.



THE OXFORD TOWN HALL.

The opening ceremony took place on June 3rd, 1931. The occasion was a red-letter day in the history of the district.

Press 9 September 1932, p. 18. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH105****HERITAGE ITEM NAME**

former Alfred Lee store and residence

ADDRESS

51 Main Street, Oxford

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 342801

VALUATION NUMBER

2153213000

DATE OF CONSTRUCTION

1896

**ARCHITECT/DESIGNER/
BUILDER**

WV Wilson, architect/builder

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and pyramidal roof with lean-to at rear (south). Principal elevations faces north and east with return veranda carried on braced posts. Corner and north-facing panelled entrance doors, multi-pane casement and double-hung sash windows, bracketed eaves, picket fencing between veranda posts.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Rata Street road widening (1980s?). Aluminium fenestration installed in rear lean-to (date unknown).

SETTING

The building stands on the south side of Main Street, close to the road boundaries of the property, with Rata Street forming the eastern boundary. It is set within the town centre of Oxford, with other commercial buildings in the vicinity; Pearson Park is to the west and the Oxford Library & WDC Service Centre and Oxford Town Hall are to the east. The extent of scheduling is the land parcel on which the building is located and that portion of the road reserve over which the veranda projects.

HISTORY

Alfred Lee built a new store on Main Street in 1896, having been a storekeeper in Oxford since the early 1890s. Lee and his wife Elizabeth had five children and they owned the property until January 1904, after which time the family relocated to Ashburton where Alfred was running a store by the mid-1910s. EW Jordan acquired the property from the Lees and although the Certificate of Title recorded his occupation as storekeeper he was listed as a mail carrier in the electoral roll of 1905-6 and later as a painter and paperhanger. Ernest Jordan also served as Domain Board secretary in the later 1930s. He sold to Allan Cameron, a local garage attendant, in 1944 and in the mid-20th century the building was described as an 'old house' on survey plans, suggesting it was not in commercial use through the course of the 20th century. Since 2005 the building has been in use as a café.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Alfred Lee store and residence has historical and social significance for its association with the late Victorian commercial development of Oxford. The use of the building as a café since 2005 has revived its original commercial purpose although it is no longer in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Alfred Lee store and residence has cultural value as a village centre historic feature that is appreciated by members of the local community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Alfred Lee store and residence has architectural significance as a combined commercial and residential building in the villa style. William Varian Wilson (1857-1946), who appears to have designed the building, was an Oxford carpenter turned architect. He later practised in Christchurch.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Alfred Lee store and residence has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Alfred Lee store and residence has contextual significance as a notable historic feature within the Oxford town centre. The building has retained a good level of external authenticity and serves as a reminder of a historic streetscape that has been overwritten by a number of modern commercial developments in recent years.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building pre-dates 1900, its site has potential archaeological value relating to the property's colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Alfred Lee store and residence has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historic and social significance for its association with the late 19th century commercial development of Oxford and cultural value as a historic feature held in esteem by members of the community. The former Alfred Lee store and residence has architectural significance as a late Victorian commercial/residential building in the villa style believed to have been designed by local carpenter-architect WV Wilson. The former Alfred Lee store and residence has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials and

contextual significance as a surviving historic feature within the Oxford town centre streetscape; its site has potential archaeological value given the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 April 1900, p. 2; 14 April 1938, p. 21; 11 November 1932, p. 4; 28 July 1944, p. 1.
- *Oxford Observer* 25 July 1891, p. 2; 26 May 1894, p. 3; 22 September 1894, p. 1; 23 May 1896, p. 3; 17 October 1896, pp. 2 & 3.
- *Sun* 25 February 1916, p. 10.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).
- <http://transcriptions.nz/Library.BMDs/WILSON.Christchurch.Library.Marriages.html>

REPORT COMPLETED

23 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including the road reserve over which the veranda projects, 51 Main Street, Oxford.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH106****HERITAGE ITEM NAME**

former Sefton Hotel / Anglers' Arms Tavern

ADDRESS

573 Upper Sefton Road, Sefton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 1816

VALUATION NUMBER

2144019200

DATE OF CONSTRUCTION

1902

**ARCHITECT/DESIGNER/
BUILDER**

JC Maddison, architect

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with T-shaped footprint and hipped and gabled roof forms. Principal elevations face south and west; cross-gabled wing at east end, single-storey lean-to at rear (north-facing). Exposed rafters, shingled gable ends, jettied first floor bays with brackets and trefoil motif. Single, paired and triplet multi-pane windows. Modern multi-pane entrance door and glazing on south elevation; two gabled dormers over first floor windows on same.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Plaster cladding over weatherboards; chamfered corner entry modified with gabled porch (date unknown). First floor fire escape on south elevation removed (c.2019).

SETTING

The building stands on the north side of Upper Sefton Road at its intersection with Pembertons Road. The hotel is built close to the property boundary on the south and west sides; the wider setting is largely residential in character but the Sefton Garage is on the opposite side of Pembertons Road. The extent of scheduling is the land parcel on which the hotel is located.

HISTORY

The first Sefton Hotel opened in early 1877. The hotel was part of the Fletcher Humphreys stable of hotels throughout Canterbury when it was rebuilt in late 1902 as a condition of its license being renewed. In February 1903 the license was transferred from Henry Brooks to Horace Thompson, the former having been fined for supplying alcohol to a child. By the mid-1920s the hotel was known as the Anglers' Arms Hotel; although that name was changed back to the Sefton Hotel in 1929. The hotel, now known as the Anglers' Arms Tavern, changed hands regularly through the 20th century and is still being operated as a hotel today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Anglers' Arms Tavern has historical and social significance for its continuous use as a hotel since 1903 and, more generally, for its association with the colonial development of Sefton, which largely dates to the later 1870s with the coming of the railway in 1875 and the erection of the first Sefton Hotel in 1877.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its past and present proprietors and their patrons.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Anglers' Arms Tavern has architectural significance as an English Domestic Revival style design by noted Christchurch Joseph Maddison. Maddison (1850-1923) was born and trained in England and emigrated to New Zealand in 1872. Having met with success in two important design competitions in 1879-80, Maddison established a successful career designing commercial and industrial buildings, with a speciality in freezing works and hotels, as well as ecclesiastical and residential works. He designed an Italianate office building for the Kaiapoi Woollen Manufacturing Company in Christchurch in 1881, additions to the Kaiapoi woollen mills in 1895 (H026) and was also responsible for the principal buildings for the International Exhibition held in Christchurch in 1905-6. Maddison's most distinguished building was the Government Buildings in Cathedral Square, Christchurch (1909), which is still extant. Maddison's Carlton Mill and Clarendon (façade) hotels were demolished after the Canterbury earthquakes. The styling of the Anglers' Arms is a departure from Maddison's predilection for Italianate classicism.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Anglers' Arms Tavern has technological and craftsmanship value for the evidence it provides of Edwardian construction methods and materials. The contractor is currently unknown.

CONTEXTUAL SIGNIFICANCE

The Anglers' Arms Tavern has contextual significance as a local historic feature and landmark at a key intersection within the village of Sefton. It provides evidence of the historic settlement and development of Sefton and is on the same triangular plot as the former Sefton Library.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the hotel post-dates 1900 its site has potential archaeological value relating to the colonial use and development of the property. The first Sefton Hotel was erected on the same site in 1877.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Sefton Hotel / Anglers' Arms Tavern has overall heritage significance to Sefton and Waimakariri district as a whole. The hotel has historical and social significance for its 116-history as a hotel and association with the provision of hospitality in Sefton since 1877. The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its former proprietors and their patrons and architectural significance as an atypical English Domestic Revival style design by noted Christchurch architect Joseph Maddison. The Anglers' Arms Tavern has technological and craftsmanship value for its surviving Edwardian timber construction and detailing and contextual significance for the contribution it makes to the historic character of Sefton. The hotel's site has potential archaeological values given the vintage of first hotel erected on the property.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 6 September 1883, p. 2; 19 May 1886, p. 4; 24 September 1888, p. 8; 15 May 1889, p. 1; 10 November 1898, p. 8; 7 June 1902, p. 3; 24 January 1903, p. 11; 4 February 1903, p. 10; 2 May 1910, p. 9; 13 October 1923, p. 20; 14 March 1924, p. 17; 10 August 1925, pp. 15 & 16; 8 April 1926, p. 15; 13 June 1929, p. 5; 29 January 1934, p. 4; 28 June 1935, p. 15; 26 June 1940, p. 4; 18 February 2012 & 1 January 2016 (available online).
- *Lyttelton Times* 21 December 1878, p. 5; 19 February 1879, p. 4; 28 September 1881, p. 7; 8 December 1882, p. 3; 12 November 1891, p. 1; 2 December 1893, p. 6; 3 May 1898, p. 8; 7 June 1902, p. 2; 13 September 1902, p. 11; 23 December 1902, p. 7; 7 January 1903, p. 5; 7 May 1903, p. 3.
- *Evening Post* 9 March 1934, p. 11.
- *Globe* 20 November 1878, p. 2.
- *Star* 16 April 1879, p. 2; 17 July 1884, p. 2; 9 January 1903, p. 2; 16 July 1908, p. 3.
- *Temuka Leader* 8 November 1923, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).
- <https://teara.govt.nz/en/biographies/2m25/maddison-joseph-clarkson>
- J Wilson *Lost Christchurch* Springston, 1984.

REPORT COMPLETED

23 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 573 Upper Sefton Road, Sefton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH107****HERITAGE ITEM NAME**

former Union Bank of Australia

ADDRESS

557 Upper Sefton Road, Sefton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 412839

VALUATION NUMBER

2144023300

DATE OF CONSTRUCTION

1878

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hipped roof forms. Principal elevations face south and east; single-storey wing at rear (north-facing) with lean-to veranda. Chamfered corner with entrance door overlooking intersection, quoins and bracketed eaves. Double-hung sash windows, string course between floors.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Conversion to full residential use (date unknown).

SETTING

The building stands on the north side of Upper Sefton Road at its intersection with Railway Street. The former bank is built close to the property boundary on the south and east sides; the wider setting is largely residential in character but with a former shop on the opposite side of Railway Street and the Sefton Garage and Anglers' Arms Tavern further to the east. The former site of the Sefton Railway Station is to the south-east on the other side of the highway. The extent of scheduling is limited to the immediate setting of the former bank, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the whole property.

HISTORY

The Union Bank of Australia opened an agency in Sefton in August 1878. The bank was the first trading bank to be established in New Zealand in 1840 and was the forerunner to today's ANZ Bank. By October 1878 the Sefton agency had become a branch. A year later the bank building was described as one of the town's 'most notable buildings' (*Lyttelton Times* 30 December 1879, p. 6). The bank was still operating in the late 1880s, when the Sefton Dairy Factory opened, but by the turn of the 20th century it was no longer open. The building remains in private residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Union Bank of Australia has historical and social significance for its association with the colonial development of Sefton, which largely dates to the later 1870s with the coming of the railway in 1875, the erection of the first Sefton Hotel in 1877 (rebuilt 1902), and the opening of the Union Bank of Australia branch in 1878. The building may be the oldest non-residential building to have survived in the village.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Union Bank of Australia has cultural value as a demonstration of the way of life of its past bank staff and their customers. It was typical in the 19th century for the manager of a bank to be provided with on-site accommodation above and at the rear of the banking chamber.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Union Bank of Australia has architectural significance as an Italianate building that was designed to present a stylish appearance to both roadways and express a connection between the enduring legacy of classical antiquity and the endurance and security that customers could expect of their bank. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Union Bank of Australia has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The contractor is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Union Bank of Australia has contextual significance as a local historic feature and landmark at a key intersection within Sefton. It provides evidence of the historic settlement of the village and the historic relationship between Sefton's railway station and the development of the village's commercial infrastructure.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former bank pre-dates 1900 its site has potential archaeological value relating to the colonial use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Union Bank of Australia has overall heritage significance to Sefton and Waimakariri district as a whole. The former bank has historical and social significance for its association with the colonial development of the village and cultural value as a demonstration of the way of life of its former staff and their customers. The former Union Bank of Australia has architectural significance as an example of Italianate classicism and technological and craftsmanship value for its Victorian timber construction and detailing. The former Union Bank of Australia has contextual significance for the contribution it makes to the historic

character of Sefton. The former bank's site has potential archaeological values given the age of the building.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 24 August 1878, p. 2; 7 September 1878, p. 2; 12 October 1878, p. 2.
- *Lyttelton Times* 4 December 1878, p. 3; 5 February 1879, p. 6; 30 December 1879, p. 6; 31 May 1881, p. 1; 10 July 1888, p. 5.
- *Star* 13 May 1881, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903 (available online).
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).

REPORT COMPLETED

23 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting, 557 Upper Sefton Road, Sefton.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH108****HERITAGE ITEM NAME**

Swannanoa Wesleyan Methodist Church / Swannanoa Community Church

ADDRESS

1299/1303 Tram Road, Swannanoa

PHOTOGRAPH

(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part RS 8183

VALUATION NUMBER

2175052800

DATE OF CONSTRUCTION

1873

**ARCHITECT/DESIGNER/
BUILDER**

John Rutland, architect; James Barker, builder

STYLE

Colonial Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and gabled roof forms. Lower-level entrance porch and vestry at west end and on north side near north-east corner respectively. Lancet-arched door openings, square-headed nave fenestration. Timber traceried window at east end and two small lancet windows in west wall of entrance porch.

MATERIALS/STRUCTURE

Cement stucco, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Stucco cladding (c.1960?).

SETTING

The church is on the south side of Tram Road, west of its intersection with Tupelo Place and east of the intersection with Two Chain Road. A cemetery is to the rear (south) of the church. Aside from the Swannanoa Preschool and Swannanoa School, located on the western boundary of the church property, the wider setting is largely rural residential in nature. The extent of setting is the land parcel on which the church and cemetery are located and includes the 1973 centennial gates.

HISTORY

A Wesleyan Methodist church at Swannanoa was opened by the Rev J Buller on 23 November 1873. The land had been gifted by Bransby White of Octon Grange Farm and liberally supported by local settler John Evans Brown and the Peacock family to whom he was related. At the time of the church's opening it was proposed to set aside a portion of the church grounds for use as a public cemetery. Swannanoa has been part of both the Rangiora Wesleyan Circuit and the Kaiapoi Methodist Circuit over the years. Centennial celebrations were held at the church on 25 November 1973 and memorial gates and fencing were installed at that time. Services were held intermittently after a period of closure in the 1950s. By the late 1970s only a Christmas Eve service was being held, although burials in the cemetery have continued through the years.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Swannanoa Community Church has historical and social significance for its association with the Methodist congregation of Swannanoa and the history of the church community since 1873.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Swannanoa Community Church has cultural and spiritual significance as a place of Methodist worship and fellowship. The church centennial fence has commemorative value as a memorial to JR Paterson.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Swannanoa Community Church has architectural significance as the work of Christchurch architect-builder John Rutland. Rutland (1825-97) was a member of the Methodist church and gave his services free to the Swannanoa church. He also designed the Wesleyan Methodist Church in St Albans, Christchurch (1869), Holy Trinity Methodist Church in Rangiora (1875), and his own home in Papanui Road (c.1890), which is now the boarding hostel for Christchurch Girls' High School.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Swannanoa Community Church has technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. James Barker appears to have been a Rangiora builder.

CONTEXTUAL SIGNIFICANCE

The Swannanoa Community Church has contextual significance as a historic feature in Swannanoa and for its relationship with a historic cemetery on the same site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the church pre-dates 1900 its site has potential archaeological value relating to the colonial development of the property by the Methodist church.

SUMMARY OF HERITAGE SIGNIFICANCE

The Swannanoa Wesleyan Methodist Church / Swannanoa Community Church has overall heritage significance to Swannanoa and Waimakariri district as a whole. The building has historic and social significance for its association with the Methodist congregation of Swannanoa since 1873 and cultural and spiritual significance for its religious use and purpose. The Swannanoa Community Church has architectural significance as a simple Colonial Gothic Revival style church designed by Christchurch architect-builder John Rutland and technological and craftsmanship value for the evidence it provides of Victorian timber

construction and detailing. The Swannanoa Community Church has contextual significance as a historic feature in Swannanoa and for its relationship to the cemetery on the same site. The church property has potential archaeological value in view of its development and use since 1873.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 12 August 1872, p. 3; 1 December 1873, p. 3; 14 July 1925, p. 15; 25 November 1937, p. 4.
- *North Canterbury Gazette* 30 July 1937, p. 5; 26 October 1937, p. 4.
- *Star* 5 October 1889, p. 3; 9 January 1899, p. 3.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d21.html>
- http://www.methodist.org.nz/archives/canterbury_methodist_churches
- <http://www.methodist.org.nz/files/docs/amy%20scott/archives/canterbury%20district.pdf>
- <http://www.methodist.org.nz/files/docs/wesley%20historical/two%20into%20one.pdf>
- [http://www.methodist.org.nz/files/docs/wesley%20historical/8\(3\)%20ouryesteryears%201840%20.pdf](http://www.methodist.org.nz/files/docs/wesley%20historical/8(3)%20ouryesteryears%201840%20.pdf)
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REPORT COMPLETED

24 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 1299/1303 Tram Road, Swannanoa.

**WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

2021 District Plan Item No.**HH109****HERITAGE ITEM NAME**

West Eyreton School building

ADDRESS

1651 North Eyre Road, West Eyreton

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 6771

VALUATION NUMBER

2170003200

DATE OF CONSTRUCTION

1935

**ARCHITECT/DESIGNER/
BUILDER**

JA Bigg, Canterbury Education Board architect; Mr Hall, builder

STYLE

Veranda block, open-air classroom type

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hipped roof. Straight veranda along north elevation is terminated by a lower-level bay at west end. Extensions to sides and rear; multi-pane casement windows and folding doors off veranda. Three panels of clerestory windows above veranda, which is carried on latticed posts.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ADDITIONS/ALTERATIONS

Extended and enlarged (1960s/early 1970s & 1990s?).

SETTING

The building is centrally located within the school grounds, which are bounded by North Eyre Road to the north and School Road to the west. The centre of the West Eyreton settlement is to the east, at the intersection of North Eyre, Earlys and Downs Roads. The extent of scheduling is limited to the immediate setting of the school building, notwithstanding the potential archaeological values of the property.

HISTORY

The West Eyreton School opened in 1872 on a plot bounded by North Eyre Road in the north and School Road in the west. A school teacher's house was built at the same time to the south of the school building. The West Eyreton School Committee petitioned the Education Board in 1930 in regard to the need for a new school to replace the borer-ridden building in which classes were then being held. After some delay, most likely caused by the Depression, a reunion of some 200 former pupils was held to coincide with the opening of a new school building, facing North Eyre Road, on 28 September 1935. Local MP RW Hawke officially opened the new school in the presence of six foundation pupils and the current headmaster AR Chambers. The original school building was then removed from the site. Today the school is a full primary school catering for over 200 students.

HISTORICAL AND SOCIAL SIGNIFICANCE

The West Eyreton School building has historical and social significance for its association with the rural community of West Eyreton and the past and present teachers and pupils of the school. Given the major rebuilding programme being undertaken at North Canterbury schools since the Canterbury earthquakes of 2010-11, the 1935 West Eyreton School building is a notable survivor of an earlier vintage of primary school buildings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The West Eyreton School building has cultural value as a demonstration of historic education practices as well as the way of life of a rural community since 1935.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The West Eyreton School building has architectural significance as the work of Canterbury Education Board architect John Alexander Bigg. Bigg (born 1903) was the head of the Building Department of the Canterbury Education Board from 1931 until 1968, having commenced his working life in the department in 1920. He developed the 'famed veranda block' (Williams), which was a variant on the open-air classroom developed in the 1920s and was subsequently adopted by a number of other education boards around the country. The building has been extended to the sides and rear but the principal, north-facing elevation is largely authentic and still features the original latticed veranda posts and clerestory windows for ventilation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The West Eyreton School building has craftsmanship value for the evidence it provides of interwar construction methods and materials. The contractor was a Christchurch builder.

CONTEXTUAL SIGNIFICANCE

The West Eyreton School building has contextual significance as a defining historic feature within the school campus. Its central location and visibility from North Eyre Road enhance the building's contribution to the historic character of the school.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the school building post-dates 1900 its site may have archaeological value in view of the development of the school campus for education purposes since 1872.

SUMMARY OF HERITAGE SIGNIFICANCE

The West Eyreton School building has overall significance to West Eyreton and Waimakariri district as a whole. The building has historical and social significance for its association with the past and present teachers and pupils of the school and cultural value as a demonstration

of the way of life of a rural community since 1935. The West Eyreton School building has architectural significance for its design by Canterbury Education Board architect JA Bigg and craftsmanship value for the evidence it provides of interwar timber construction and detailing. The West Eyreton School building has contextual significance as a defining historic feature within the school campus and although the building post-dates 1900 its site may have archaeological value in light of the educational use and development of the property since 1872.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 2 March 1872, p. 1; 27 May 1925, p. 16; 10 September 1930, p. 14; 12 April 1935, p. 22; 30 May 1935, p. 23; 5 July 1935, p. 4; 8 August 1935, p. 4; 30 September 1935, pp. 15 & 18; 25 March 2017 (available online).
- *Feilding Star* 4 July 1924, p. 4.
- *North Canterbury Gazette* 24 September 1935, p. 5; 27 September 1935, p. 3.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- Archives New Zealand.
- MN Williams 'Building's Yesterday's Schools – An analysis of educational architectural design as practised by the Building Department of the Canterbury Education Board from 1916-1989' PhD thesis, University of Canterbury, Christchurch, 2014.

REPORT COMPLETED

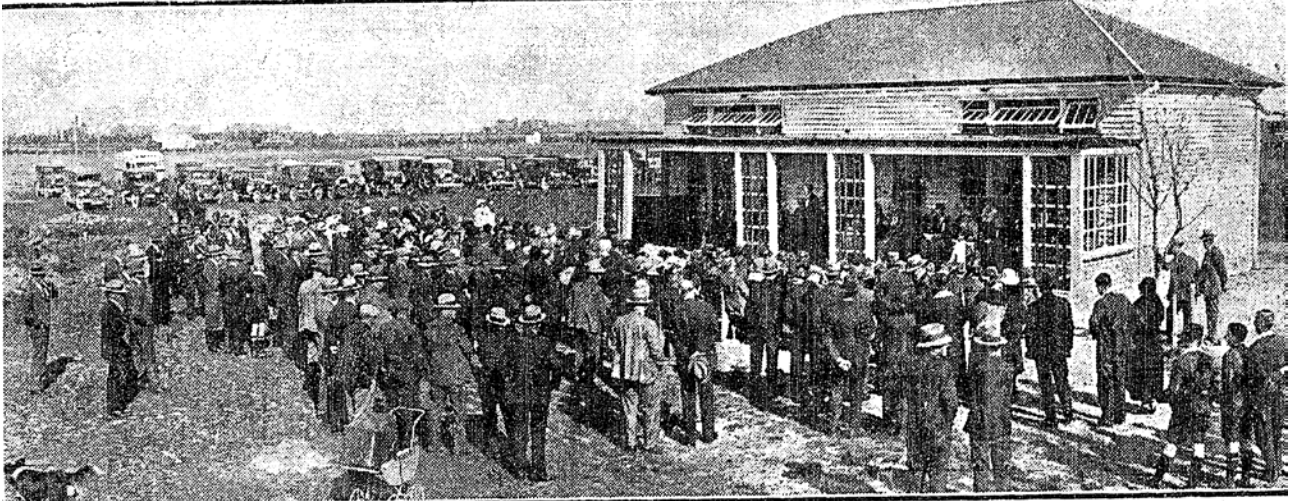
24 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, 1651 North Eyre Road, West Eyreton.



The opening of the new school building. *Press* 30 September 1935, p. 18.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH110****HERITAGE ITEM NAME**

former Fernside Railway Station grain store/goods shed, stockyards & loading bank

ADDRESS

354 Oxford Road, Fernside

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a10

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part Lot 1 DP 65842

VALUATION NUMBER

2159103901

DATE OF CONSTRUCTION

1874 (grain store) & 1895 (loading bank and stockyards)

**ARCHITECT/DESIGNER/
BUILDER**

NZ Railways Department / Public Works Office

STYLE

Industrial vernacular

PHYSICAL DESCRIPTION

Single-storey building with square footprint and gabled roof. Large loading bay doors beneath gable ends (east & west elevations). Loading bank, running on an east-west axis, and stock pens with rectangular footprint are immediately west of the storage shed.

MATERIALS/STRUCTURE

Timber framing and corrugated iron cladding (shed). Concrete and earth (loading bank). Pipe railing (stockyards).

ADDITIONS/ALTERATIONS

Railway line removed (post-1959). Installation of railway station style locality sign (c.2001).

SETTING

The former railway station site is located on the north side of Oxford Road (SH 72), west of its intersection with Swannanoa Road and Mount Thomas Road. The former grain store is situated on the southern (road) boundary, with the stockyards and loading bank immediately to its west. The extent of setting is limited to the immediate surrounds of the former railway structures, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874; the flag station at Fernside having opened on 1 December of the same year. The first passenger train to travel the line all the way from Rangiora to Oxford ran on 14 June 1875. A stationmaster lived near the Fernside station until early 1880, after which it appears the station was unmanned. In November 1895 it was reported that 'facilities for loading sheep and cattle at the Fernside Station' had recently been provided. The station was often used as a landmark in sales advertisements for local farms and residential property and at the turn of the 20th century the flag station, nearby school and a store from which the post office operated were the principal buildings serving a population of 550 people. The station closed to passengers on 9 February 1931 and closed entirely on 19 April 1959; the line has since been removed. In 2001 the Waimakariri District Council reinstated the locality sign in front of the former grain store, as part of a programme to mark the Rangiora-Oxford branch line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have historical significance for their association with the Rangiora and Oxford branch railway line and, more generally, the development of Canterbury's railways infrastructure since the early 1870s. The shed may be one of the oldest railway buildings remaining on its original site in New Zealand and dates from the Vogel era of railway construction in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have cultural value as a demonstration of the way of life of past station staff and patrons on the Rangiora-Oxford branch line.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have architectural value as industrial vernacular structures designed to be fit for purpose and conforming to the standard models devised by the NZ Railways Department. The grain store/storage shed is an example of the five major historic railway building types, the others being station buildings, signal boxes, engine sheds and railway houses.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have technological and craftsmanship value for their Victorian construction methods and materials. EG Wright and Joseph Taylor were the contractors for the Rangiora-Oxford railway. The builder of the stockyards is unknown at this time.

CONTEXTUAL SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have contextual significance as an inter-related group of historic features on the Rangiora-Oxford road and for their relationship with the same railway structures that survive at Springbank. The former station site is directly opposite the Fernside Memorial Hall and Community Centre (1954) and, together with the Fernside School, these buildings constitute the historic centre of the rural village. The station is also associated with 'Fernside House' on Mount Thomas Road (H099, c.1866 +), as it was the collection point for pupils attending Anne Mannering's 'Ladies' School' in the mid-1870s and early 1880s.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the structures pre-date 1900 their site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have overall heritage significance to Fernside and to Waimakariri district as a whole. The structures have historical and social significance for their association with the development of the Rangiora-Oxford branch railway line and cultural value for their association with the way of life of the station's early staff and users. The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have architectural value as Vogel-era industrial vernacular structures and technological and craftsmanship value for the methods and materials used in their construction. The former Fernside Railway Station grain store/goods shed, stockyards & loading bank have contextual significance as a group of historic features on the Oxford-Rangiora road and their site has potential archaeological significance in view of its development since the mid-1870s.

HERITAGE CATEGORY

B

REFERENCES

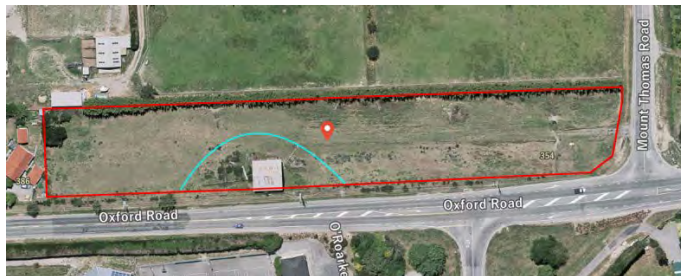
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- *Globe* 2 December 1874, p. 2; 15 January 1875, p. 2; 22 June 1875, p. 4.
- *Star* 14 November 1895, p. 3.
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REPORT COMPLETED

25 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting of former Fernside Railway Station, 354 Oxford Road, Fernside.



Aerial view of above, 1965-69. WDC.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH112****HERITAGE ITEM NAME**

Hassall's Ford footbridge [Butcher's footbridge]

ADDRESS

Kaiapoi River, near Butchers Road, Kaiapoi

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION**VALUATION NUMBER****DATE OF CONSTRUCTION**

1890

**ARCHITECT/DESIGNER/
BUILDER**RM Wright, District Surveyor to Eyreton Road Board,
designer; Messrs Peate & Norrie, contractors**STYLE**

Pile & suspension footbridge

PHYSICAL DESCRIPTION

Wire rope footbridge with timber decking and piles. Three trussed arches over deck tension wire ropes. Wire mesh sides.

MATERIALS/STRUCTURE

Wire rope and mesh, timber.

ADDITIONS/ALTERATIONS

Refurbished (2001).

SETTING

The footbridge spans the Kaiapoi River to the east of Butchers Road and to the west of the town centre. Beyond Butchers Road to the west the setting is rural, to the north and east there is a new residential subdivision. Street names in the latter reference the historic context of the locale. The scheduled setting includes the bridge approaches, as well as the bridge itself.

HISTORY

The Eyreton Road Board called tenders for a footbridge at Hassall's Ford in June 1890; the ford was known by that name by 1875, if not earlier. Plans and specifications were available to be viewed at the board's Ohoka office. The Eyreton Road Board had been created in January 1870. It met initially in Eyreton and then relocated to Kaiapoi in c.1877 before erecting its own offices in Ohoka in mid-1879; the village having been chosen for its central location. At the turn of the 20th century Ohoka was the base for the Mandeville and Rangiora River Board and the Eyreton and West Eyreton Road Boards; the district then had a population of c.430. The road board was superseded by the Eyre County Council in April 1912, the latter taking over the assets of the former at that time. The ford beside which the footbridge was built was known variously as Durell's, Hassall's and Butcher's after local land owners. The bridge was closed in 2000 and reopened in July 2001 after it had been refurbished by the Kaiapoi Promotion Association. It was not until 2017 that a road bridge across the river at Butcher's Ford was built; it was located on the upstream side of the ford, which was on the upstream side of the footbridge.

HISTORIC AND SOCIAL SIGNIFICANCE

The Hassall's Ford footbridge has historic significance for its association with the colonial development of Kaiapoi and the provision of transport infrastructure in the district by the local road board.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Hassall's Ford footbridge has cultural significance as a place of community identity and historic continuity. It is valued by the community as a historic feature and is mapped as a historical landmark on Google Maps.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Hassall's Ford footbridge has aesthetic significance for its pile and suspension design. Robert Wright was the long-serving clerk and District Surveyor to the Eyreton Road Board with responsibility for the plans and specifications of the board's bridges. Wright (1840-1917) was born in England and immigrated to New Zealand in 1852. He retired in 1916 after 47 years of service to the Eyreton and West Eyreton Road Boards and the Eyre County Council.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Hassall's Ford footbridge has technological value as a late Victorian pile and suspension bridge. John Norrie was a Kaiapoi carpenter.

CONTEXTUAL SIGNIFICANCE

The Hassall's Ford footbridge has contextual significance as a local landmark and for its relationship to other Kaiapoi bridges, including the Kaiapoi footbridge (H033, 1873-74) in the town centre and the Mafeking footbridge (1900) beyond the northern terminus of Raven Quay.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the footbridge pre-dates 1900, its site has potential archaeological significance relating to both the bridge's construction and the river's historic use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

The Hassall's Ford footbridge [Butcher's Ford footbridge] has overall heritage significance to Kaiapoi and to Waimakariri district as a whole. The bridge has historic significance as an item of Kaiapoi's transport infrastructure erected by the Eyreton Road Board and cultural

significance as a place of community identity and historic continuity. The Hassall's Ford footbridge has aesthetic significance for its design by Robert Wright and technological value for its Victorian bridge construction. The Hassall's Ford footbridge has contextual significance as a local landmark and its site has potential archaeological significance relating to the bridge's construction and the historic use and development of the Kaiapoi River.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 21 July 1874, p. 3; 20 May 1882, p. 6; 10 January 1885, p. 3; 6 October 1887, p. 6; 22 July 1890, p. 3; 26 November 1890, p. 6; 4 March 1891, p. 6; 15 October 1894, p. 6; 1 April 1916, p. 2; 17 July 1919, p. 5; 6 January 1923, p. 6; 25 May 1923, p. 6; 12 November 1929, p. 15; 14 November 1929, p. 11; 16 November 1938, p. 2.
- *Lyttelton Times* 4 January 1860, p. 7; 28 August 1861, p. 9; 5 November 1875, p. 5; 6 April 1876, p. 3; 1 May 1889, p. 6; 6 July 1889, p. 8; 30 June 1890, p. 8; 24 October 1892, p. 8; 18 November 1899, p. 12; 17 April 1901, p. 3; 9 February 1903, p. 3.
- *Globe* 4 January 1878, p. 2.
- *Hawera & Normanby Star* 5 December 1911, p. 3.
- *Wairarapa Daily Times* 31 Dec 1906, p. 5.
- *North Canterbury Gazette* 1 September 1933, p. 3; 29 September 1936, p. 1.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001 (available online).
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REPORT COMPLETED

26 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, encompassing the bridge and its approaches, Butchers Road, Kaiapoi River.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH113****HERITAGE ITEM NAME**

Langer cottage ruins

ADDRESS

327 Ram Paddock Road, View Hill

PHOTOGRAPH

(DOC)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 2 DP 19324

VALUATION NUMBER

2153304300

DATE OF CONSTRUCTION

pre-1898

**ARCHITECT/DESIGNER/
BUILDER**

Rose and Josef Langer, owner/builders

STYLE

Vernacular

PHYSICAL DESCRIPTION

Sun-dried brick wall remnants, including external and internal walls.

MATERIALS/STRUCTURE

Clay brick.

ADDITIONS/ALTERATIONS

Gradual decay and loss of fabric (post-1950).

SETTING

The cottage ruins are located on the south side of an unformed portion of Ram Paddock Road, north of its intersection with Woodside Road. View Hill is to the south and Coopers Creek is to the south-east of the property, which is set within the View Hill Scenic Reserve. The extent of scheduling is limited to the immediate setting of the ruins, rather than the land parcel as a whole.

HISTORY

Rosaleen and Josef Lang emigrated from Moravia with their parents Bernard and Johanna and four siblings in 1874. The sister and brother became known as the 'Rampaddock Hill Hermits' and their living situation received nationwide coverage when the pair were interviewed in 1933 and again after Rose died in 1940. The Langer family experienced an extended period of hardship following their settlement at Cooper's Creek, losing two homes to eviction. After Bernard's death in 1899 a relief fund was established by the local community to buy back the small farm from which the Langers had been evicted for non-payment of rates by the Oxford Road Board in 1898. John Ingram of Oxford was the honorary treasurer of the 'Langer Fund', which raised over £100 for Johanna Langer. Rose and Joe Langer stayed on the property after their mother died in 1907 at the age of 80; their siblings having left the district. They lived in a three-room, sun-dried brick and thatch cottage that was built from clay dug on the property. The Langers were naturalised as New Zealand citizens in 1933, which allowed Rose to access an old age pension and considerably improved their living conditions. After her death in 1940 Joe lived on in the cottage until c.1949; he spent the last two years of his life living at Nazareth House in Christchurch. The cottage is now located on the Department of Conservation estate and is in a ruinous state. It is however marked as an archaeological site and a shelter has been erected over the largest surviving section of the cottage walls.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Langer cottage ruins have historical significance for their association with the Langer family and the fame they achieved by virtue of the community efforts to restore them to their farm and the simple life Rose and Josef lived at View Hill through the first half of the 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Langer cottage ruins have cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Langer cottage ruins have architectural value as the remains of a vernacular three-room cottage that originally featured a veranda and was designed by its owner/builders to be fit for purpose.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Langer cottage ruins have technological and craftsmanship significance for the evidence they provide of Victorian earth building methods and techniques.

CONTEXTUAL SIGNIFICANCE

The Langer cottage ruins have contextual significance for the contribution they make to the historic character of the surrounding scenic reserve setting and the visual evidence they provide of the colonial settlement and development of View Hill.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the ruins pre-date 1900 their site may have archaeological significance relating to the construction of the cottage and the early use of the property by the family.

SUMMARY OF HERITAGE SIGNIFICANCE

The Langer cottage ruins have overall significance to View Hill and the Waimakariri district as a whole. The cottage ruins have historical significance for their association with the Langer family, especially siblings Rose and Josef, and cultural value as a demonstration of the way of

life of the Langers. The Langer cottage ruins have architectural value as the remains of a vernacular dwelling and technological and craftsmanship significance for its Victorian earth construction. The Langer cottage ruins have contextual significance for the contribution they makes to the historic character of its site, which has potential archaeological significance in view of the property's colonial use and development by the Langer family.

HERITAGE CATEGORY

B

REFERENCES

- *Oxford Observer* 2 April 1898, p. 2; 9 April 1898, p. 3.
- *Star* 22 May 1899, p. 3; 4 April 1900, p. 2.
- *Press* 30 April 1900, p. 4; 27 June 1900, p. 6.
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- *Manawatu Standard* 23 August 1940, p. 2.
- *Auckland Star* 23 August 1940, p. 5.
- *Otago Daily Times* 30 August 1940, p. 9.
- *Essence – Essentially North Canterbury* (magazine) March 2013, pp. 5-6; available online.
- Department of Conservation files.
- Archives New Zealand.

REPORT COMPLETED	29 July 2019
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
REPORT UPDATED	xx
AUTHOR	xx
PEER REVIEWED	xx
REVIEWER	xx



Extent of scheduling, limited to immediate setting [which is yet to be defined], 327 Ram Paddock Road, View Hill.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH114****HERITAGE ITEM NAME**former Rangiora Brick and Tile Works' Hoffmann kiln
[remains]**ADDRESS**

29 Brick Kiln Road, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 6 DP 77063

VALUATION NUMBER

2159138805

DATE OF CONSTRUCTION

1880

**ARCHITECT/DESIGNER/
BUILDER**

Thomas Hills, owner & designer/builder?

STYLE

Hoffmann kiln

PHYSICAL DESCRIPTION

Circular vaulted structure divided into six cells with arched openings and circular roof vents.

MATERIALS/STRUCTURE

Brick.

ADDITIONS/ALTERATIONS

Demolition/removal of kiln superstructure and chimney (post-1936). Residential development of the property (c.2004).

SETTING

The remains of the Hoffmann kiln stand on a residential property on the west side of Brick Kiln Road. Oxford Road is to the south and the town centre of Rangiora is to the east of the site. The extent of setting is limited to the immediate surrounds of the kiln, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

Thomas Hills, his wife Jane and their infant son Walter immigrated to New Zealand from England aboard the *Rockhampton* in 1858. Thomas (1833-1906) was described as a labourer from Suffolk in the ship's passenger list; in the 1860 jury list his occupation was also given as 'labourer'. Hills briefly spent time on the Otago goldfields, before returning to Rangiora in c.1862. After partnerships with brickmakers Alfred Morey (1863) and George Rowley (dissolved in 1872), Hills took over the Oxford Road brickworks site in his own name and manufactured both bricks and drain pipes. To meet increasing demand Hills enlarged his open kiln in 1877 and then constructed a Hoffmann kiln in 1880; the latter was capable of producing 35,000 brick per week. Later in partnership with his sons, Thomas Hills sold the business to Messrs Wigram Brothers (est. 1886 at Woolston, Christchurch) in 1900. The Wigrams advertised the Rangiora Brick and Pipe Yard for sale in April 1903. After a period of disuse, the Rangiora Brick and Tile Company was formed in 1923 to revive the brickworks. The five directors were Messrs Shankland, Harlow, Keir, McIntosh and Allison; the kiln was reroofed and new motive power installed at the time. Operations ceased in 1931 and the company's liquidators advertised the property for sale in mid-1936. The property remained undeveloped until in c.2004 a house was built on the site and the kiln became the centrepiece of the dwelling's driveway turning circle. Although the kiln has long been covered in vegetation it is still discernible as an historic industrial structure.

HISTORICAL AND SOCIAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have high historical significance for their association with Thomas Hills, colonial brickmaking at Rangiora and, more generally, the development of the district's industrial production. Although not as large or as intact as the Hoffmann kilns at Benhar in Otago (c.1894) or Palmerston North (c.1904), the remnant Rangiora kiln is older than these two Category 1 historic places. The earliest newspaper references to Hoffmann's kiln that can be searched on PapersPast date to 1878, suggesting that the Rangiora kiln may be one of the earliest examples of the kiln type in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have cultural value as an esteemed local historic feature. The naming of the roadway after the brick kiln attests to local awareness of the historic structure.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have architectural value as the principal component of an industrial structure that was designed to be fit for purpose. Thomas Hills may have been the designer of the kiln.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have technological and craftsmanship significance for their brick construction, presumably using the brickworks own bricks. The Hoffmann kiln, patented in Germany in 1858, allowed for the continuous burning of bricks and was designed so that coal could be thrown through pipes in the roof in to the six chambers of the kiln below. Thomas Hills is assumed to have been the owner/builder of the kiln.

CONTEXTUAL SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln has contextual significance as a local historic feature. The roadway on which the kiln is located was named in honour of the kiln in c.1997.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the kiln pre-dates 1900, and development of the brickworks commenced in the 1860s, its site has potential archaeological significance relating to the industrial development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have overall heritage significance to Rangiora and Waimakariri district as a whole. The kiln structure has high historical significance for its association with Thomas Hills, an early North Canterbury brickworks, and the colonial development of Rangiora. The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln have cultural value as a valued historic feature and architectural value as the remnants of a Victorian industrial structure designed to be fit for purpose. The remains of the former Rangiora Brick and Tile Works' Hoffmann kiln remains have technological and craftsmanship significance for their brick construction by Thomas Hills and contextual significance as a local historic feature. The site has potential archaeological significance given the mid-19th century origins of Hills' brickworks.

HERITAGE CATEGORY

B

REFERENCES

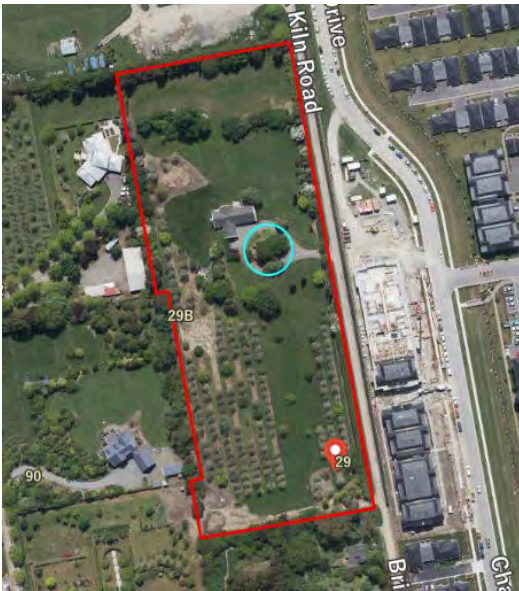
- *Press* 28 July 1900, p. 12; 22 April 1903, p. 11.
- *Lyttelton Times* 19 May 1860, p. 2; 12 July 1862, p. 4; 15 October 1863, p. 1; 20 February 1906, p. 3; 7 December 1910, p. 8.
- *Star* 19 October 1880, p. 2.
- *North Canterbury Gazette* 19 May 1936, p. 5.
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- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d10-d2.html>
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- https://en.wikipedia.org/wiki/Hoffmann_kiln
- <https://www.heritage.org.nz/the-list/details/5179>
- <https://www.heritage.org.nz/the-list/details/194>

REPORT COMPLETED

30 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting, 29 Brick Kiln Road, Rangiora.



RANGIORA BRICK KILN.

Cyclopedia of New Zealand 1903; available online. Interior of kiln. Kete Waimakariri.



Detail of DP 10700, dated 3 October 1935, showing the kiln. LINZ

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH115****HERITAGE ITEM NAME**

'Oakleigh', former Chapman / Van Asch / Kippenberger residence

ADDRESS

148 King Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part Lot 1 DP 6401

VALUATION NUMBER

2165400100

DATE OF CONSTRUCTION

c.1885

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled and hipped roof forms. Principal elevations face north and west. North-facing elevation has partially enclosed veranda framed by gabled bays. West-facing elevation has a straight veranda carried on timber posts along most of its length. Double-hung sash and casement windows. Finials, faceted bay window and exposed rafters on enclosed veranda on north elevation.

MATERIALS/STRUCTURE

Timber framing and stucco cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Stucco cladding over weatherboards (date unknown).

SETTING

The dwelling stands on the east side of King Street, the property is bordered by Queen Street to the north. The house is set back from the roadway within a formal garden but can be glimpsed from the public domain. The wider setting is largely residential with Rangiora Borough School to the north along King Street. The extent of scheduling is the land parcel on which the house is located.

HISTORY

A parcel of land at the corner of King and Queen Streets was purchased by Sarah Chapman of 'Springbank' in 1885. Sarah (nee Brough, c.1822-1908) was the widow of Robert Chapman (1818-82), who took up the Springbank run in 1851, first as manager and then as runholder. The Chapmans, who married in Lyttelton in 1851, had seven children and Sarah Chapman shared the Rangiora house she named 'Oakleigh' with her daughter Mary Alice until the latter's marriage in 1890. After Sarah Chapman's death in 1908, 'Oakleigh' was sold to Henry Van Asch, a local lawyer. Van Asch (c.1879-1949) was in partnership with GHN Helmore from December 1905 and later practised in Christchurch. He married Blanche Moorhouse in 1907 and was also a partner in the North Canterbury Motor Company. Van Asch subdivided his property and sold the corner lot, on which 'Oakleigh' stands, to fellow lawyer Howard Kippenberger in 1923. Kippenberger (1897-1957) had married Ruth Flynn in the previous year and the couple had three children. Howard Kippenberger was a borough councillor and active in the community but is best known for his military career during World War II. After the war the Kippenbergers moved to Wellington and 'Oakleigh' passed through other hands. It remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Oakleigh' has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger families. More generally the house is associated with the late 19th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Oakleigh' has cultural significance as a demonstration of the way of life of its early owner/occupiers and for the esteem in which it is held as the former home of Howard Kippenberger.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Oakleigh' has architectural significance as a bay villa that was designed to address two road frontages. The dwelling was a large ten-room house when it was the home of Sarah Chapman and has maintained its overall footprint since at least the mid-1940s. The designer of the dwelling is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Oakleigh' has technological and craftsmanship value for the evidence it provides of late-Victorian construction materials and methods. The builder of the dwelling is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Oakleigh' has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the villa pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Oakleigh', the former Chapman / Van Asch / Kippenberger residence, has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger

families and the late 19th century residential development of Rangiora. 'Oakleigh' has cultural significance as a demonstration of the way of life of its early residents and for the esteem in which it is held as the former home of Howard Kippenberger. 'Oakleigh' has architectural significance as a bay villa style home and technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials. 'Oakleigh' has contextual value for the contribution it makes to the historic character of Rangiora and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 21 October 1882, p. 2; 4 July 1890, p. 4; 25 January 1905, p. 9.
- *Lyttelton Times* 14 August 1888, p. 8; 27 December 1905, p. 5; 24 January 1907, p. 1; 30 May 1908, p. 16.
- *Ashburton Guardian* 1 September 1908, p. 4.
- *Sun* 25 November 1914, p. 4.
- *North Canterbury Gazette* 24 September 1937, p. 4.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://teara.govt.nz/en/biographies/5k11/kippenberger-howard-karl>
- Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

31 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Oakleigh', 148 King Street, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH116****HERITAGE ITEM NAME**

former Rangiora Post & Telegraph Office

ADDRESS

132A King Street, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 80919

VALUATION NUMBER

2165400900

DATE OF CONSTRUCTION

1873

**ARCHITECT/DESIGNER/
BUILDER**

WH Clayton, Colonial Architect

STYLE

Colonial Italianate

PHYSICAL DESCRIPTION

Small, single-storey dwelling with rectangular footprint and gabled roof. Lean-to at rear. Roof extends to form west-facing veranda that has been partially enclosed. Multi-pane double hung sash and casement windows. Ornamental brackets at top of veranda posts and under eaves at gable ends.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Relocated from High Street (pre-1941). Veranda partially enclosed (date unknown). Lean-to rebuilt (1950s). Section subdivided (1999).

SETTING

The building stands on the east side of King Street, in the block bounded by Queen Street in the north and George Street in the south. The cottage stands near the road frontage on a subdivided site and is visible from the public domain behind a low picket fence. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Rangiora's first purpose-built post office to be erected in High Street in the latter part of 1873. George Buckham was the first postmaster in Rangiora and he held the post until his retirement in 1892. A new post & telegraph office was erected to the east of the 1873 building, on the corner of High and Percival Streets, in 1887. The third post office was erected on the same corner site in 1935-36, the second having been demolished to make way for the new building. It would appear that the 1873 post office may have been removed to King Street at around the same time, it was certainly in situ on its present site by the start of 1941. The building has been in residential use ever since.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rangiora Post & Telegraph Office has historical significance for its association with the development of governmental facilities and infrastructure in Rangiora and, more generally, the colonial development of the town.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rangiora Post & Telegraph Office has cultural value for the esteem in which it is held as one of Rangiora's historic buildings.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rangiora Post & Telegraph Office has architectural significance as the work of William Henry Clayton, the Colonial Architect of New Zealand between 1869 and 1877. Clayton's small-scale government buildings erected in provincial settlements typically had a rectangular footprint with a low-pitched gable roof extended to form a veranda. Decorative timber brackets were the sole ornamental feature. Clayton (1823-77) had been born in Tasmania and emigrated to New Zealand in 1863, having already established his architectural career in Launceston. After six years in private practice in Dunedin, he was New Zealand's first and only Colonial Architect. Clayton set the pattern for the government architects who came after him by developing standard plans for government buildings, including post offices and courthouses. He designed at least 80 post offices during his term and is best known for the former Government Buildings in Wellington (completed 1876).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

former Rangiora Post & Telegraph Office has technological and craftsmanship value for the evidence it provides of mid-Victorian building materials and methods. The builder of the post office is currently unknown.

CONTEXTUAL SIGNIFICANCE

former Rangiora Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of King Street and for its relationship with the 1935-36 former Post Office at the corner of High and Percival Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building pre-dates 1900 its site may have limited potential archaeological significance in view of the relocation of the building in the mid-20th century.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rangiora Post & Telegraph Office has overall significance to Rangiora and the Waimakariri district as a whole. The building has historical and social significance for its association with governmental development of colonial Rangiora, and cultural value for the esteem in which it is held as a local historic building. The former Rangiora Post & Telegraph

Office has architectural significance as a small-scale post office built to the design of Colonial Architect WH Clayton and technological and craftsmanship value for its mid-Victorian construction methods and materials. The former Rangiora Post & Telegraph Office has contextual significance for the contribution it makes to the historic character of King Street; its site likely has limited archaeological value in view of the dwelling's relocation.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 2 May 1873, p. 2; 7 May 1873, p. 4; 4 November 1873, p. 4; 29 December 1892, p. 5; 24 April 1935, p. 4; 26 September 1935, p. 16; 28 February 1941, p. 14.
- *Globe* 3 April 1882, p. 3.
- *Star* 11 July 1873, p. 2; 6 April 1887, p. 3; 1 March 1892, p. 3.
- *Timaru Herald* 15 September 1892, p. 3.
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
- <https://landmarks.waimakariri.govt.nz/rangiora-heritage/rangiora-post-office>
- <https://teara.govt.nz/en/biographies/2c20/clayton-william-henry>
- *Appendix to the Journals of the House of Representatives* 1874 Post Office Department report; available online.
- P Richardson 'Building the Dominion: Government Architecture in New Zealand, 1840-1922' PhD thesis, University of Canterbury, Christchurch, 1997 (available online).

REPORT COMPLETED

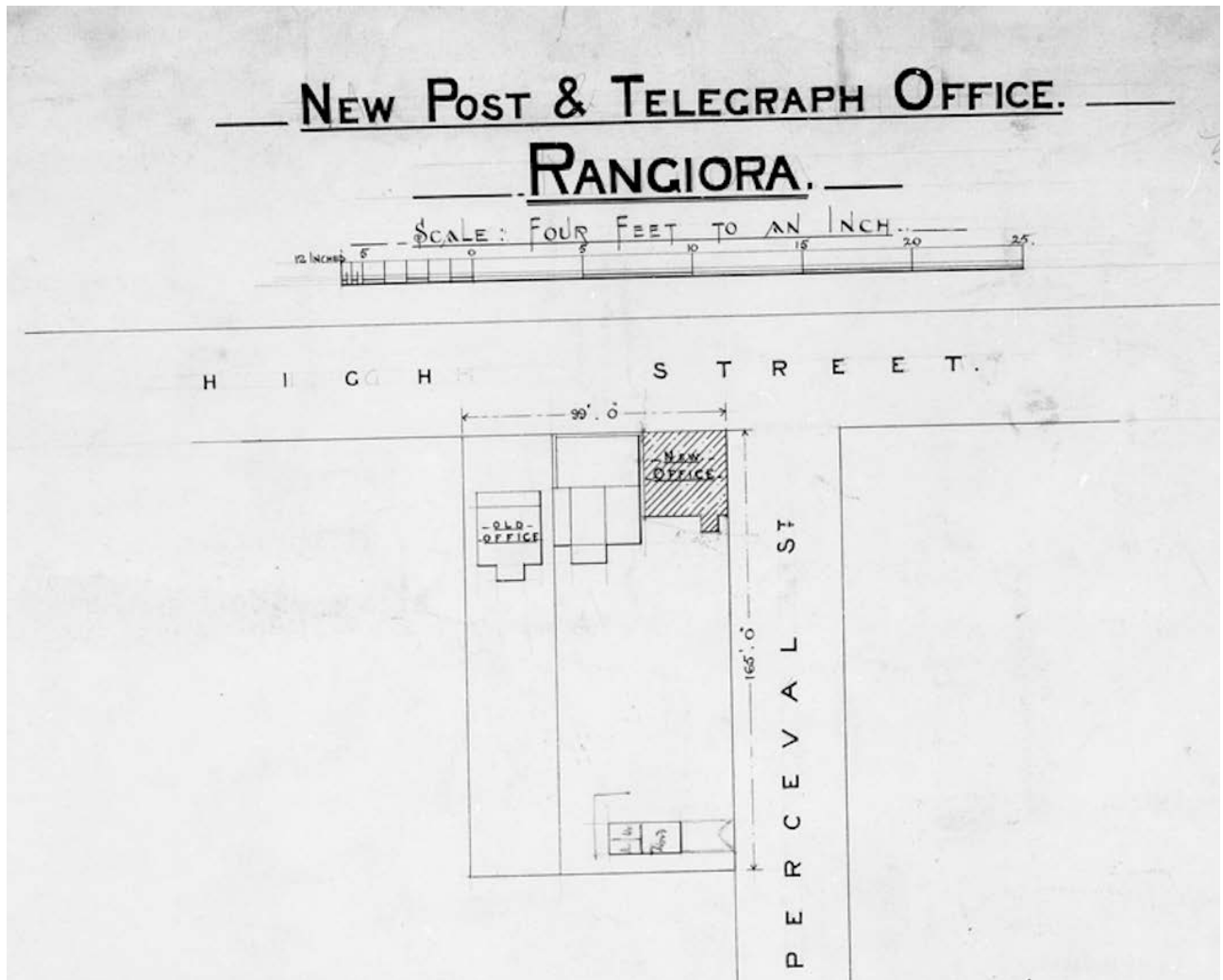
31 July 2019

AUTHOR

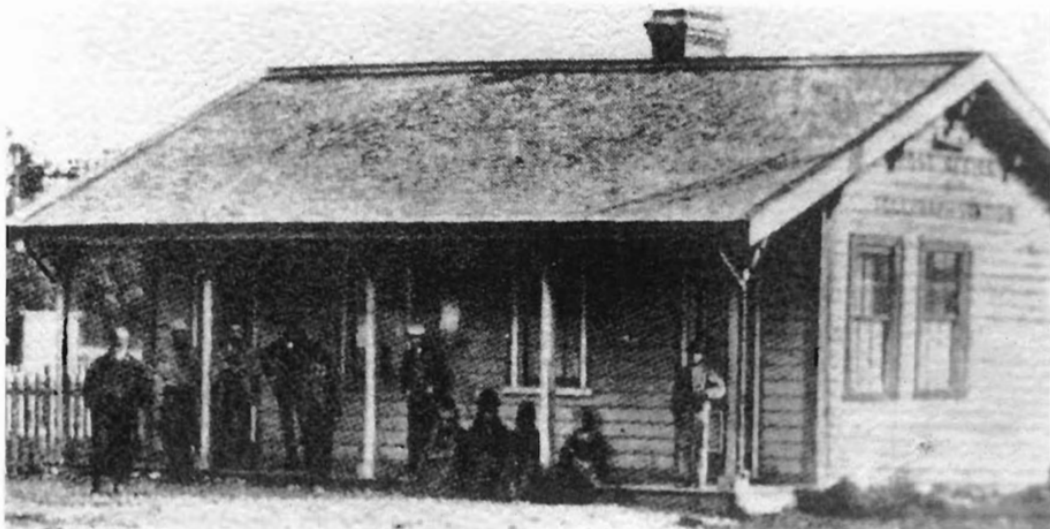
Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Rangiora Post & Telegraph Office, 132A King Street, Rangiora.



Detail from 1887 architectural drawing showing 1873 post office to the west (left) of the new 1887 building at the corner of High and Percival Streets, Rangiora. Archives New Zealand.



71. W. H. Clayton, Palmerston North Post Office (1874-5).

Contemporary post office design by WH Clayton showing gabled form and decorative brackets. Richardson thesis, plate 71.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH117****HERITAGE ITEM NAME**

Southbrook Substation

ADDRESS

Intersection of Flaxton & Lineside Roads, Southbrook, Rangiora

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Section 3 SO 386223

VALUATION NUMBER**DATE OF CONSTRUCTION**

1929

**ARCHITECT/DESIGNER/
BUILDER**

JR Templin, Consulting Engineer

STYLE

Neoclassical

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and concealed, shallow gable roof. Doors with multi-pane fanlights are set within narrower north and south elevations; shaped parapets with scroll motif on longer east and west sides are framed by the name of the substation in relief. North parapet bears date of building in relief. Pilasters divide blank, side walls into bays.

MATERIALS/STRUCTURE

Reinforced concrete, corrugated metal.

ADDITIONS/ALTERATIONS

NCEPB name removed from parapet (c.1994?). Realignment of Flaxton Road (c.1985 & c.2015).

SETTING

The building stands on the west side of Lineside Road, immediately north of its intersection with Flaxton Road and just south of the Southbrook, Todds, Lineside and Station Roads crossing. The extent of scheduling is the land parcel on which the building is located, and includes that part of the road reserve over which the building extends.

HISTORY

The Southbrook substation was erected by the North Canterbury Electric Power Board in early 1929, two years after the board had been established. The substation was put in to service on 20 October 1929. The Rangiora Borough Council also erected substations in the township, having run its own electricity department since 1919 and not wishing to forgo the profitable enterprise. The NCEPB was based in Rangiora and built offices in the town at the same time as erecting the Southbrook substation. The board was superseded by Mainpower NZ Ltd in 1994 as part of the electricity restructuring of the period. The substation remains in use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Southbrook substation has historical and social significance for its association with the provision of electricity supply to North Canterbury since 1929 and, more generally, the development of modern infrastructure in the district during the inter-war period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Southbrook substation has cultural value as a symbol of the impact that electricity supply to North Canterbury homes and businesses had upon the lives of the district's residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Southbrook substation has architectural significance as a Neoclassical pavilion style building that is comparable in form and detailing to the heritage substations erected by the Municipal Electricity Department in Christchurch between the world wars. Restrained classical styling was combined with modern electrical technology to create the appearance of an impregnable 'Temple to Electricity' (CCC heritage booklet). John Richard Templin was an American-born electrical engineer who immigrated to New Zealand in 1905 and lived permanently in the country from 1910 until his death in 1961. He was a consulting engineer in Christchurch from 1914 until his retirement in 1938 and first chairman of the Canterbury Branch of the NZ Institution of Engineers. The JR Templin Travelling Scholarship is awarded for a year's study in the USA to postgraduate students in engineering (University of Canterbury) and horticulture (Lincoln University), Templin's great love outside of his work.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Southbrook Substation has technological and craftsmanship value for its reinforced concrete construction and classical detailing.

CONTEXTUAL SIGNIFICANCE

The Southbrook Substation has contextual significance as a landmark historic feature and for its relationship with a number of contemporary Rangiora Borough Council substations, including those in Good Street, Percival Street (1932), Blackett Street and High Street to the west of the Plough Hotel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900, its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The Southbrook Substation has overall heritage significance to Rangiora and the district of Waimakariri as a whole. The building has historical and social significance for its association with the provision of electricity to North Canterbury homes and businesses since 1929 and cultural value as a symbol of the impact electricity supply had upon the lives of the district's residents. The Southbrook Substation has architectural significance as a Neoclassical temple

style design by electrical engineer JR Templin and technological and craftsmanship value for its reinforced concrete construction and classical detailing. The Southbrook Substation has contextual significance as a landmark historic feature in Southbrook; its site may have limited potential archaeological value in view of the building's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 14 September 1928, p. 1; 19 September 1928, p. 4; 16 January 1929, p. 4; 18 January 1929, p. 1; 24 January 1929, p. 4; 21 February 1929, p. 8; 19 June 1929, p. 5; 20 November 1929, p. 3.
- *Sun* 18 June 1919, p. 10.
- *Ellesmere Guardian* 22 May 1920, p. 3.
- *North Canterbury Gazette* 3 February 1933, p. 7.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- *The Architectural Heritage of Christchurch 10. Pavilions, temples & four square walls – Christchurch pump houses and substations* Christchurch City Council; available online.
- <http://www.mainpower.co.nz>
- <https://en.wikipedia.org/wiki/MainPower>
- <https://www.jrtemplintrust.co.nz>
- <https://ensoc.com/academic/templin-scroll/>
- Archives New Zealand.

REPORT COMPLETED

31 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, including that part of the road reserve over which the building extends, Southbrook Substation, intersection of Flaxton and Lineside Roads, Southbrook, Rangiora.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.**HH119****HERITAGE ITEM NAME**

'Northwood', former AT Chapman homestead

ADDRESS

414 Woodfields Road, Swannanoa

PHOTOGRAPH

(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST No. & CATEGORY

n / a

LEGAL DESCRIPTION

Lot 1 DP 26137

VALUATION NUMBER

2170000112

DATE OF CONSTRUCTION

1885

**ARCHITECT/DESIGNER/
BUILDER**

Armson, Collins & Harman, architects

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-west facing elevation is symmetrical with a veranda and first floor balcony carried on paired posts with decorative brackets and turned spindle balustrading on balcony. Veranda returns narrowly on both side elevations. Lean-to and gabled service wing at rear (south-east elevation). Boxed bay window on west side of main entrance door, which is set with side- and fanlights. Faceted bay window at north-east corner on ground floor. Single, paired and triplet double-hung sash windows, bracketed eaves and corbelled chimneys.

MATERIALS/STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Replacement of ground floor windows on north-east elevation with doors opening on to patio (date unknown).

SETTING

'Northwood' stands on the north side of Woodfields Road, east of its intersection with Browns Road. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and a tree-lined drive. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

Arthur Trueman Chapman, who built 'Northwood' in 1885, was the youngest son of Robert and Sarah Chapman of 'Springbank'. Robert Chapman (1818-82) took up the Springbank run in 1851, first as manager and then as runholder. After his death the station was divided amongst the couple's five sons, four of whom developed new estates and the fifth taking over the homestead block. Arthur Chapman (1861-1950) continued to farm sheep on his 1,416 hectare property. He married Mary Fanny Joynt (c.1862-1945) in 1885 and the couple had one child. The Chapmans held the property until 1922, at which time the estate comprised 933 hectares and was offered for sale in seven lots. Lot 3, the homestead block, had been occupied by Sydney Gardiner since at least 1914 and other lots had been leased by the Chapmans since 1895, if not earlier. H Larsen of Cust secured the homestead lot for £35 at the sale held in January 1922. 'Northwood' remained in the Larsen family for decades and, having passed through other hands more recently, it remains in private residential use. The property was subdivided to its current extent in 1968.

HISTORIC AND SOCIAL SIGNIFICANCE

'Northwood' has historic significance for its association with Arthur and Mary Chapman as second generation Canterbury sheep farmers and, more generally, the farming history of North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Northwood' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Northwood' has architectural significance as the work of leading Christchurch architects, JJ Collins (1855-1933) and RSD Harman (1859-1927). Collins and Harman, who were the successors to the practice established by William Armson in 1870, designed a number of houses for members of Canterbury's rural elite in the late 19th and early 20th centuries. The 1903 *Cyclopedia of New Zealand* noted of the practice's houses that '[t]hese are amongst the finest family residences in New Zealand, and in point of design and architecture they are unsurpassed in the colony.' Although tenders were called for 'Northwood' in May 1885 under the name of 'Armson, Collins and Harman' WB Armson had died in 1883 and so the design of the Chapman homestead can be credited solely to Collins and Harman. The house retains a high level of external authenticity, which can be judged from comparing the architectural drawings held in the University of Canterbury's Macmillan Brown collection with the appearance of the house today.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Northwood' has technological and craftsmanship significance for the evidence it provides of late-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Northwood' has contextual value for the contribution it makes to the historic character of its rural property. It is associated with two other notable Chapman family houses in the district, 'Springbank' and 'Oakleigh' in Rangiora, and the principal elevation of the house is similar to that of 'Coldstream' at Ashley (H054).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Northwood', the former AT Chapman homestead, has overall heritage significance to Swannanoa and the Waimakariri district as a whole. The homestead has historic significance for its association with Arthur and Mary Chapman and cultural value as a demonstration of the way of life of its early owners and occupants. 'Northwood' has architectural significance as a highly authentic example of the work of leading Christchurch architectural firm Collins and Harman and technological and craftsmanship significance for the quality of its late Victorian construction and decorative detailing. 'Northwood' has contextual value as a local historic feature within its mature garden setting; its site has potential archaeological significance given the development of the property since the 1880s.

HERITAGE CATEGORY

B

REFERENCES

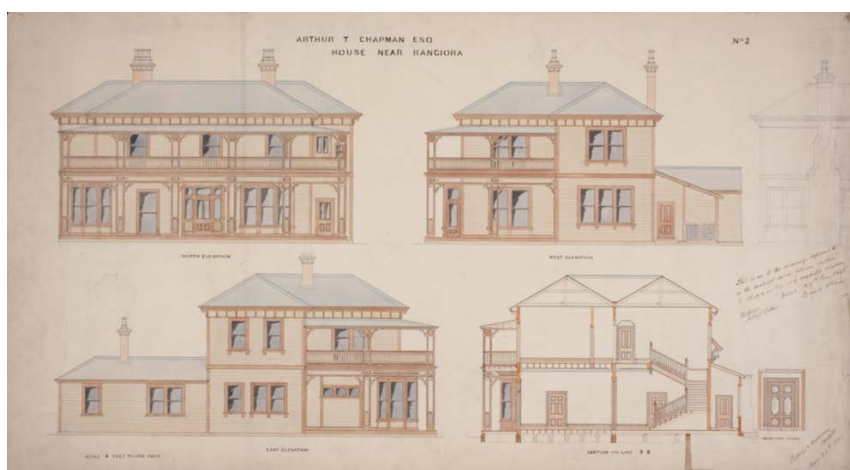
- *Press* 26 May 1885, p. 4; 2 October 1885, p. 2; 24 April 1893, p. 3; 27 February 1895, p. 2; 8 November 1911, p. 1; 14 January 1922, p. 18; 23 January 1922, p. 8; 28 June & 3 July 2017 (available online).
- *Lyttelton Times* 12 February 1892, p. 4; 17 January 1903, p. 11; 26 February 1910, p. 16; 25 September 1914, p. 1; 28 September 1914, p. 1; 18 June 1919, p. 1.
- *Sun* 2 October 1917, p. 9.
- *North Canterbury Gazette* 21 April 1933, p. 10.
- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- LGD Acland *The Early Canterbury Runs* Christchurch 1946; available online.
- Laura Dunham 'The Domestic Architecture of Collins and Harman in Canterbury, 1883-1927' MA thesis, University of Canterbury, 2013.

REPORT COMPLETED

1 August 2019

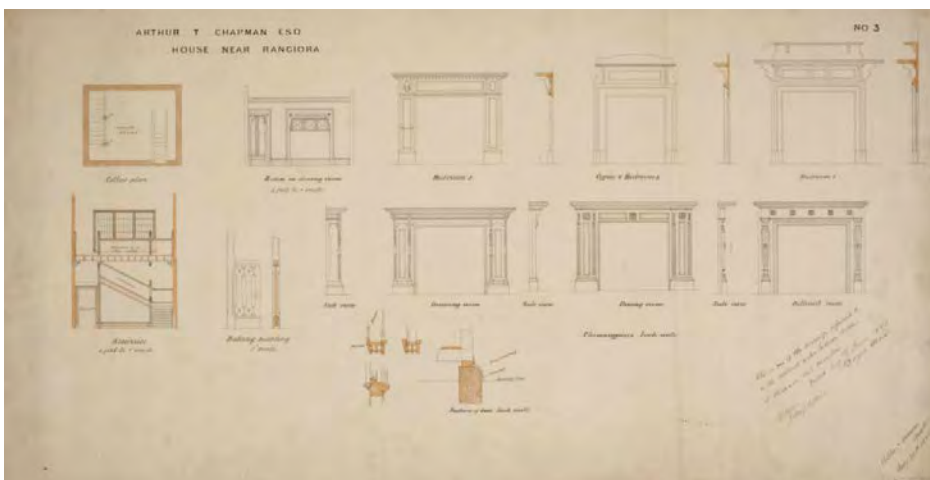
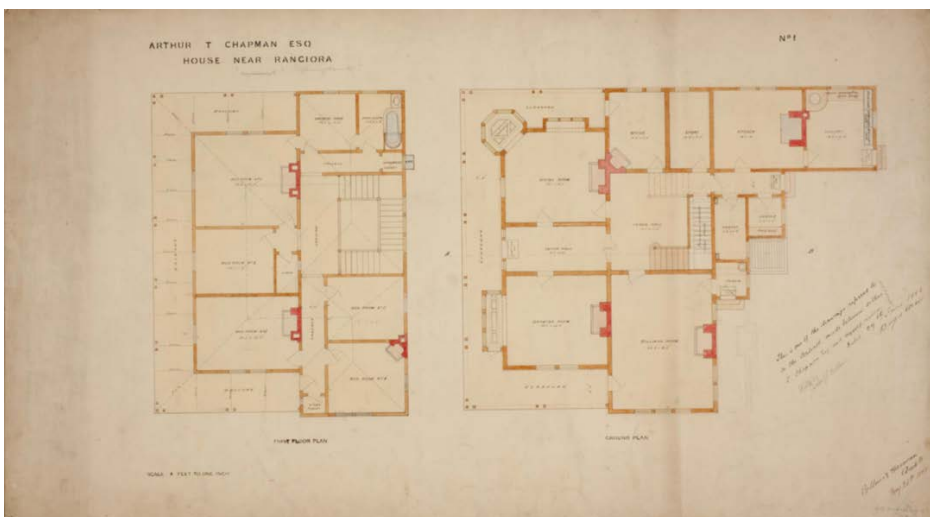
AUTHOR

Dr Ann McEwan / Heritage Consultancy Services





Extent of scheduling, limited to the immediate garden setting, 'Northwood', 414 Woodfields Road, Swannanoa.



Architectural drawings reproduced in Dunham thesis (see above).

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH119

HERITAGE ITEM NAME former Reynox Private Hotel

ADDRESS 153 High Street, Oxford

PHOTOGRAPH



(Dr A McEwan, 10 July 2019)

DISTRICT PLAN ITEM NO. n / a **HNZ LIST NO. & CATEGORY** n / a
 (at time of assessment)

LEGAL DESCRIPTION Lot 3 DP 13963

VALUATION NUMBER 2153259600

DATE OF CONSTRUCTION c.1914?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and half-hipped roof form. Return veranda and first floor balcony on north and east elevations; bracketed posts and straight balustrading. Veranda over former shop front extends over the footpath and is also balustraded between the posts. Double-hung sash windows. Two-light panelled doors and exposed rafters.

MATERIALS/STRUCTURE

Timber framing and rusticated weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Alterations to ground floor fenestration on north elevation (date unknown).

SETTING

The building stands on the west side of High Street, north of its intersection with Transport Lane. It is centred on the site and built to the road boundary; the wider setting is mixed-use in character. The extent of scheduling is limited to the immediate surrounds of the building, rather than the land parcel as a whole.

HISTORY

William and Rose Annie Reynolds acquired a parcel of land in Oxford East in January 1911. William was a Christchurch blacksmith at the time; the couple had married in 1888 and appear to have had no children. The property was transferred to Rose Reynolds (nee Browning, 1865-1937) alone in September 1913; by November of the following year she was advertising the Kia Ora Boarding House. This suggests that the building had been erected during the year. Known as the Reynox by 1919, Rose Reynolds' private hotel had its own shop and was advertised as being centrally located for hunters and fishers. It also provided a venue for wedding receptions and, for example, offered accommodation to a visiting party of Anglican Sunday School teachers in May 1937. The local branch of the Women's Division of the NZ Farmers' Union had first met at 'Reynox' in July 1933. Rose Reynolds sold the property to Margaret McCleary in 1926 but then repurchased it in 1931, having spent the intervening years running a tearooms at Ashley Gorge. After Reynold's death the boarding house was sold to Florence Mitchell in 1937. Ten years later title was transferred to Lynn's Stores Ltd, having ceased to be run as a boarding house by Mrs Mitchell in October 1938. Lewis Maxwell Lynn appears to have operated a store in the former boarding house in to the early 1950s. The building is now in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Reynox Private Hotel has historical and social significance for its original use as a private hotel, shop and function venue and for its association with the women who ran the business in the 1910s, '20s and '30s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Reynox Private Hotel has cultural value as a demonstration of the way of life of its past proprietors and their patrons. It is esteemed by members of the local community as one of Oxford's historic feature.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Reynox Private Hotel has architectural significance as a purpose-built villa style hospitality building that retains a high level of external authenticity. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Reynox Private Hotel has technological and craftsmanship value for its early 20th century timber construction and detailing. The builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Reynox Private Hotel has contextual significance as a local landmark on one of Oxford's two main thoroughfares and for the evidence it provides of the early 20th century development of Oxford East.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the building post-dates 1900 its site may have limited potential archaeological value.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Reynox Private Hotel has overall heritage significance to Oxford and Waimakariri district as a whole. The building has historical and social significance for its association with the provision of hospitality in Oxford East in the early decades of the 20th century and cultural value as a demonstration of the way of life of its former proprietors and their patrons. The former Reynox Private Hotel has architectural significance for the authenticity of its villa

styling and technological and craftsmanship value for its early 20th century timber construction and detailing. The former Reynox Private Hotel has contextual significance for the contribution it makes to the historic character of Oxford's High Street; its site may have limited potential archaeological values given the age of the building.

HERITAGE CATEGORY

B

REFERENCES

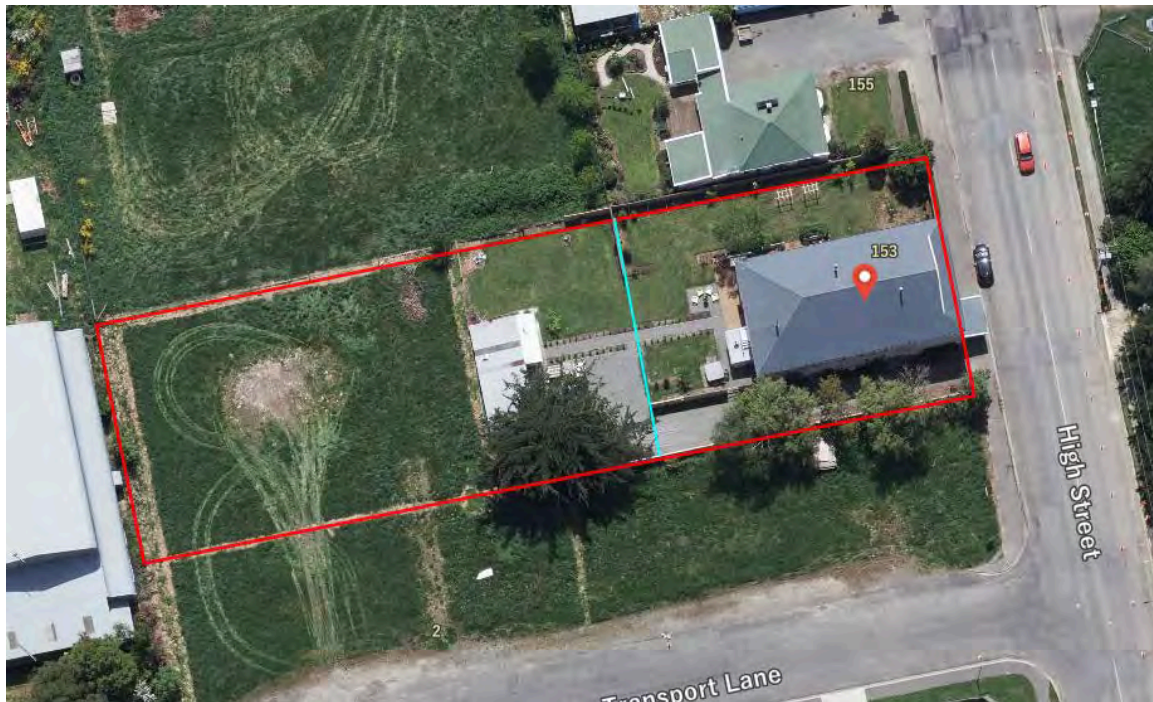
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REPORT COMPLETED

14 August 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate surrounds, 153 High Street, Oxford.



Undated photograph of the 'Reynox'.



THE "REYNOX"

A SUPERIOR PRIVATE BOARDING HOUSE,
on Main Road to Ashley Gorge, OXFORD EAST.

First-class accommodation for Visitors and Travellers.
Shop attached. Fresh fruit daily. Confectionery and
Summer Drinks. Catering for Picnics, Parties, Ban-
quets, Dinners, etc., a speciality.

Mrs. R. A. REYNOLDS, Proprietress

Press 14 March 1924, p. 17. PapersPast.

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Ohoka Estate lodge (gardener's residence)

ADDRESS 493 Mill Road [Whites Road frontage], Ohoka

PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM No. [H038] **HNZ LIST No. & CATEGORY** 3817 / 2
 (at time of assessment)

LEGAL DESCRIPTION Lot 4 DP 1641

VALUATION NUMBER 2174013000

DATE OF CONSTRUCTION early 1890s?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Domestic Gothic Revival

PHYSICAL DESCRIPTION

Single-storey building with cruciform footprint and gabled roof forms. Principal, north-west facing, elevation has gabled entrance porch on south side of cross-gabled bay. Decorative bargeboards and finials, multi-pane casement windows and hood moulds. Diamond or triangular motif with quatrefoil/trefoil inner moulding set within each major gable end. Lean-to section at southern corner.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated steel roofing.

ADDITIONS/ALTERATIONS

Removed from Whites Road site to 127 Jacksons Road (1920s); relocated at same address (1995). Relocated to present site (2018). Brick chimney removed (date unknown).

SETTING

The building is located within the grounds of Ohoka Domain, near the Whites Road frontage. Grassed open space bordered by trees and shrubs constitute the wider domain setting. The extent of scheduling is limited to the immediate setting of the building, which is bordered by a modern picket fence.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s; his first wife Eva Elizabeth died at Ohoka Farm (later Estate) in 1883. On 21 August 1891 the lodge at Ohoka was destroyed by fire; at the time it was occupied by the estate's gardener, [Alfred Benjamin?] Catchpole. It would appear that a second lodge was erected after the fire. JS White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1909 and during the 1920s the lodge building was relocated for the first time. After being located on two different sites in Jacksons Road, it was gifted by its owners to the local community and moved for the third time to the Ohoka Domain on 18 April 2018. Since then the building has been surrounded by a picket fence and is in the process of being restored for use by the community.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Ohoka Estate lodge has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The former lodge represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders. The building represents its historic use as staff accommodation, which also facilitated oversight of people entering the Ohoka Estate, and the twin impacts of fire and relocation on colonial buildings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Ohoka Estate lodge has cultural significance as a demonstration of the way of life of its early occupants who worked for the Whites at Ohoka and for the esteem in which it is held by members of the local community, represented by the Ohoka Domain Advisory Group, who recently secured its conservation on the Ohoka Domain.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building that may have been a replica of the original lodge and was designed, whether in the 1870s or early 1890s to complement the styling of the Ohoka homestead. The building is comparable in its external form and detailing to the 1905 gatehouse erected by Annie Townend at 'Mona Vale' in Christchurch, which suggests that the building may not have been a replica but was instead designed 'afresh' after the fire of August 1891. The designer of the building is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Ohoka Estate lodge has technological and craftsmanship value for its late 19th century timber construction and decorative detailing. The builder of the former lodge is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of the Ohoka Domain. The building maintains a geographical connection to the Ohoka Estate, which is to the south-west along Whites Road, and thus with the Ohoka Estate homestead and stable, which are also scheduled heritage items (H040 & H039).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Although the building is believed to pre-date 1900 any potential archaeological value its site may have would necessarily arise from the colonial development and use of the Ohoka Domain.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Ohoka Estate lodge has overall significance to Ohoka and the Waimakariri district as a whole. The building has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural significance as a demonstration of the way of life of its early residents and the esteem in which it is held by the local community. The former Ohoka Estate lodge has architectural significance as a Domestic Gothic Revival style building and technological and craftsmanship significance for its timber construction and detailing. The former Ohoka Estate lodge has contextual value for the contribution it makes to the historic character of Ohoka Domain and for its relationship with the historic Ohoka Estate stable and homestead on a nearby property (H039 and H040). The building's site may have archaeological value relating to the colonial development of the Ohoka Domain.

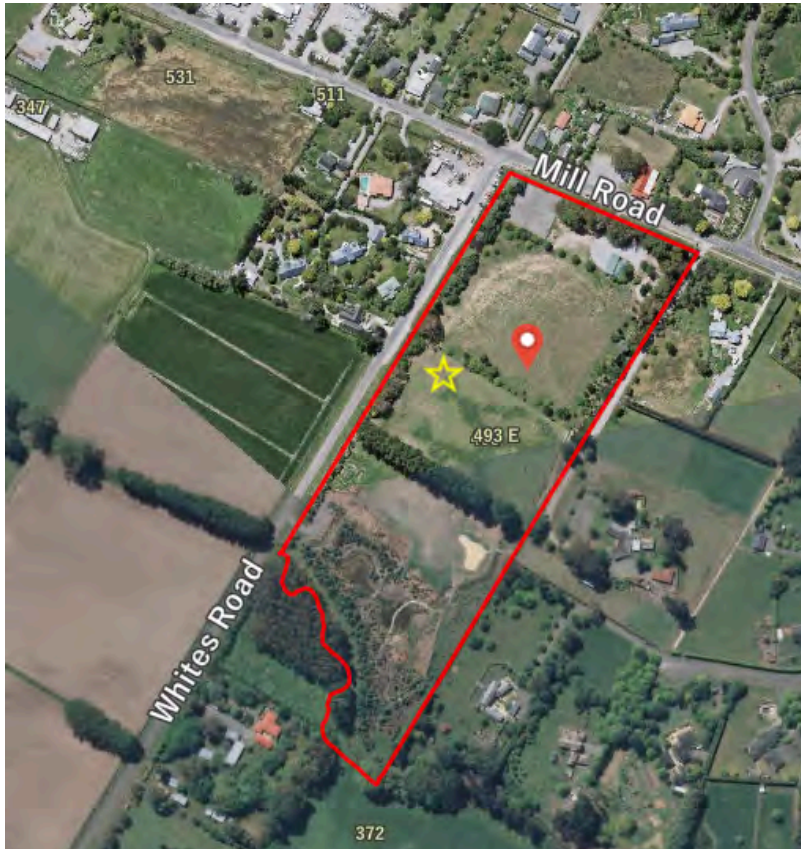
HERITAGE CATEGORY

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REPORT COMPLETED	5 January 2020
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services
REPORT UPDATED	xx
AUTHOR	xx
PEER REVIEWED	xx
REVIEWER	xx



Extent of scheduling, limited to the immediate setting bounded by a modern picket fence, Whites Road frontage of Ohoka Domain, 493 Mill Road, Ohoka. Yellow star marks new site of former lodge. Extent of setting is the same as that for the HNZPT list entry, as below.

