

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 34

Hearing Stream 12C Rezoning Requests – Large Lot Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 35 and 36**.

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

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

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

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

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

Appendix 1: Schedule of attendances

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

The Hearings Panel for the purposes of **Hearing Stream 12C** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubitt and Neville Atkinson.

1. Introduction

Report outline and approach

1. This is Report 33 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land to Large Lot Residential.
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains Appendix 1: Schedule of attendances at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to residential have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their

reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Rezoning recommended be accepted by the s42A Report Author

Recommendations

10. We record our agreement with the s42A report author's recommendations to accept submissions seeking land to be rezoned, either in part or in full. We note that Mr Buckley provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to the matters raised at the hearing in respect to those particular rezoning requests. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. In line with our 'exceptions' approach to reporting, we do not address the substance of these submissions further except in relation the submissions of Survus¹, Rainer and Hack², Stokes submission,³ and the Fawcett Road proposal⁴, which we deal with briefly below.
12. We also recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for several of the rezonings for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitters' planners put in to developing a generally consistent set of Development Area and ODP provisions, as this greatly assisted us in responding to the submissions made and making our recommendations.

Survus Submission

13. With respect to the Survus submission, we would highlight here our discussion in our Urban Form and Development recommendation report 3 in relation to the application of the NPS-HPL to those areas identified as 'LLRZ Overlay'. That report discussed at length the planning evidence of Ms Aston and the legal submissions of Mr Cleary, who presented on behalf of the Survus Consultants submission to rezone 25 Ashley Gorge Road. While we note that the s42A report author has now recommended that this

¹ 250

² 201

³ 29

⁴ 123.1, 135.1, 137.1, 138.1, 139.1, 140.1 and 141.1.

submission be accepted, we record here that we did not agree with his position that this site was not identified for development in accordance with the exceptions provided for under NPS-HPL, and therefore the NPS-HPL applied to this site. As we stated in that recommendation report:

“...we agree with the submitter that the areas must have been ‘identifiable in practice’ as the RRDS has been used to identify the areas in the Proposed District Plan. We agree with Ms Aston that a NPS should not be used to ‘wind back the clock’ when a ‘quite rigorous public and evidential process’ has been undertaken. Applying a strict legal interpretation in such circumstances is, in our view, unreasonable and not in accordance with the intent of the exemptions of the NPS-HPL.”

14. Hence, our reasons for recommending that the Survus submission be accepted are different as we did not see the NPS-HPL as a barrier for rezoning 25 Ashley Gorge Road to Large Lot Residential.

Rainer and Hack, and Stokes

15. We also record here that the submissions of Rainer and Hack were only partially considered in this stream as part of their submission was considered in HS12E. Hence, we recommend that this submission is accepted in part. We also note that the Stokes submission⁵ was also considered (and accepted) in Hearing Stream 12E, so is also an ‘accept in part’ in this hearing stream.

Fawcett Road Rezoning Submission

16. This group of submissions⁶ sought to rezone a cluster of nine properties in the Ashley Village area, adjoining Fawcett’s and Boundary Road. The properties are currently zoned RLZ, with a LLRZ overlay, and a LLRZ is sought which would create approximately 61 lots from the combined properties.
17. The planning evidence on behalf of the submitters, from Mr Stewart Fletcher, took the Panel through the history of this rezoning request, which arose out of the land being identified in the Waimakariri Rural Residential Development Strategy (RRDS) as being suitable for development (hence the LLRZ overlay). In accordance with the requirements of the RRDS, the submitters undertook further investigative work, in consultation with Council, to determine whether the land was suitable for rezoning. This led to a comprehensive submission requesting the rezoning. The submission included a planning assessment, with associated ODP; a geotechnical assessment; a stormwater and servicing assessment; a water supply assessment; a traffic assessment; and a contamination report.
18. Despite this work, and the associated consultation with Council, the initial s42A report recommendation was to reject the submission. However, the s42A report author did say at paragraph 290 of his report that:

⁵ 29

⁶ Alan and Margaret Fraser [123.1], Alison and Peter Batchelor [135.1], Anton and Deana Musson [137.1], Ron and Tracey Taylor [138.1] and Leanne and Paul Strathern [139.1]

"I am generally [in] support of rezoning the LLRZ Overlay area on the north side of Fawcetts Road. However, I recommend that the land retain the LLRZ Overlay until such a time that the submitters can provide the following information:

- An ODP that aligns with the requirements of SUB-P6;*
- Provide an engineered design for a reticulated wastewater system;*
- Provide an updated stormwater assessment; and*
- Prove that there is sufficient pressure within the water supply network for firefighting purposes."*

19. Mr Fletcher addressed these concerns in his evidence, which included an updated ODP and a reduced number of access points to Fawcett Road. In his reply report, the s42A report author identified several positive features of the proposal but remained concerned with the piecemeal nature of the development, which he considered would lead to poor integration with the roading network and three waters infrastructure. The main area of concern related to traffic safety issues with the Fawcett Road connections.
20. We directed expert conferencing for Hearing Stream 12C rezoning requests in Minute 33, which included the Fawcett Road rezoning request. While this occurred on 23 August 2024, we understand that the meeting concluded prior to a resolution being reached. We subsequently received a memorandum from Mr Fletcher (dated 10 December 2024), that outlined his concern with that process, and which provided further technical details, along with an amended ODP and traffic evidence⁷, to resolve the remaining issues.
21. The amendments proposed included a further reduction in access points to Fawcett Road, with only five now being promoted. The traffic evidence provided in support of these changes contained a comparison of the various options considered, including the configuration recommended by Council. The report concluded that:

"...the Applicant's updated proposal (Option 4) is substantially similar to the Council's recommendation (Option 3). It is acknowledged that the Applicant's proposal creates one additional access point onto Fawcetts Road and a modest increase in traffic generation. However, considering the development's scale (approximately 60 lots are to be accommodated), the increase in traffic with direct access to/from Fawcetts Road is relatively minor compared to the existing situation – 8 vph to 14 vph in peak hours or 70 vpd to 120 vph per day, respectively.

The number of access points with direct access to Fawcetts Road would also be reduced from nine in the existing situation to five under the Applicant's updated proposal. While a relatively modest increase in traffic with direct access to Fawcetts Road can be expected, the rationalisation of access points is expected to outweigh any potential adverse impacts of the increase in traffic.

Therefore, the Applicant's updated proposal represents a practical compromise between the Council's ideal option (Option 3) and the constraints of the existing

⁷ Urban Connection, 3 December 2024

residential configurations. It achieves RCA's key objectives, including fewer access points and reduced traffic at rights-of-way where feasible.

From a traffic engineering perspective, the proposal is expected to be accommodated within the existing roading environment with less than minor effects. The modest increase in traffic volumes is offset by the benefits of access point rationalisation, ensuring a balanced and functional outcome

22. The report also addressed the non-compliance of the separation distance between the site's new road intersection and the Max Wallace Drive intersection. Several factors were identified that when combined would mean that the reduced separation distance was unlikely to result in any traffic conflicts occurring. They concluded the effects of this non-compliance to be less than minor.
23. With respect to servicing, Mr Fletcher noted that *"it has already been confirmed that the area sought to be rezoned can be adequately serviced, there is no disagreement between parties regarding this"*, a fact confirmed at paragraph 266 of the s42A report where it said *"the review of water and wastewater servicing noted that there was adequate capacity in the network."*
24. With respect to stormwater management, Mr Fletcher noted that in his reply report, Mr Buckley provided comment from the Council which confirms that stormwater can be suitably managed. He also notes that no concern was raised about downstream flood effects. The Panel has reviewed the Memo from Mr Aramowicz and while we note that he does highlight a lack of some detail, he states that:

"Regardless, it was generally agreed between myself and Mr Petterson that if the areas shown for stormwater management on the revised ODP are noted as indicative only, as is the case on the revised ODP, then the final size and location of each of the 5 SWMA's, along with the boundaries of the subdivision scheme plan, can be determined in the future as part of detailed subdivision engineering design. This is a normal process."
25. The s42A report author was provided with the opportunity to respond to Mr Fletcher's letter, which he did so in a memorandum dated 18 December 2024. Despite again raising concern with some of the ODP standards and the effect 'piecemeal' development may have on the provision of infrastructure, Mr Buckleys 'recommendation' was as follows:
 11. *In my opinion the approach of wanting to enable individual property owners to develop on a piecemeal basis result in a range of complex engineering issues. Despite this the proposed amendment to the development rules to generally align with the traffic evidence, means that the main concern with respect to traffic of Council has been addressed.*
 12. *From a planning perspective the proposed development could produce a good outcome and provide additional LLRZ housing for the district.*
26. While not explicitly stating that he recommends 'accepting' the rezoning request in these paragraphs, it appears to the Panel that it does just that, given the main concern (traffic effects) has now been addressed. The issues raised with respect to the provision

of services are matters that are generally resolved at subdivision consent stage, as noted by Mr Aramowicz in his stormwater memorandum. Mr Fletcher also stated that:

“In order to establish appropriate reticulated wastewater and water infrastructure connections the submitters will need to work with the Council engineering teams. This will also be necessary because other areas also propose to establish connections to the Council reticulated network on Cones Road, such as the Ashley Village settlement proposal which Mr Buckley recommends be approved.”

27. We agree with Mr Fletcher on this point. The subdivision provisions of the PDP are comprehensive and will ensure these matters are adequately addressed. However, the Panel was concerned with the vires of some of the ODP standards recommended by Mr Fletcher to address this issue. We have recommended some changes to those standards to address that concern.
28. In conclusion, the Panel recommends accepting the submissions that request the Fawcetts Road LLRZ Overlay area be rezoned LLRZ.

Two Chain Road and Tram Road, North Swannanoa

29. Mr Buckley also recommended accepting a submission⁸ to remove the LLRZ Overlay from a group of properties on Two Chain Road and Tram Road, North Swannanoa. It was not clear to us whether the submitter had any ownership within this area as the submission was not discussed at the hearing. The main concern of the submitter appeared to relate to the site being separated from the existing LLRZ by both an Arterial and Collector Road. The submitter also raised the efficiency of the existing wastewater system in the area as a limiting factor.
30. Mr Buckley largely agreed with the submitter adding that *“there is no capacity within the wastewater network for any additional growth beyond those areas already zoned LLRZ.”* On that basis he recommended that the Overlay be removed.
31. This particular site is part of the larger area discussed in Section 3 below under the heading ‘Zoning Requests in the Swannanoa/Mandeville area’. We agree with the s42A report author that zoning requests in that area should not be accepted at this time due to the wastewater constraints in the area. However, we also note that are many of the zoning requests are likely to contribute to and improve the function of this low-density urban area if this constraint can be overcome. This would require a strategic approach to the entire area, that would consider all infrastructure matters and potential constraints.
32. To that end, we do not consider it appropriate that RRLZ Overlays are removed from the area given the land has obviously been identified as suitable for such development in the future. Hence, we recommend that the submission of Martin Pinkham⁹ be rejected and that the Overlay remain.

⁸ Martin Pinkham[185.1]

⁹ 185.1

Amendments to Development Area Provisions

33. Having reviewed the proposed Development Area provisions, we have made recommendations to:
 - (a) improve the “implementability” of the provisions
 - (b) be consistent with the How the Plan Works section of the PDP.
34. At a high level, these amendments have involved:
 - (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area Standard.
 - (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard.
 - (c) Amending the format of the standards for fixed features in an ODP.
 - (d) Removing parts of proposed rules which are subjective.
 - (e) Changing some activity rules to standards.
35. The following table sets out at a high level the changes we recommend for each Development Area:

Development Area	Panel recommendations
NOD - North Oxford Outline Development Plan	Amend wording of the ‘Introduction’. Amend the format of DEV-NOD-R1 Include an amended Advisory Note Amend the format of DEV-NOD-S1 and S2 Insert ‘fixed features’ into a new standard as DEV-NOD-S3
AVD - Ashley Village Development	Amend wording of the ‘Introduction’. Amend the format of DEV-AVD-R1. Restructure DEV-AVD-S1 as a standard and delete reference to built form standards. Include Advisory Note Amend the format of DEV-AVD-S1 and S2
CR – Cones Road Development Area	Amend the wording of the ‘Introduction’ Amend the format of DEV-CR-R1 Include an amended Advisory Note
GSR - Gladstone Road Development Area	Amend wording of the ‘Introduction’. Amend the format of DEV-GSR-R1. Restructure DEV- GSR-R2, R3 and R4 as standards and delete reference to built form standards. Include an Advisory Note
PRD - Parsonage Road Development	Amend wording of the ‘Introduction’ Delete the objective and the three policies Amend the format of DEV-PRD-R1 and identify clause 2 as a standard.

	Restructure DEV-PRD-R2 as a standard and delete reference to built form standards. Include an amended Advisory Note
FRD - Fawcetts Road Development Area	Amend wording of the 'Introduction' Amend the format of DEV-ADA-R1. Include an amended Advisory Note. Delete reference to build form standards. Restructure standards so prior approval of Council is not required. Delete DEV-ADA-BFS4 Transmission Lines

36. We note that in reviewing the Development Areas we have also recommended minor grammatical edits to some of the descriptive text.

3. Rezonings recommended to be rejected by the s42A report author

37. We record our general agreement with the s42A report author's recommendations to reject submissions seeking rezoning.
38. However, we do disagree with his recommendation to reject the submissions seeking amendments to the Mill Road Ōhoka Development Area provisions and associated ODP. We address this below. We also consider it appropriate that we provide additional comment in relation to a large number of rezoning requests for the Swannanoa/Mandeville area, given the significant amount of evidence and legal submissions we heard from submitters in that area.
39. Before we discuss these two matters below, we must also briefly comment on the s42A report author's recommendations in relation to the Tapp¹⁰ submission for 3025 Oxford Road and the Allaway and Larsen¹¹ submission for Lehman's Road, Fernside.
40. With respect to the Tapp submission, the s42A report author recommended rejecting the submission to extend the LLRZ Overlay to an adjoining property owned by the submitter. That recommendation was on the basis of the property being affected by the Starvation Hill Fault avoidance overlay and flood hazard constraints. As a consequence of these issues, he also recommended that the existing LLRZ Overlay be removed from the property.
41. The Panel does not agree with this recommendation as there is simply no scope to make such a change. Neither the submitter nor any other party requested that the Overlay be removed. We do however recommend that the submitter's request be rejected.

¹⁰ 37

¹¹ 236

42. Turning to the Allaway and Larsen submission, the s42A report author recommended rejecting this zoning request on the basis that no technical information was provided in respect to servicing and hazard constraints. He highlighted in his report that the property *“was previously considered in the RRDS and was excluded from inclusion as it was outside of the infrastructure boundary and could potentially foreclose the ability of Rangiora to expand out to the west.”* In his reply report, Mr Buckley noted his agreement, in part, with Ms Ashton’s assessment of the NPS-UD and suggested that we consider the option of extending the LLRZ Overlay across the property, for which there was scope within the submission.
43. The Panel is not comfortable with this approach given the site’s strategic location on the boundary of Rangiora. While it is currently outside the infrastructure boundary, further investigation may identify this site as more suitable for higher density urban development as opposed to low density, large lot residential development. We recommend that a more strategic approach be taken to the future use of this land. At this point in time, however, we recommend the submission be rejected.

MILL - Mill Road, Ōhoka Development Area

44. The submissions we address here are from the following Mill Road properties owners at Ōhoka:
- MacRae Land Company¹²
 - Ngaire Wilkinson¹³
 - Laurie and Pamela Richards,¹⁴ and
 - Reece Macdonald¹⁵.
45. These submitters sought changes to the MILL - Mill Road Ōhoka Development Area provisions and ODP (created under PC17) as opposed to a new zoning. In summary, changes sought were as follows:
- Replace Density Area A located within the centre of the ODP area, specifically over 38 Kintyre Lane, with Density Area B. This would enable allotments within the centre of the ODP area to be a minimum size of 2,500m² (as discussed further below), rather than 1ha.
 - Reduce the minimum allotment size for Density Area B from 4,000m² to 2,500m². No changes are proposed to the maximum number of allotments (81) or minimum allotment size for Density Area A (1ha) or the minimum average allotment size (5,000m²).
 - Remove "character street with landscaping & planting provisions" from the MILL provisions.
 - Provide a new Local Road with potential primary pedestrian and cycle route connecting from the rear of the ODP area through 53 Threlkelds Road to Threlkelds Road.

¹² 409.1 to 409.3

¹³ 23.1

¹⁴ 289.1, 289.2 and 289.3

¹⁵ 308.1 – 308.3

46. The s42A report author recommended that the submissions be rejected (except for the Macdonald submission¹⁶ in relation to the internal road issue) because of concerns with the change in density in relation to stormwater and flood hazard management; changes to residential character; and design of the new access.
47. The planner for MacRae Land Company, Ms Winter, addressed these issues in her evidence. In relation to concern with the minimum lot size, she noted that the submitter no longer proposes to reduce the 1ha minimum allotment size for Density A, while the provisions of the current ODP would be upheld because the maximum number of allotments (81) and the minimum average allotment size (5,000m²) would remain unchanged. MCL's landscape architect, Mr Head, considered the density change to be 'neutral' because the numbers of dwellings, the primary generator of potentially adverse visual effects, would be no different than what is currently provided. Council's landscape peer reviewer, Mr Read, essentially agreed with this.
48. Mr Head also supported the removal of the street tree character requirements from a landscape and visual impact perspective. Council's landscape architect did not support the deletion of these provisions, considering they should remain given they were initially supported and/or approved by Council at the time. However, Counsel for MCL, Ms Eveleigh, outlined the history of PC17 in relation to this notation, which she submitted does not support its retention.
49. Ms Winter also considered it necessary to retain Lot 200 as a Local Road given that Kintyre Lane is unable to become a public road due to legal impediments. MCL's traffic engineer, Mr Carr, supported both Lot 200 and a Threlkelds Road connection from a traffic safety and efficiency perspective. Council's traffic expert, Mr Binder, did not have any concerns with Mr Carr's conclusions in this regard.
50. With respect to the concern raised in relation to hazards, Ms Eveleigh noted that it is not proposing to increase the overall density of the Development Area. In MCL's view, the redistribution of density will provide flexibility to reduce density in areas subject to overland flow paths. This becomes a matter of design, which will be addressed at subdivision.
51. In his reply report, the s42A report author remained concerned with how the flood risk will be managed with a change in density. He noted that Ōhoka has existing drainage issues and is subject to regular flooding and groundwater resurgence. With respect to the roading change proposed, he changed his position on that, considering the impacts are likely to be less than minor. He also discussed the removal of the character trees provisions, and preferred Mr Binder's view that the implementation of these provisions would have "positive traffic safety outcomes regardless of the ultimate interpretation of this requirement."
52. Overall, the Panel favours the evidence of MacRae Land Company in relation to this matter. We acknowledge that overall density will not in fact change and, as a

¹⁶ 308.3

consequence, there will be no more dwellings within this area than already provided for the current ODP. While we understand the concern of the s42A report author in relation to overland flow paths and resurgence issues, we agree with MacRae Land Company that this can be appropriately managed through the natural hazard provisions of the PDP and the subdivision consent process. The evidence from the JWS¹⁷ in relation to the resurgence issue is that there are methods to manage it, and these methods were not used in the areas where it is currently a problem.

53. We also accept that it is necessary to amend the roading layout of the current ODP, given the legal issues with Kintyre Lane. We note that Mr Carr and Mr Binder agreed on this.
54. We also accept Ms Eveleigh's explanation in relation to the 'character street with landscaping and planting provisions' and agree with Mr Head's view that internal plantings will maintain an appropriate level of amenity. The s42A report author implied from Mr Binder's comments that the road carriageway would somehow be narrowed but having reviewed the evidence presented, we cannot see how this would be the case. Mr Binder merely noted that he was aware of some research that suggested carriageway trees have some positive traffic related effects. Mr Carr did respond to this in his supplementary evidence. He assessed the research on this matter and concluded it is not particularly persuasive. We agree.
55. As consequence, we recommend accepting the submission of MacRae Land Company, Ngaire Wilkinson and Laurie and Pamela Richards. We further recommend that the submission of Reece Macdonald be rejected.
56. The amended MILL – Mill Road Ōhoka Development Area provisions, including the ODP, are attached at Appendix 2.

Zoning Requests in the Swannanoa/Mandeville area

57. Overall, we agree with the s42A report author's recommendations to reject the rezoning requests in the Swannanoa/Mandeville area. While we are adopting an exceptions approach to reporting, we consider it is nevertheless appropriate to provide additional commentary in relation to these rezoning requests, given the significant amount of evidence and legal submissions we heard.
58. The relevant submissions are set out in the table below:

¹⁷ Joint Witness Statement – Stream 12C/12D Stormwater Expert Conferencing

Swannanoa/Mandeville Rezoning Requests	
Submitter	Site
<p>Submitters: [111; 134; 144; 162; 170; 177; 197; 203; 204; 243; 256; 258; 302; 331; 343; 35; 352; 359; 36; 374; 375; 376; 378; 381; 382; 388; 39; 396; 398; 401; 404; 418; 88; 97] Oxford -Ohoka Community Board [172] Refer to section 5.1.4 of 5.1.4 of the s42A report for submitters' names</p>	San Dona
(Martin Pinkham [187.1], Oxford-Ohoka Community Board [172.1], Clifford Sinclair Bishop and Hope Elizabeth Hanna [200.1], Darrell O'Brien [225.1], Adrian Selwyn Meredith [232.1], Mark Lupi [269.1], Matt Pidgeon [327.1], Beth Suzanne Warman [328.1] and Margaret Boyd Pierson [329.1])	Mandeville East Extension
Andrew McAllister [8]	Tram and Two Chain Road, Swannanoa
Kevin Augustine and Diann Elizabeth Jones [317]	121 Wards Road, Mandeville North
Malcom Taylor [296]	Tram and Ward Road
Richard Black [247]; Simone Black [265]	Ōhoka Meadows
Prosser [224]	2 Ashworth Road
Anderson [32]	1 Tupelo Pl, North Swannanoa

59. The majority of the submitters in the Swannanoa/Mandeville area were requesting that their land be rezoned from RLZ to LLRZ. The Anderson and McAllister properties are also located within the LLRZ Overlay.
60. When assessed against the UFD-P3 criteria (as recommended by the Panel in its UFD – Urban Form and Development chapter recommendation report), most of these submission requests, if not all, would meet many of the criteria for rezoning. They are not in the Development Areas of the District's main towns and are all located immediately adjacent to a LLRZ area, with the exception of 1 Tupelo Place which is in 'close proximity' to a LLRZ area. This is consistent with UFD-P3 (2(c) and (d)).
61. With the exceptions of 121 Wards Road, Mandeville North (10 lots) and 1 Tupelo Pl, North Swannanoa (seven lots), rezoning these sites would also produce 'significant development capacity' in terms of UFD-P3(2(b)). Because they are already zoned RLZ, the NPS-HPL does not apply (UFD-P3 (2(f))), while any adverse reverse sensitivity effects could be avoided or mitigated (UFD-P (2(g))).

62. Overall, we consider that rezoning these sites would likely contribute to, and improve, the functionality of this low-density urban area in terms of UFD-P3 2(a), although we have not fully considered this matter because of the issue we discuss below.
63. The main reason that the s42A report author recommended against the rezonings in this area was that there is no (or very limited) capacity within the Mandeville/Ōhoka wastewater system, while the existing road network is also considered to be constrained. Groundwater resurgence was also highlighted as a potential problem in this location. In Mr Buckley's view, these issues need to be addressed prior to any development occurring in the area. We agree that this is significant because UFD-P3(2)(e) requires that such development *"occur in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard."*
64. Some of the submitters produced a significant amount of evidence in response to the recommendations of the s42A report author, in particular the San Dona submitters and the McAllister and Prosser submitters. Given the submitters' evidence recommended various different approaches to dealing with servicing issues in relation to their specific developments, particularly in relation to wastewater capacity issues¹⁸, we directed expert conferencing in respect of wastewater, stormwater, and transportation. A key aspect of this was to enable us to fully understand any cumulative effects arising from the various rezoning requests, including in association with the rezoning request for Ōhoka, heard in Hearing Stream 12D. Not all the submitters were represented in the resultant expert conferencing and JWSs and as a consequence, not all rezoning requests were assessed in the JWSs, such as San Dona.
65. After reviewing the JWS on traffic and stormwater management, we conclude that there is no significant impediment for the Hearing Steam 12C rezoning requests arising from these matters that cannot be overcome at the subsequent subdivision and land use consent stage (noting that the Hearing Steam 12D Ōhoka rezoning requested was also addressed in this JWS).
66. Our greater concern relates to the wastewater management issues. We asked two questions of the wastewater experts as follows:
1. *Taking into account that some areas are using a Septic Tank Effluent Pumping system and are connected to the Mandeville Area Wastewater Scheme and others are connected to the Waimakariri wastewater network, is there sufficient wastewater capacity to accommodate additional demand in the Swannanoa/Mandeville/Ohoka area? Please explain how the two systems operate, the capacity in each, and whether additional demand can be accommodated.*
 2. *If it is identified that there would be adverse cumulative effects and that demand exceeds capacity, what might the triggers be for upgrades or new infrastructure to be provided, how could these be reflected in district plan provisions for each*

¹⁸ For example, Mr Sookdev identified three options for wastewater servicing of the Prosser site.

rezoning request.”

67. In terms of the Mandeville Area Wastewater Scheme, which is primarily a Septic Tank Effluent Pumping (STEP) system, all the experts agreed that ‘inflow and infiltration’ (I&I) is an issue due to high groundwater and potential ponding over septic tanks. With respect to capacity, they agreed that the current scheme allows for the development areas proposed by Council in the PDP, and while the scheme currently meets at least a 1 in 5-year level of service with full development, it does not meet a 1 in 50-year level of service. This is because *“storm events greater than 1 in 5 years have resulted in the system becoming overloaded for extended periods.”* The JWS advised that *“residents have reported to Council they have not had wastewater service for an extended period of time”* and that *“the raw flow data from the Bradley’s Road pump station shows in late July/early August 2022 the system was operating at or near capacity for approximately two weeks.”*
68. The experts agreed that it will be expensive to resolve the existing I&I issues with this system. However, they also agreed it is technically feasible to find another solution and noted that this would need to be developer or Council-led. They went on to say that *“where multiple parties are involved, Council usually takes the lead and recoups costs through Development Contributions. This is currently not budgeted for by the Council”*.
69. The areas of disagreement relate to use of ‘off-peak’ hours to pump. The Council representatives note that *“there is no unallocated design capacity in the current Mandeville WW system to support additional rezoning sought by the 12C submitters in the long-term”*. Given the current issues with the scheme, they considered that extra connections, which would discharge the additional flow by pumping during ‘off-peak’ times *“would not be reliable and would almost certainly increase the extent of issues (ie WW overflows) experienced by both existing and future residents that discharge to the current Bradleys Road Pump system during times of high inflow and infiltration.”*
70. They did recognise that given the historic rate of subdivision in the Mandeville area, and the extent of existing development, there is *“currently a small amount of un-utilised capacity in the Mandeville-Ohoka WW system.”* They agreed that *“it would be a reasonable compromise to allow the unused capacity to be used in the short term to facilitate growth by allowing a temporary connection for Ohoka 12D”*, which was a part of this JWS process, provided capacity to the Mandeville area is reinstated before it becomes constrained.
71. Mr Sookdev, for the Prosser submission, disagreed with Council’s position, highlighting that pumping of wastewater during “off peak” periods would work with temporary retention of wastewater to be provided on site during periods of inundation and infiltration. He referred to Mr O’Neill’s evidence as an indication that there is spare capacity available, however Mr O’Neil confirmed that the statement referred to was not to be taken as an indication of available capacity as it was referring to one particular day only. Mr Mars, for McAllister, noted that there *“does*

not appear to have been sufficient investigation and modelling carried out to confirm the effects of storage and off-peak pumping” and until this has occurred, “such an approach cannot be discounted”. Mr Sookdev agreed with this and noted that a pressurised system was proposed for Prosser, within which storage can be managed.

72. Mr Mars highlighted the issues with the current system and stated that *“if there are no plans to fix or this issue, then the current system does not have capacity to service any additional Lots regardless of the current zoning. Logic suggests that any additional connections from the current zone into the network would act to further overload the network during a 1 in 5 year storm and above.”* He went on to say:

“If all 12C sites within the Mandeville area are allowed to be rezoned, this will increase the financial viability for a new main and spread the expenditure amongst developers making any such scheme more realistic. Developers will also partially start replacing the existing reticulation as they will be required to run new pressure reticulation from their respective subdivision areas, which can be upsized to cater for additional loading should the current STEP networks be replaced by LPS. However, without re-zoning, Mandeville will continue with its current wastewater issues, with no plans for remediation or upgrades, and little incentive for future developers to become involved.”

73. The second question asked what the triggers might be for upgrades/new infrastructure and how would they be reflected in the PDP provision. The experts merely stated that the first area applying for resource consent would trigger the need for the works, which would be funded *“through a combination of the Development Contribution policy, schedules and private developer agreements.”* Mr Sookdev reiterated his belief that there is capacity to treat the wastewater from at least the Prosser development.
74. Unfortunately, the JWS does not provide us with any further certainty around the capacity to serve the developments proposed in any co-ordinated and efficient way, without others in the system potentially being disadvantaged. While we appreciate and understand Mr Sookdev’s position, recommending approval of one or two of the requested rezonings through this process is essentially ‘picking winners’ which the Panel is not prepared to do.
75. We agree with Mr Mars’ position that any additional connections, including from development that is already catered for by the current system, will act to further overload the system. We also agree with him that allowing the rezonings will increase the financial viability of a new system, but we do not consider that there has been a robust enough assessment of how that could be enabled through this process. We consider many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa. However, to progress what are currently ‘piece-meal’ developments will require a co-ordinated approach most likely lead by the Council given the multiple landowners involved (although we accept that the larger developers could combine to drive this).

76. We therefore agree with the s42A report author that these submissions should not be accepted on the basis of the wastewater constraints in the area. When that is overcome, we agree that most of the rezoning requests are likely to contribute to and improve the function of this low-density urban area. We recommend that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a plan change.

4. Conclusion

77. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended versions of the Development Area Chapters are shown in Appendix 2.
78. Overall, we find that our recommendations in respect to the LLRZ Rezoning requests will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

**Appendix 1: Submitter attendance and tabled evidence for LLRZ Rezoning requests-
Hearing Stream 12C**

Attendee	Speaker	Submitter No.
Pete and Lizzy Anderson	• Pete and Lizzy Anderson	32 FS25
Ray Harpur	• Ray Harpur	388
Doug Guthrie	• Doug Guthrie	85
Andy Carr	• Andy Carr • Samantha Kealy	158
Rainer and Ursula Hack	• Bernie Warmington • Barbara Dean • James Hopkins • Andy Carr	201
Martin Pinkham Cliff Bishop and Hope Hanna Darrell O'Brien Adrian Meredith Mark Lupi Matt Pidgeon Beth Warman Margaret Pierson	• Martin Pinkham	187 200 225 232 269 327 328 329
Richard Black Richard and Simone Black	• Martin Pinkham	247 265
MacRae Land Co	• Sarah Eveleigh • Terri Winder	409 FS113
Morris Harris	• Morris Harris	348
Alistair Cameron	• Andrew Schulte • Peter Glasson	180 FS121
Mark and Melissa Prosser	• Chris Fowler • Mark Prosser • David Smith • David Delagarza • Danash Sookdev • Robert Wilson • Fraser Colegrave • Mark Allan	224
Crichton	• Jo Appleyard • Georgia Brown • Natalie Hampson	299
Christchurch International Airport Ltd	• Jo Appleyard	FS80
Survus	• Gerard Cleary • Stu Ford • Fiona Aston	250
Rick Allaway & Lional Larsen	• Fiona Aston	236
Andrew McAllister	• Andy Carr • Daniel McMullan • Cameron Mars • Ivan Thomson	8
Claire McKeever	• Claire McKeever	111
Alan and Margaret Fraser	• Stewart Fletcher	123

Alison and Peter Batchelor		135
Aton and Deanna Musson		137
Ron and Tracy Taylor		138
Leanne and Paul Strathern		139
Dianne and Geoff Grundy		140
Graeme and Lynne Wellington		141
Tabled Evidence		
Daiken	<ul style="list-style-type: none"> • S Styles 	
Mark and Melissa Prosser	<ul style="list-style-type: none"> • P Marambos 	224
Survus	<ul style="list-style-type: none"> • Fiona Aston – • Frank Hobkirk • Morgan McIntosh • Andrew Carr • Stuart Ford • Ben O’Grady 	250
Alistair Cameron	<ul style="list-style-type: none"> • Claire Malony • Elliot Duke • Ian Llyod • Gareth Oddy 	180
Andrew Carr	<ul style="list-style-type: none"> • Andrew Smith • Antoni Facey • David Compton-Moen • Neeraj Pratap 	158
Andrew McAllister	<ul style="list-style-type: none"> • Stuart Ford • Daniel McMullan • Jason Grieve • Frank Hobkirk 	8
Rainer and Ursula Hack	<ul style="list-style-type: none"> • James Hopkins 	201
Crichton	<ul style="list-style-type: none"> • Chris Thompson • David Compton-Moen • James Twiss • Jeremy Trevathan • Nicola Peacock • Tim McLeod • Victor Mthamo • Wayne Gallot 	299
MacRae Land Company	<ul style="list-style-type: none"> • Sarah Eveleigh / Sarah Schulte • Andy Carr • Jeremy Head 	409 FS113
Mark and Melissa Prosser	<ul style="list-style-type: none"> • Ian McPherson • Aaron Graham • Sharn Hainsworth • Vikramjit Singh • Fraser Miller • Stuart Ford • Roland Payne • David Delagarza • Mark Pringle 	224
Paul Marambos	<ul style="list-style-type: none"> • Paul Marambos • Malcom Clemence 	263

Lachlan and Gloria MacKintosh	• Lachlan and Gloria MacKintosh	380
-------------------------------	---------------------------------	-----

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

Scope Summary:

Each residential rezoning area has a primary submitter or submitters. This scope is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports.

Submission scope for recommended PDP changes

North Oxford Development Area
<ul style="list-style-type: none">• <i>Survus Consultants Ltd [250]</i>

NOD - North Oxford Development Area

Introduction

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

Activity Rules Land use, development and subdivision

<u>DEV-NOD-R1 Activities in the North Oxford Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-NOD-APP1; and</u>2. <u>complies with DEV-NOD-S1, DEV-NOD-S2 and DEV-NOD-S3</u>	<u>Activity status when compliance not achieved with DEV-NOD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-NOD-R1(2): as set out in the relevant standards</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Standards

<u>DEV-NOD-S1 Rear lots</u>	
<ol style="list-style-type: none">1. <u>No more than 20% of the sites created in any one subdivision shall be rear lots.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none">• <u>SUB-MCD1 - Allotment area and dimensions</u>• <u>SUB-MCD2 - Subdivision design</u>• <u>SUB-MCD3 - Property access</u>
<u>DEV-NOD-S2 Green network corridor</u>	
<ol style="list-style-type: none">1. <u>The green network corridors in the North Oxford Outline Development Plan shall be setback a minimum of 7.5m from the centreline of the two rivers except where the river</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none">• <u>SUB-MCD1 - Allotment area and</u>

crosses the site of the existing dwelling and accessory buildings in the NE corner of the ODP.	<u>dimensions</u> <ul style="list-style-type: none"> SUB-MCD2 - Subdivision design SUB-MCD3 - Property access
--	---

DEV-NOD-S3 North Oxford Outline Development Plan Fixed Features

Activity status: PER

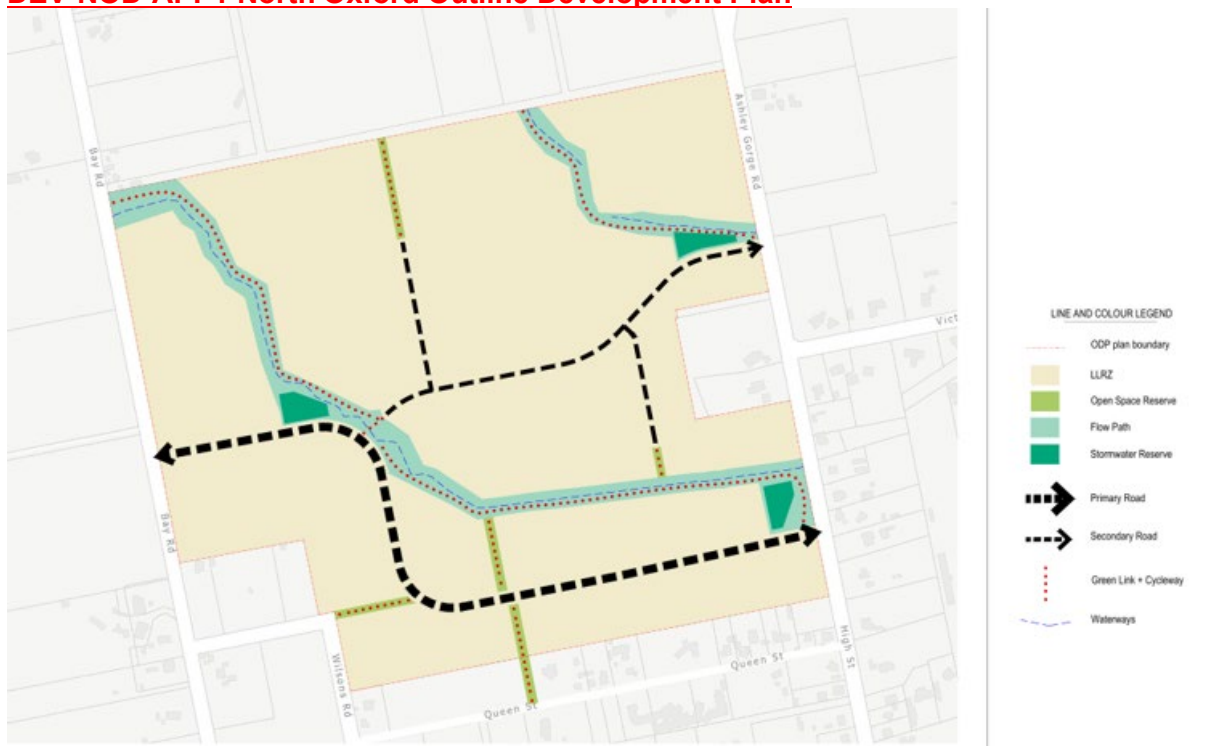
The following shall be provided as fixed features on the ODP:

- Green links adjoining the two rivers
- Water body setbacks and buffers
- Stormwater detention areas subject to specific design and conditions of subdivision consent
- Two primary road connections to Ashley Gorge Road and one primary access to Bay Road.
- Water and wastewater mains will be laid in the roads.

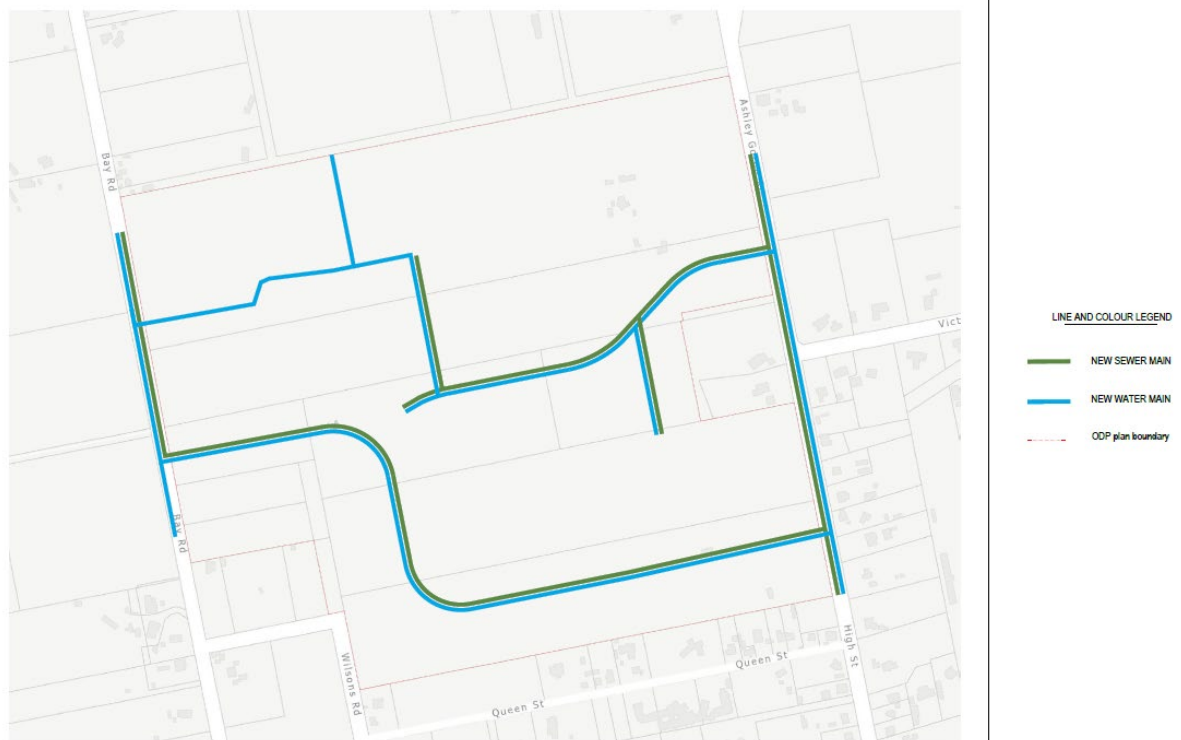
Activity status when compliance not achieved: DIS

APPENDIX

DEV-NOD-APP1 North Oxford Outline Development Plan



North Oxford Outline Development Plan – Water and Wastewater



Submission scope for recommended PDP changes

Ashley Village Development Area
<ul style="list-style-type: none">• <i>Alistair Cameron [180]</i>

AVD - Ashley Village Development Area

Introduction

Ashley Village has three road frontages and is contained within one single land title. The proposed development is proposed to be zoned Settlement Zone.

Activity Rules Land use, development and subdivision

<u>DEV-AVD-R1 Activities in the Ashley Village Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-AVD-APP1; and</u>2. <u>complies with DEV-AVD-S1</u>	<u>Activity status when compliance not achieved with DEV-AVD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-AVD-R1(2): as set out in the relevant standard</u>
<u>Advisory Note</u> <u>The activity rules and standard in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

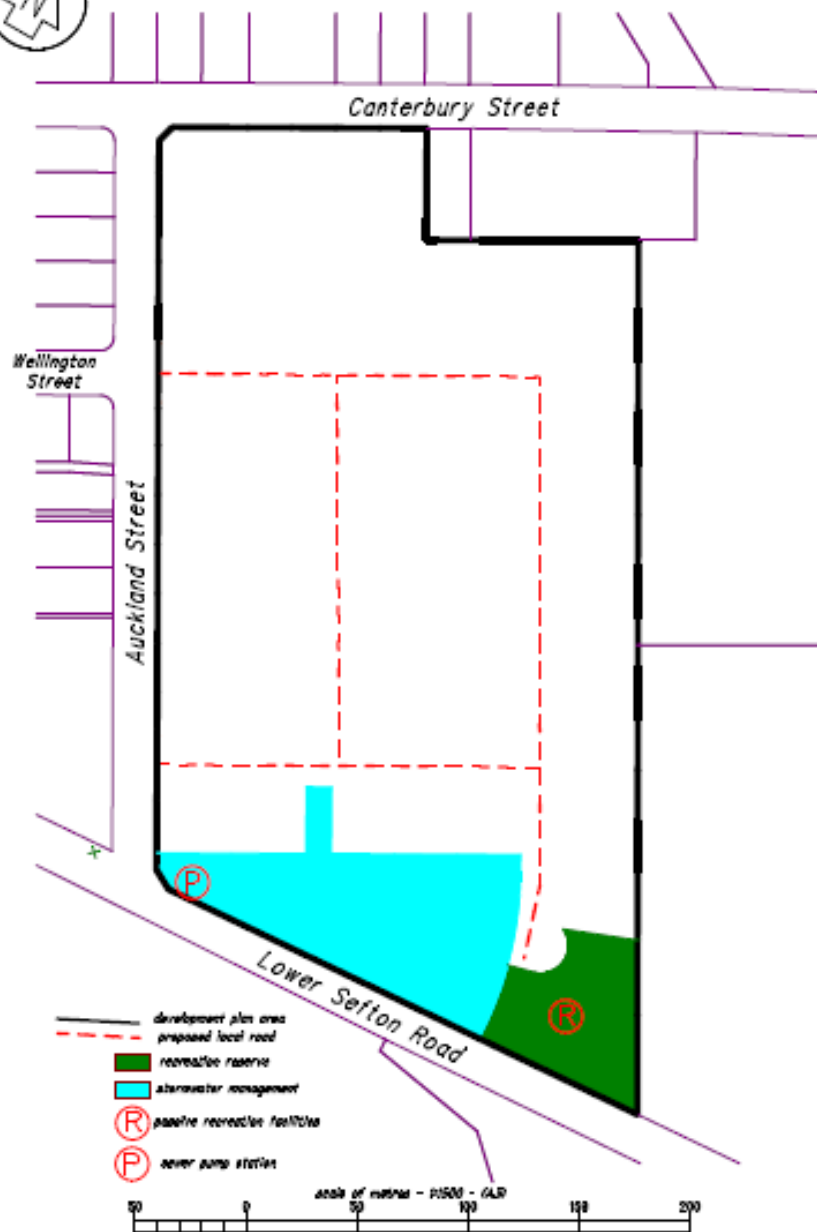
Standards

<u>DEV-AVD-S1 Ashley Village Development Wastewater</u>	
<ol style="list-style-type: none">1. <u>The subdivision shall connect into the Cones Road Wastewater Pumpstation.</u>	<u>Activity status when compliance not achieved: NC</u>

APPENDIX

DEV-AVD-APP1 Ashley Village Outline Development Plan

Ashley Township Lot 1 DP394101
Outline Development Plan



Submission scope for recommended PDP changes

Cones Road Development Area
<ul style="list-style-type: none">• <i>Andy Carr [158], Kyleston Farms Limited [70]</i>

CR – Cones Road Development Area

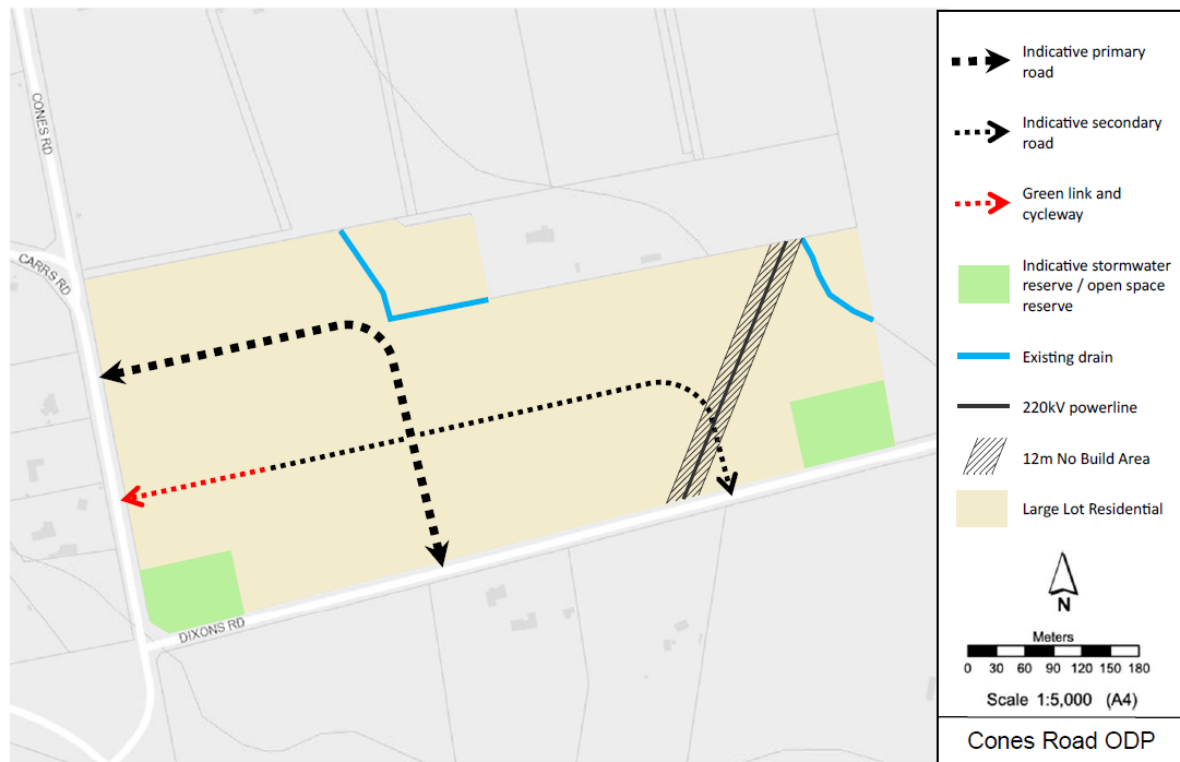
Introduction

The Cones Road Development Area covers approximately 25 hectares to the northeast of the Cones Road and Dixons Road intersection.

Activity Rules Land use, development, and subdivision

<u>DEV-CR-R1 Activities in the Cones Road Outline Development Plan Area</u>	
<u>Activity Status: PER</u>	<u>Activity status when compliance not achieved: DIS</u>
1. <u>Where land use, development, and subdivision are in accordance with DEV-CR-APP1</u>	
<u>Advisory Note</u> <u>The activity rules in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Appendix
DEV-CR-APP1 – Cones Road Zone Outline Development Plan



Submission scope for recommended PDP changes

Gladstone Road Development Area
• Crichton Developments Ltd [299]

GSR - Gladstone Road Development Area

Introduction

The Gladstone Road Development Area is located on the eastern edge of Woodend township. The site is located to the south of Gladstone Road and to the north-east of the East Woodend Development Area. The Woodend Bypass designation runs partially within the eastern area of the site and forms the eastern boundary of the development area.

Activity Rules Land use, development and subdivision

<u>DEV-GSR-R1 Activities in the Gladstone Road Outline Development Plan Area</u>	
<u>Activity Status: PER</u> <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"><u>is in accordance with DEV-GSR-APP1; and</u><u>complies with DEV-GSR-S1, DEV-GSR-S2 and DEV-GSR-S3.</u>	<u>Activity status when compliance not achieved with DEV-GSR-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-GSR-R1(2): as set out in the relevant standard</u>

Standards

<u>DEV-GSR-S1 Transport provisions</u>	
<ol style="list-style-type: none"><u>Until such time as the Woodend Bypass is implemented and operational, development of the site shall not exceed the occupation of more than four allotments.</u><u>Following the implementation and operation of the Woodend Bypass, development shall be in accordance with DEV-GSR-APP1, inclusive of:</u> <u>(a) Gladstone Road shall be upgraded between Copper Beech Road and the full extent of the site frontage to include road design attributes identified in Table TRAN-3.</u>	<u>Activity status when compliance not achieved: NC</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

DEV-GSR-S2 Acoustic and visual amenity buffer

1. To manage noise and visual amenity effects on site from strategic infrastructure, a 3m high earth bund shall be formed along the full length of the eastern boundary of the site adjacent to the NZTA designation.

Activity status when compliance not achieved: DIS

DEV-GSR-S3 Landscaping

1. The eastern boundary shall be landscaped for a width of 6m*, with species planted at 1m centres capable of achieving a minimum height of 5m once established.

Species shall include:

- i. *Griselinia littoralis*, Broadleaf;
- ii. *Cordyline australis*, Ti kouka;
- iii. *Pittosporum tenuifolium*, Kohuhu;
- iv. *Podocarpus totara*, Totara;
- v. *Phormium tenax*, Flax;
- vi. *Dacrycarpus dacrydioides*, Kahikatea;
- vii. *Sophora microphylla*, SI Kowhai;
- viii. *Korokia* species; and
- ix. *Cortaderia richardii*, SI Toetoe.

*Note this 6m width can encompass the 3m bund required under DEV-GSR-S2.

Activity status when compliance not achieved: DIS

APPENDIX**DEV-GSR-APP1 Gladstone Road Outline Development Plan**

LEGEND

- - - - - Outline Development Plan Area
- Rural Lifestyle Zone
- Large Lot Residential Zone
- Woodend Bypass Designation
- Overland Flow Path
- Indicative (Collector) Road
- Indicative Local Road Connection
- Indicative Pedestrian-Cycle Network
- Indicative Stormwater Management Areas
(size and location to be confirmed)
- Landscape Treatment
- Acoustic Buffer



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)

Map / image source: CANTERBURY MAPS

Submission scope for recommended PDP changes

Parsonage Road Development Area
<ul style="list-style-type: none">• <i>Rainer and Ursula Hack [201]</i>

PRD - Parsonage Road Development Area

Introduction

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the proposed Woodend Bypass.

Activity Rules Land use, development and subdivision

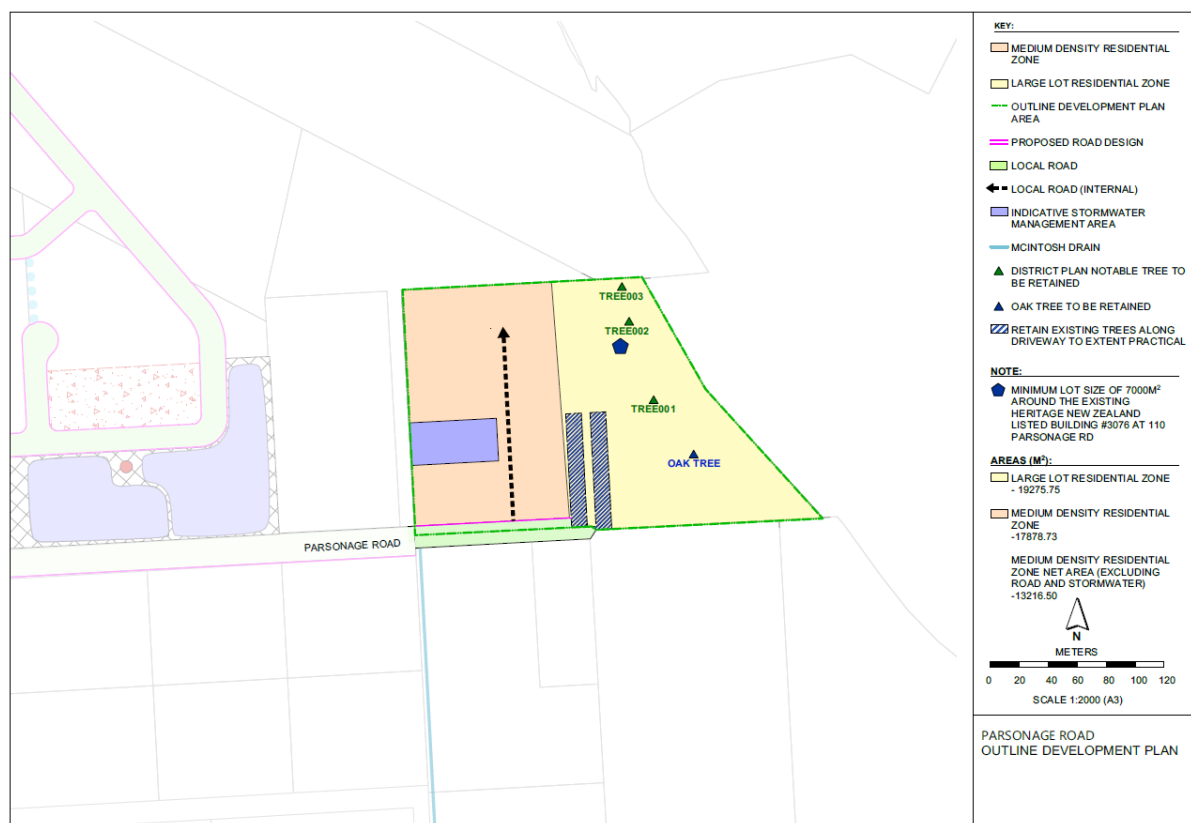
<u>DEV-PRD-R1 Activities in the Parsonage Road Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none">1. <u>is in accordance with DEV-PRD-APP1 and</u>2. <u>complies with DEV-PRD-S1 and DEV-PRD-S2 with</u>	<u>Activity status when compliance not achieved with DEV-PRD-R1(1): DIS</u> <u>Activity status when compliance not achieved with DEV-PRD-R1(2): as set out in the relevant standard</u>
<u>Advisory Note</u> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

Standards

<u>DEV-PRD-S1 Parsonage Road</u>	
1. <u>Parsonage Road to the south of 110 Parsonage Road shall be upgraded to meet local road standards.</u>	<u>Activity status when compliance not achieved: DIS</u>
<u>DEV-PRD-S2 Tree Protection</u>	
1. <u>The oak tree marked on the Outline Development Plan in DEV-PRD-APP1 shall be retained within a lot with a minimum lot size of 2500m²</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>Matters of control/discretion listed in SUB-MCD13 - Historic heritage and notable trees</u>

Appendix

DEV-PRD-APP1 – Parsonage Road ODP



Submission scope for recommended PDP changes

Mill Road Development Area
<ul style="list-style-type: none">• <i>MacRae Land Company [409], Ngaire Wilkinson [23], and Reece Macdonald [308]</i>
<ul style="list-style-type: none">• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i>

MILL - Mill Road Development Area

Introduction

The Mill Road Outline Development Plan Area is located at the southern end of Ohoka Township. It comprises an area of Large Lot Residential Zone, with separate densities provided for within the development.

The key features of DEV-MILL-APP1 include:

- Density Areas A and B, providing for between one and two households per ha;
- amenity tree planting;
- pedestrian and cycleways;
- indicative roading layouts;
- setbacks from Mill Road; and
- stormwater management areas.

Activity Rules

DEV-MILL-R1 Mill Road Outline Development Plan	
Activity status: PER Where: 1. development shall be in accordance with DEV-MILL-APP1.	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none">• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	

DEV-MILL-R2 Stormwater management
--

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. All stormwater generated from the site shall be directed into and pass through one of the stormwater attenuation and water quality treatment systems prior to discharge from the site. 	<p>Activity status when compliance not achieved: NC</p>
<p>DEV-MILL- R3 Activities in the road and internal boundary setback</p>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. There shall be no fixed outdoor lighting within any road or internal boundary setback. 2. Within a 10m setback from the marked boundaries a minimum of one tree shall be planted for every 20m of the relevant allotment boundary. Such trees may be grouped within each allotment adjacent to the marked boundary. 3. Any hedge of more than 5m in length along any lot boundary shall not exceed 1.5m in height. 4. Trees required in accordance with (2) above shall: <ol style="list-style-type: none"> a. comprise a mix of large high amenity trees that reflect and complement species found in Ohoka, from the following tree list: <ol style="list-style-type: none"> i. <i>Cupressus macrocarpa</i> (macrocarpa), <i>C. x leylandii</i> (Leyland cypress) ii. <i>Eucalyptus pauciflora</i> (snow gum), <i>E. gunii</i> (cider gum), <i>E. cinerea</i> (silver dollar gum), <i>E. mannifera ssp mannifera</i> (Eucalyptus mannifera) iii. <i>Fagus spp</i> (European beech) iv. <i>Fraxinus excelsior</i> (European ash) v. <i>Ginkgo biloba</i> (ginkgo) vi. <i>Juglans nigra</i> (black walnut) vii. <i>Liquidambar styraciflua</i> (liquidamber) viii. <i>Magnolia grandiflora</i> (evergreen magnolia), <i>M. soulangeana</i> (saucer magnolia) ix. <i>Platanus x acerifolia</i> (London plane), <i>P. orientalis</i> (oriental plane) x. <i>Podocarpus totara</i> (Totara) xi. <i>Populus nigra x euramericana</i> 'Crows nest', <i>P. yunnanensis</i> (Chinese poplar) xii. <i>Quercus robur</i> (English/common oak), <i>Q. rubra</i> (red oak), <i>Q.</i> 	<p>Activity status when compliance not achieved: NC</p>

<p><i>palustris</i> (pin oak), <i>Q. ilex</i> (Holm oak), <i>Q. coccinea</i> (scarlet oak), <i>Q. cerris</i> (Turkey oak)</p> <p>xiii. <i>Robinia pseudoacacia</i> (black locust)</p> <p>xiv. <i>Tilia x europaea</i> (common lime) xv. <i>Ulmus glabra</i> (wych elm), <i>U. procera</i> (English elm), <i>U. hollandica 'Dodens'</i> (Dutch elm)</p> <p>b. be at least 1.5m in height above ground level at the time of planting; and</p> <p>c. be maintained so that any dead, dying, damaged or diseased plants are replaced immediately.</p>	
DEV-MILL- R4 Subdivision design	
<p>Activity status: PER Where:</p> <p>1. Any subdivision shall provide for the protection of vegetation located downstream adjacent to the Mill Road and Threlkelds Road intersection together with the springs and watercourses that drain to that vegetation.</p>	<p>Activity status when compliance not achieved: NC</p>

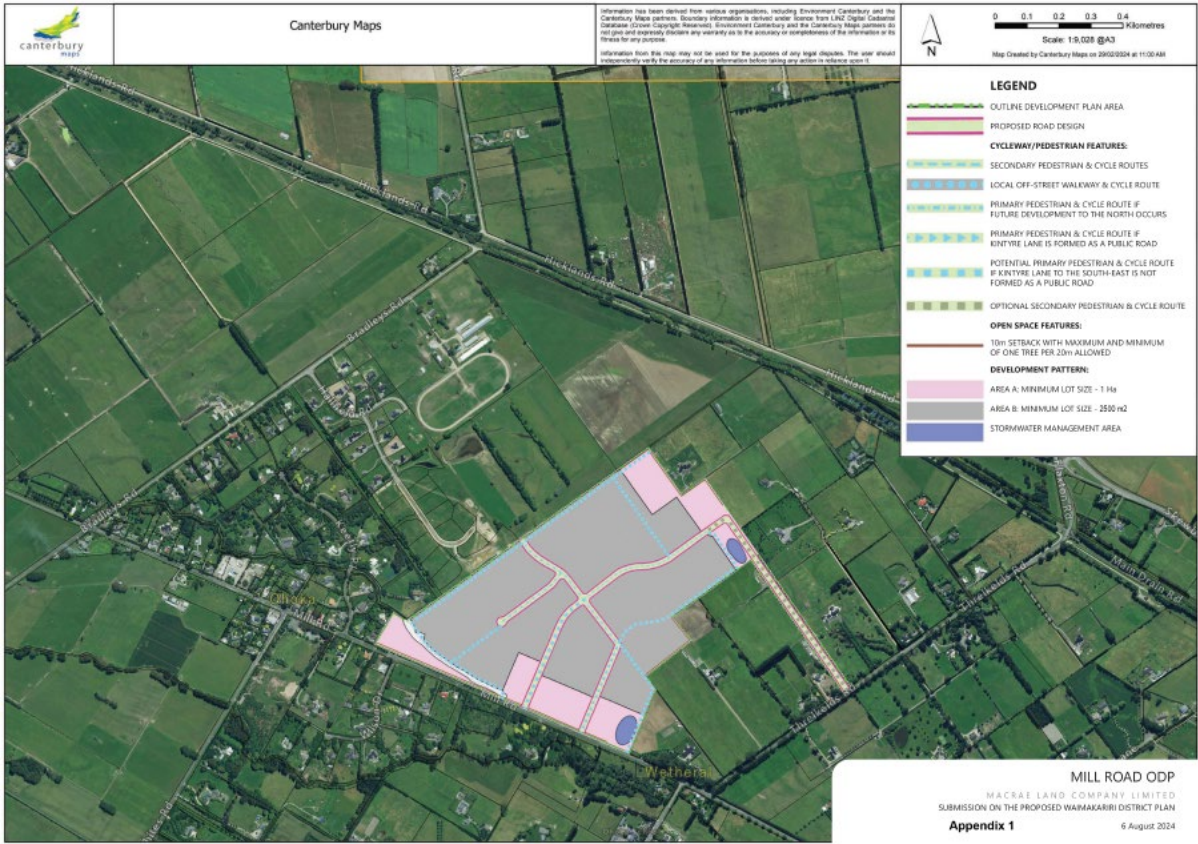
Built Form Standards

DEV-MILL-BFS1 Specific density and road frontage requirements	
<p>1. For the purpose of SUB-S1:</p> <p>a. the maximum number of allotments across the DEV-MILL-APP1 area shall be 81; and</p> <p>b. allotment sizes shall be achieved within the following Density Areas:</p> <p>i. Density Area A shall achieve a minimum allotment size of no less than 1ha;</p> <p>ii. Density Area B shall achieve a minimum allotment size of no less than 4000<u>2500</u>m²; ¹</p> <p>iii. the average area of all allotments shall be not less than 5000m²; and</p> <p>iv. the minimum road frontage of any allotment adjoining Mill Road shall be 50m.</p>	<p>Activity status when compliance not achieved: NC</p>

¹ MacRae Land Company [409.1 to 409.3]

DEV-MILL-BFS2 Specific access provisions	
<ol style="list-style-type: none"> 1. There shall be no increase in the number of allotments with vehicle access to Kintyre Lane unless and until it is vested as a public road. 2. There shall be only one public road connecting to Mill Road. 3. Provision shall be made for a road connection to the land to the north in the location identified on DEV-MILL-APP1. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS3 Building restriction area	
<ol style="list-style-type: none"> 1. No structures or dwellinghouses are permitted within Area C shown on the outline Development Plan. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS4 Building and structure setbacks	
<ol style="list-style-type: none"> 1. For the purpose of LLRZ-BFS6 (1) (a) any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from any road boundary from a local road; b. 15m from the road boundary with Mill Road. 	Activity status when compliance not achieved: NC
DEV-MILL-BFS5 Fencing	
<ol style="list-style-type: none"> 1. For the purpose of LLRZ-BFS7 (1) and (2): <ol style="list-style-type: none"> a. Any fence erected within any road or internal site boundary setback shall be limited to: <ol style="list-style-type: none"> i. maximum height of 1.2m above ground level; ii. post and wire or post and rail fences; iii. be at least 50% transparent; and b. Any gate structure or wing walls shall be limited to: <ol style="list-style-type: none"> i. a maximum height of 1.8m above ground level; ii. gates shall be at least 50% transparent and constructed in timber; and iii. wing walls shall be constructed in either: timber, stone or plastered masonry, and if painted shall be finished in hues of grey, green or brown with a reflectivity value of no more than 37%. 	Activity status when compliance not achieved: NC

Appendix – Amended Mill Road ODP
DEV-MILL-APP1 – Mill Road Ohoka ODP



Submission scope for recommended PDP changes

Fawcetts Road

- *Alan and Margaret Fraser [123], Alison and Peter Batchelor [135], Anton and Deana Musson [137], Ron and Tracey Taylor [138] and Leanne and Paul Strathern [139]*

FR - Fawcetts Road Development Area

Introduction

The Fawcetts Road Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

Activity Rules - Land use, development and subdivision

DEV-FR-R1 Activities in the Fawcetts Road Outline Development Plan Area

Activity Status: PER

Where land use, development and subdivision:

1. is in accordance with DEV-FR-APP1; and
2. complies with DEV-FR-S1 to DEV-FR-S4.

Activity status when compliance not achieved: DIS

Activity status when compliance not achieved with DEV-FR-R1(2): as set out in the relevant standards

Advisory Note:

For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site and appropriate stormwater management.

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

DEV-FR-S 1 Vehicular Access

1. When the internal local road connection to Boundary Road is formed and established, a formed 1.8 metre wide gravel pathway shall be established on the western side of Boundary Road to provide a pedestrian connection to Ashley Rakahuri School.
2. Vehicular access from Fawcetts Road (excluding via the internal local road) shall be limited as to the number of vehicle crossings and number of allotments served as follows:
 - a. 21 Fawcetts Road shall include no more than one vehicle crossing, providing access to no more than two residential allotments.

Activity status when compliance not achieved: DIS

<p>b. <u>49 Fawcetts Road shall include no more than one vehicle crossing providing access to no more than one residential allotment.</u></p> <p>c. <u>63 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 65 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>d. <u>65 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 63 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>e. <u>75 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 87 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>f. <u>87 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 75 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.</u></p> <p>g. <u>11 Boundary Road shall have no direct vehicular access to Fawcetts Road. All vehicular access shall be via Boundary Road.</u></p>	
--	--

<u>DEV-FR-S2 Reticulated services</u>	
<p>1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated reticulated services plan shall be prepared by a suitably qualified expert that provides for the efficient servicing of</u></p>	<p><u>Activity status when compliance not achieved: NC</u></p>

<p>all development sites within the Outline Development Plan area.</p> <p>2. <u>All residential allotments within the Outline Development Plan area shall be connected to Council managed reticulated water and wastewater systems in accordance with the integrated reticulated services plan prepared under DEV-FR-S2(1).</u></p>	
---	--

<u>DEV-FR-S3 Stormwater</u>	
<p>1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated stormwater disposal plan shall be prepared by a suitably qualified expert that provides for the efficient disposal of stormwater from the roading network and all sites within the Outline Development Plan area.</u></p> <p>2. <u>Any building erected on an allotment shall include provision for on-site stormwater disposal where this has been identified as required in the integrated stormwater plan for the Outline Plan area prepared under DEV-ADA-BFS3.1.</u></p> <p>3. <u>All residential dwellings must include roof water collection tanks with a minimum capacity of 5,000 litres.</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>

Appendix
DEV-FR-APP1 – Fawcetts Road ODP

