

IN THE ENVIRONMENT COURT AT
CHRISTCHURCH

I MUA I TE KOOTI TAIAO O AOTEAROA

ENV-2025-CHC-00

UNDER THE	Resource Management Act 1991 (Act)
IN THE MATTER OF	An appeal under Clause 14(1) of the First Schedule to the Act
BETWEEN	WOODWATER LIMITED Appellants
AND	WAIMAKARIRI DISTRICT COUNCIL Respondent

G

**NOTICE OF APPEAL AGAINST DECISION ON THE PROPOSED WAIMAKARIRI DISTRICT
PLAN**

22 AUGUST 2025

Christchurch

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**TO: The Registrar
 Environment Court
 Christchurch**

Notice of Appeal

- 1 Woodwater Limited (**Appellant**) appeals against part of a decision made by the Waimakariri District Council (the **Respondent**) in respect of the Sout East Woodend Development Area (SEWDA), this being a new Development Area rezoned by the Respondent to enable residential development of in excess of 550 new dwellings.
- 2 The Appellant is not a trade competitor for the purposes of section 308D of the Act.
- 3 The Appellant received notice of the decision on or about 14 July 2025.
- 4 The part of the decision appealed against is the Respondent's inclusion of a particular Outline Development Plan to guide development of the SEWDA. The Appellant's basic position is that the particular ODP included does not reflect the Respondent's decision to rezone the SEWDA as Medium Density Residential Zone (MRZ) under the Proposed District Plan.

Background

- 5 The Appellant lodged a submission on the Proposed Waimakariri District Plan seeking a residential zoning of the following parcels of land (**Relevant Land**):

Address	Legal Description
21 Judsons Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 2567 and Part Rural Section 689
320 Woodend Beach Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 75359
1 Judsons Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
328 Woodend Beach Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
36 Judsons Road, Woodend, Waimakariri District	Part Rural Land 689 Part Rural Land 689
40 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
46 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
50 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
52 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
	Part Rural Section 689
	Part Rural Section 367A and Part Rural Section 689
60 Judsons Road, Woodend, Waimakariri District	Parcel ID: 3401266
62 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
Copper Beech Road, Woodend, Waimakariri District	Lot 1, 101 Deposited Plan 503969
43 Petries Road, Woodend, Waimakariri District	Part Rural Section 367A and Part Rural Section 689

6 The submission sought:

Woodwater seeks that Relevant Land be rezoned for residential use. Without limitation, this could include a General Residential Zoning and/or a Medium Density Residential Zone with either incorporating, where considered appropriate, the MDRS provisions identified in the Resource Management (Enabling Housing Supply and Other Matters) Bill 2021. Large Lot Residential zoning may also be considered the most appropriate for part of the Relevant Land.

7 Woodwater subsequently made a submission on Variation 1 to the PWDP, seeking that the land be rezoned as MRZ.

8 Submissions on the Proposed District Plan and Variation 1 were heard by a panel of independent commissioners (**Panel**) appointed by the Respondent.

9 For the purposes of rezoning proposals in Woodend, Woodwater's included, the relevant Hearing Stream was Hearing Stream 12E

10 In Hearing Stream 12E, the Respondent's s 42A Reporting Officer recommended that the Relevant Land be rezoned as medium density residential under the Proposed District Plan. As a consequence of that recommendation, the planning expert engaged by Woodwater (Mr. Thomson) provided an ODP for the Relevant Land, which was to be referred to as the SEWDA. Amongst other matters, the ODP identified the zoning of the Relevant Land as MRZ in accordance with the recommendation of the s42A Reporting Officer. The details of the ODP prepared by Mr. Thomson were not disputed by the time the hearing of Woodwater's submission took place before the Panel.

11 Subsequent to the hearing before the Panel, the same 42A Reporting Officer was directed to provide a final right of reply addressing matters raised by the Panel. In respect of the Relevant Land/ SEWDA, this Right of Reply again recommended a zoning to MRZ. The Right of Reply did not however contain an ODP and made no reference to the ODP prepared by Mr. Thomson.

12 At the same time as the Woodwater submission was considered under the PDP Hearing Stream, the Respondent's s 42A Reporting Officer prepared a report on Variation 1 to the PDP. In respect of the Woodwater submission on Variation 1, the Reporting Officer recommended that the Relevant Land was outside the scope of Variation 1 and therefore could not be rezoned as MRZ under that process. Because the Woodwater submission on the PDP sought, amongst others, a rezoning to MRZ and because of the recommendation of the same Reporting Officer on the PDP, Woodwater did not consider it necessary to engage on the scope argument.

Panel Recommendations

13 Relevant to this appeal, Panel recommendations can be found in the following reports:

- 13.1 Hearing Report 1
- 13.2 Hearing Report 22
- 13.3 Hearing Report 36

Hearing Report 1

- 14 At Page 59 of Hearing Report 1, the Panel recommended that the Relevant Land be identified as the SEWDA and rezoned as MRZ under **both** the Proposed District Plan and Variation 1. The recommendation stated that the ODP for this Development Area should be as per" *the development areas Right of Reply*". This is notwithstanding the fact that an ODP was not included in the Right of Reply.

Hearing Report 22

- 15 Hearing Report 22 dealt with submissions on Variation 1 to the PDP. The Panel addressed the circumstances of submissions seeking a rezoning of land as MRZ under submissions on the PDP and Variation 1 at paragraphs 78-83, reproduced in full below:

78. There are a few matters that require consideration in respect to the rezoning requests. Through Variation 1, the Council recommended rezoning two of the new Development Areas proposed in the PDP to Medium Density Residential applying the MDRS. There were several other submissions seeking rezoning, which had also sought rezoning through the PDP. Those seeking rezoning sought application of the Medium Density Residential Zoning. We also address the submissions that sought rezoning through the PDP, but did not lodge submissions on Variation 1, and were not identified for rezoning through Variation 1.

79. In respect of the rezoning requests that did not seek rezoning through Variation 1 and were not identified through Variation 1 for rezoning, one of the complicated issues at play is the potential for the Council potentially needing to have two different versions of the Medium Density Residential Zone, firstly for those sites that only sought rezoning through the PDP to General Residential Zone or to Medium Density Zone under the PDP, and secondly for those that were subject to Variation 1 as notified and would be subject to the Variation 1 version of the Zone. We consider this would be a very undesirable outcome. This was a matter raised through the hearing and addressed through the Reply Report.

80. These sites were located immediately adjacent to land proposed to be rezoned as Medium Density under Variation 1 and if they had already been zoned as General Residential in the PDP, they would have been rezoned as Medium Density in accordance with the Enabling Act and the criteria set out in the s32 evaluation report for Variation 1. For that reason, we find that there would be little to no mischief with rezoning those sites as Medium Density under Variation 1, using Clause 99 of Schedule 1.

81. The other matter we raise here concerns the submissions seeking rezoning of new greenfield areas through both the PDP and through Variation 1, which weren't the subject of Variation 1. In his s42A report, relying on advice from Council's Counsel, Mr Wilson recommended that these rezonings be rejected on the basis of not being within the scope of Variation 1. Following our questions through the hearing and listening to the legal representations from submitters for the rezoning requests, and to our questions for the Reply Report, Mr Wilson provided recommendations to accept the rezoning requests, should we prefer Mr Fowler's approach. It was unclear to us in doing so whether Mr Wilson had changed

his recommendation as to whether the rezoning submissions should be accepted. We were advised through the hearing process that Selwyn District Council had accepted rezoning requests through their Variation 1, which did not form part of Variation 1.

82. On balance we preferred Mr Fowler's legal submissions to Mr Wilson's s42A recommendations. Variation 1 was a change to the PDP as notified, and we agree with Mr Fowler that the Clearwater and Machine Motors cases he cited provide scope for submitters to seek rezoning requests where the relevant scope tests are met. In respect to those cases, we note that Variation 1 also included the rezoning of two of the new Development Areas included in the PDP. We agree with Mr Fowler that their inclusion effectively opens the scope door for submitters to seek inclusion of new development areas in Variation 1 that were also sought through submissions on the PDP and noting that the Selwyn PDP Panel did the same. This is particularly the case given the purpose of an IPI is to give effect to the Enabling Act and introduce the mandatory MDRS and rezone land to medium density residential as appropriate.

83. We also observe that, to not adopt Mr Fowler's position would result in a perverse outcome where the new Development Areas approved solely under the PDP submissions were subject to a different zoning to those Development Areas, and other existing urban areas, subject to Variation 1. We agree that there is very little mischief in accepting these rezoning requests, and that we have scope to do so under clause 99 of Schedule 1.

- 16 In brief summary, from the above the Panel concluded that there was scope to rezone land sought to be rezoned (via submissions) as MRZ under Variation 1. This was notwithstanding the fact that the land had not been included by the Council as MRZ in Variation 1 as notified.
- 17 While Hearing Report 22 does not specifically address the Woodwater submission on Variation 1, it is implicitly covered by the above analysis of the Panel and is consistent with the Panel's recommendations in Hearing Report 1 that the Relevant Land be rezoned as MRZ under both the PDP and Variation 1.

Hearing Report 36

- 18 In Hearing Report 36, the Panel took an exceptions based approach. In other words, the Panel accepted the recommendations of the s 42A Reporting Officer, unless exceptions existed where the Panel disagreed with the Reporting Officer.
- 19 In respect of the Woodwater submission, and consistent with recommendation of the s 42A Reporting Officer, the Panel rezoned the Relevant Land as the SEWDA, the relevant zoning being MRZ. However, the Panel failed to include an ODP for the SEWDA within Hearing Report 36. This is notwithstanding the fact that the ODP prepared by Mr Thomson in his supplementary evidence (discussed above) was not disputed by the time of the hearing before the Panel.

The E-Plan Version of the Partially Operative District Plan

- 20 The Respondent's website identifies the Relevant Land as the SEWDA, with the zoning confirmed as MRZ.
- 21 However, the E-plan link to the relevant ODP illustrates the SEWDA as predominantly General Residential Zone (GRZ), with isolated pockets of MRZ only (**Attachment 3**). Accordingly, the

ODP illustrated on the Respondent's E-plan is directly inconsistent with the ODP included in the supplementary evidence of Mr. Thomson (**Attachment 4**).

- 22 The Respondent has been unable to explain why the ODP illustrated on its E-plan has been included is inconsistent with the MRZ zoning, and has declined to substitute this ODP for the correct ODP via Clause 16 of the First Schedule to the Act.

Reasons for the appeal

- 23 The Appellant considers that the ODP shown on the Council's e-plan for the SEWDA is an obvious error on behalf of the Respondent, as it does not reflect the recommendations of the Panel under either the PDP or Variation 1 to zone the SEWDA as MRZ.
- 24 The inclusion of an erroneous ODP has implications for the subsequent development of the SEWDA in the sense that should development be required to in accordance with the current ODP, this would frustrate the MRZ zoning of the land. At the very least, the existence of the incorrect ODP will unnecessarily complicate consenting of development within the SEWDA.

Scope of Appeal

- 25 For the avoidance of doubt, the Appeal does not challenge the rezoning of the Relevant Land as MRZ.

Relief Sought

- 26 The Appellant seeks that the ODP shown on the Council's e-plan be replaced with the ODP shown in Attachment 4 to this Appeal, either through Clause 16 of the First Schedule or in accordance with this Appeal.
- 27 Such alternative relief as may be considered appropriate by the Court to give effect to the relief sought.

Potential Jurisdictional Issue

- 28 The Appellant acknowledges that decisions on Variation 1 are not able to be appealed to the Environment Court under Clause 14 of the First Schedule and that such decisions are considered as being operative once made. In effect therefore, to the extent that the SEWDA has been rezoned under Variation 1, it is beyond challenge.
- 29 On a preliminary basis only, the Appellant states however that the provisions of the Act incorporated via the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2023 do not undermine or negate rights of appeal provided under Clause 14 to submitters on a proposed district plan which has followed the First Schedule process, as is the case with respect to the Proposed Waimakariri District Plan. Accordingly, the Appellant's position is that an appeal can be

lodged in the present circumstances, particularly where the subject matter of the appeal is limited to an Outline Development Plan not illustrated anywhere in a decision.

- 30 The Appellant also states that the inclusion of an ODP which identifies the SEWDA as predominantly GRZ is inconsistent with, and potentially ultra vires the provisions of the Act which direct that any rezoning of residential land be to MRZ.
- 31 To the extent however that the Court may accept that the provisions of the PDP as they apply to the SEWDA are operative, including the current ODP, the Appellant considers the Court has jurisdiction under s 292 of the Act to replace the current ODP shown in the Respondent's E-plan with the amended ODP sought via this Appeal. This is on the basis that the current ODP is a mistake, defect or uncertainty.
- 32 This Notice of Appeal is issued by **GERARD JOSEPH CLEARY**, Solicitor for the above-named Appellants of the firm of Anthony Harper.
- 33 The address for service of the above-named Appellants is:

Anthony Harper Lawyers

62 Worcester Boulevard

PO Box 2646

Christchurch

Attention: Gerard Cleary: gerard.cleary@ah.co.nz

ADVICE TO RECIPIENTS OF NOTICE

How to become party to proceedings

You may be a party to the appeal if you lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court within 15 working days after this notice was lodged with the Environment Court.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see Form 38).

How to obtain copies of documents relating to appeal or inquiry

The copy of this notice served on you does not attach a copy of the relevant application. This document may be obtained, on request, from the Appellant.

Advice

If you have any questions about this notice, contact the Environment Court Unit of the Department of Courts in Christchurch.

Contact details of Environment Court for lodging documents

Documents may be lodged with the Environment Court by lodging them with the Registrar.

The Christchurch address of the Environment Court is:

Justice and Emergency Precinct
20 Lichfield Street
Christchurch
8013

Telephone: (03) 3650905 or 03 3534434

Facsimile: (03) 365 1740

ATTACHMENTS

1. Submission by Woodwater Limited on the Proposed Waimakariri District Plan
2. Submission by Woodwater Limited on Variation 1 to the Proposed Waimakariri District Plan
3. Outline Development Plan for the South East Woodend Development Area shown on the Waimakariri District Council's E-Plan version of the Partially Operative Waimakariri District Plan
4. Outline Development Plan Sought by Woodwater Limited
5. Hearing Report 1 by the Independent Hearings Panel
6. Hearing Report 22 by the Independent Hearings Panel
7. Hearing Report 36 by the Independent Hearings Panel.

ATTACHMENT 1

SUBMISSION ON PUBLICLY NOTIFIED PROPOSED WAIMAKARIRI DISTRICT PLAN

To: Waimakariri District Council

Name of Submitter:

- Woodwater Limited (Woodwater)

This is a submission on the following proposed plan:

- The Proposed Waimakariri District Plan

The submitter could not gain a trade competition advantage through this submission.

The parts of the Proposed Waimakariri District Plan that the submission relates to are:

- The proposed zoning of land listed in the following Schedule, and as illustrated in Appendix 1: *Relevant Land*

Address	Legal Description
21 Judsons Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 2567 and Part Rural Section 689
320 Woodend Beach Road, Woodend, Waimakariri District	Lot 2 Deposited Plan 75359
1 Judsons Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
328 Woodend Beach Road, Woodend, Waimakariri District	Part Lot 1 Deposited Plan 2567
36 Judsons Road, Woodend, Waimakariri District	Part Rural Land 689 Part Rural Land 689
40 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
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50 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
52 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
	Part Rural Section 689
	Part Rural Section 367A and Part Rural Section 689
60 Judsons Road, Woodend, Waimakariri District	Parcel ID: 3401266
62 Judsons Road, Woodend, Waimakariri District	Part Rural Section 689
Copper Beech Road, Woodend, Waimakariri District	Lot 1, 101 Deposited Plan 503969
43 Petries Road, Woodend, Waimakariri District	Part Rural Section 367A and Part Rural Section 689

The submission is:

The Relevant Land listed in the Schedule above is included within the projected infrastructure boundary (PIB) in Map A to Chapter 6 of the Canterbury Regional Policy Statement (RPS).

Map A identifies the location and extent of urban development necessary to support recovery for Greater Christchurch, as well as planning for future growth and the provision of infrastructure. The PIB represents the area that the various local authorities (Waimakariri, Selwyn and Christchurch) have agreed can be serviced with necessary and planned supporting urban infrastructure. Identification of the PIB in the RPS is not a rezoning of the land, rather rezoning is to be achieved either pursuant to a plan review, or by means of a change to an operative district plan.

Under the Proposed District Plan, the Relevant Land is zoned Rural Lifestyle Zone (RLZ). The surrounding zoning includes General Residential to the north, and Special Purpose Kainga Nohoanga Zone (SPZ-KN) to the west. To the east and south of the Relevant Land, land has been rezoned as either Open Space Zone (OSZ) or Large Lot Residential Zoning (LLRZ).

The net outcome for the Relevant Land is that it will essentially be an island of rural land surrounding on all sides by urban land. Such an outcome is undesirable from the perspective of sound resource management practice, as it is likely to result in significant constraints on any rural activities that can be undertaken on the land pursuant to the RLZ provisions. As a consequence, the proposed zoning of the Relevant Land may render it incapable of reasonable use.

Woodwater considers a more appropriate outcome for the Relevant Land, and one which recognises its inclusion in the PIB, is that it be rezoned to enable residential use at a density considered appropriate to its context.

Woodwater considers that the Relevant Land is a logical location for consolidated residential development at Woodend. Further, there will be significant benefits in rezoning the RLZ land for residential use, including the provision of plan enabled housing capacity in accordance with the National Policy Statement on Urban Development 2020 (NPSUD). In turn, this assists in achieving the purpose of the Resource Management Act 1991.

The following relief is sought:

Woodwater seeks that Relevant Land be rezoned for residential use. Without limitation, this could include a General Residential Zoning and/or a Medium Density Residential Zone with either incorporating, where considered appropriate, the MDRS provisions identified in the Resource Management (Enabling Housing Supply and Other Matters) Bill 2021. Large Lot Residential zoning may also be considered the most appropriate for part of the Relevant Land.

In addition, Woodwater seeks such other amendments as may be necessary to the provisions of the Proposed District Plan. This may include, but not necessarily be limited to, amendments to the urban growth objectives and policies of the Proposed Plan, supporting rules and the relevant planning maps.

Woodwater wishes to be heard in support of its submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.



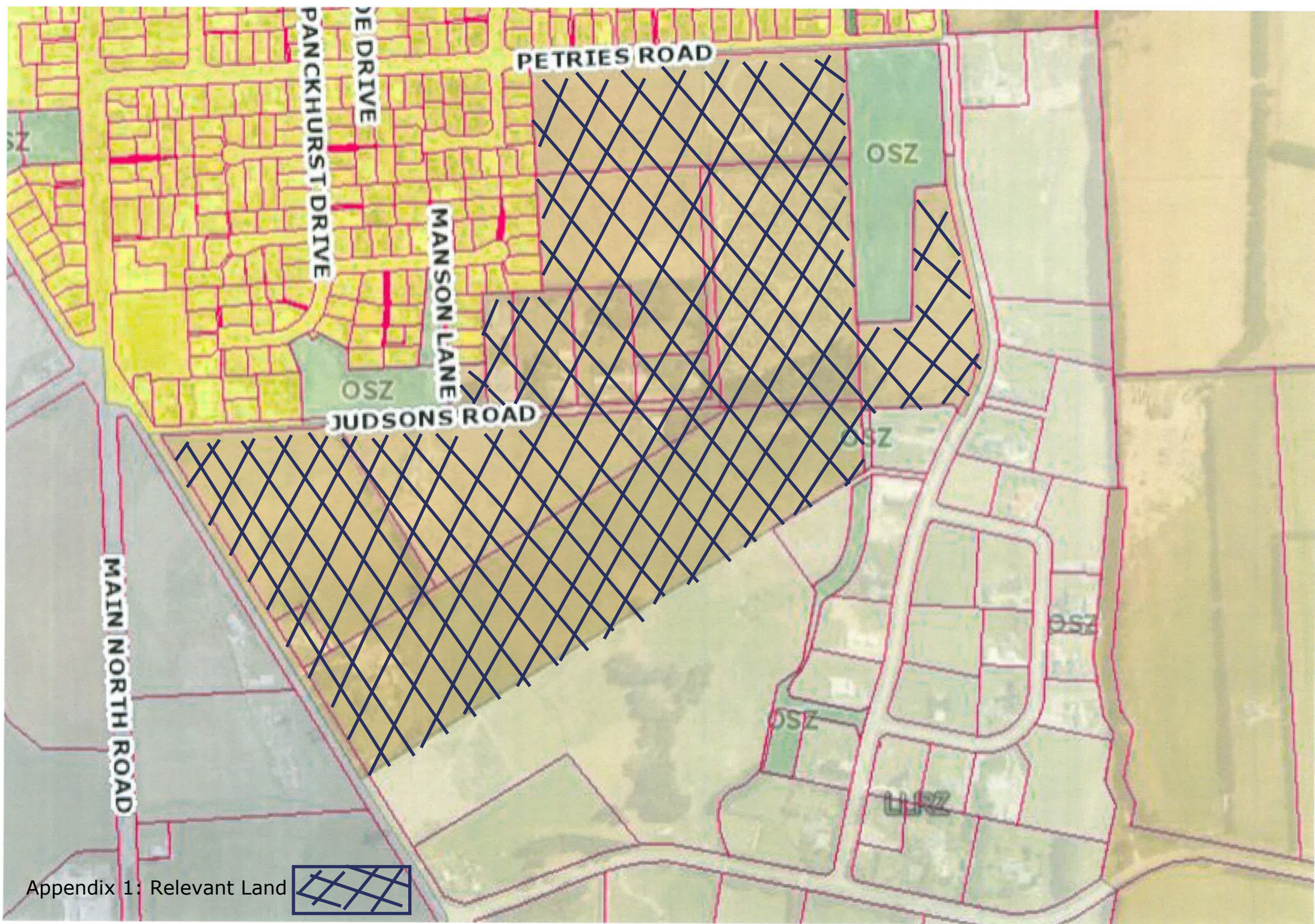
Signature of submitter
(or person authorised to sign
on behalf of submitter)

26 November 2021

Date

Address for service of submitters:

Woodwater Limited C/- Anthony Harper Lawyers
PO Box 2646
Christchurch
Phone: 03 379 0920, Fax: 03 366 9277
Contact person: Gerard Cleary Gerard.cleary@ah.co.nz



Appendix 1: Relevant Land



ATTACHMENT 2

SUBMISSION ON VARIATION 1 TO PROPOSED WAIMAKARIRI DISTRICT PLAN

To: Development Planning Unit Waimakariri District Council

Name of Submitter:

- Woodwater Limited (Woodwater)

This is a submission on the following proposed plan:

- Variation 1 to The Proposed Waimakariri District Plan

The submitter could not gain a trade competition advantage through this submission.

The parts of the Proposed Waimakariri District Plan that the submission relates to are:

- The proposed zoning of land listed in the following Schedule, and as illustrated in Appendix 1: *Relevant Land*

Address	Legal Description
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43 Petries Road, Woodend, Waimakariri District	Part Rural Section 367A and Part Rural Section 689

The submission is:

The Relevant Land listed in the Schedule above is included within the projected infrastructure boundary (PIB) in Map A to Chapter 6 of the Canterbury Regional Policy Statement (RPS).

Map A identifies the location and extent of urban development necessary to support recovery for Greater Christchurch, as well as planning for future growth and the provision of infrastructure. The PIB represents the area that the various local authorities (Waimakariri, Selwyn and Christchurch) have agreed can be serviced with necessary and planned supporting urban infrastructure. Identification of the PIB in the RPS is not a rezoning of the land, rather rezoning is to be achieved either pursuant to a plan review, or by means of a change to an operative district plan.

Under the Proposed District Plan as notified, the Relevant Land is zoned Rural Lifestyle Zone (RLZ). The surrounding zoning includes General Residential to the north, and Special Purpose Kainga Nohoanga Zone (SPZ-KN) to the west. To the east and south of the Relevant Land, land has been rezoned as either Open Space Zone (OSZ) or Large Lot Residential Zoning (LLRZ).

The net outcome for the Relevant Land is that it will essentially be an island of rural land surrounded by urban land. Such an outcome is undesirable from the perspective of sound resource management practice, as it is likely to result in significant constraints on any rural activities that can be undertaken on the land pursuant to the RLZ provisions. Therefore, the proposed zoning of the Relevant Land may render it incapable of reasonable use.

Woodwater considers a more appropriate outcome for the Relevant Land, and one which recognises its inclusion in the PIB, is that it be rezoned to enable residential use at a density considered appropriate to its context. Woodwater lodged a submission on the Proposed District Plan seeking a rezoning of the Relevant Land to residential.

Woodwater considers that the Relevant Land is a logical location for consolidated residential development at Woodend. Further, there will be significant benefits in rezoning the RLZ land for residential use, including the provision of plan enabled housing capacity in accordance with the National Policy Statement on Urban Development 2020 (NPSUD). In turn, this assists in achieving the purpose of the Resource Management Act 1991.

The following relief is sought:

Woodwater seeks that Relevant Land be rezoned Medium Density Residential Zone.

In addition, Woodwater seeks such other amendments as may be necessary to the provisions of the Proposed District Plan. This may include, but not necessarily be limited to, amendments to the urban growth objectives and policies of the Proposed Plan, supporting rules and the relevant planning maps.

Woodwater wishes to be heard in support of its submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at a hearing.



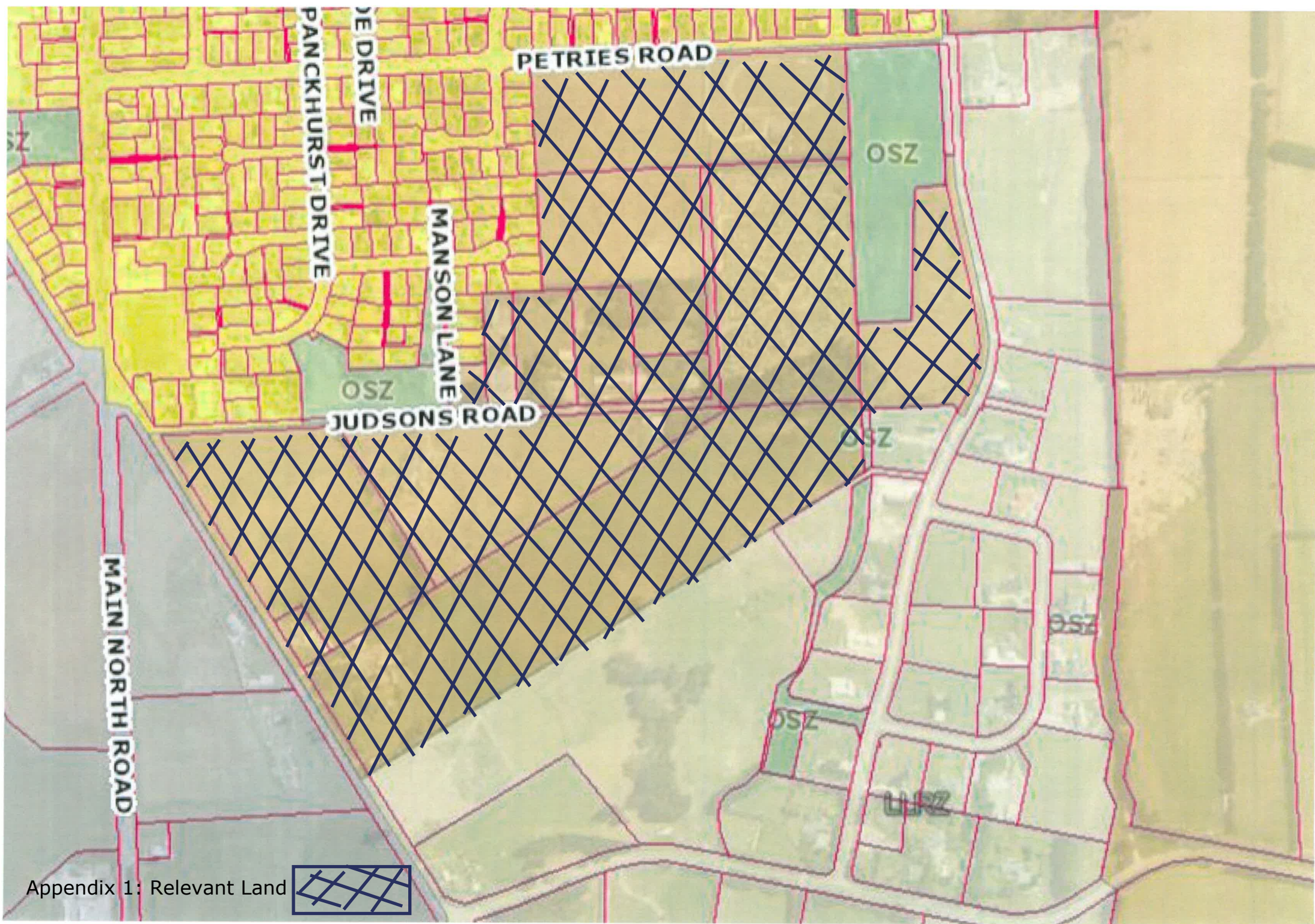
Signature of submitter
(or person authorised to sign
on behalf of submitter)

09 September 2021

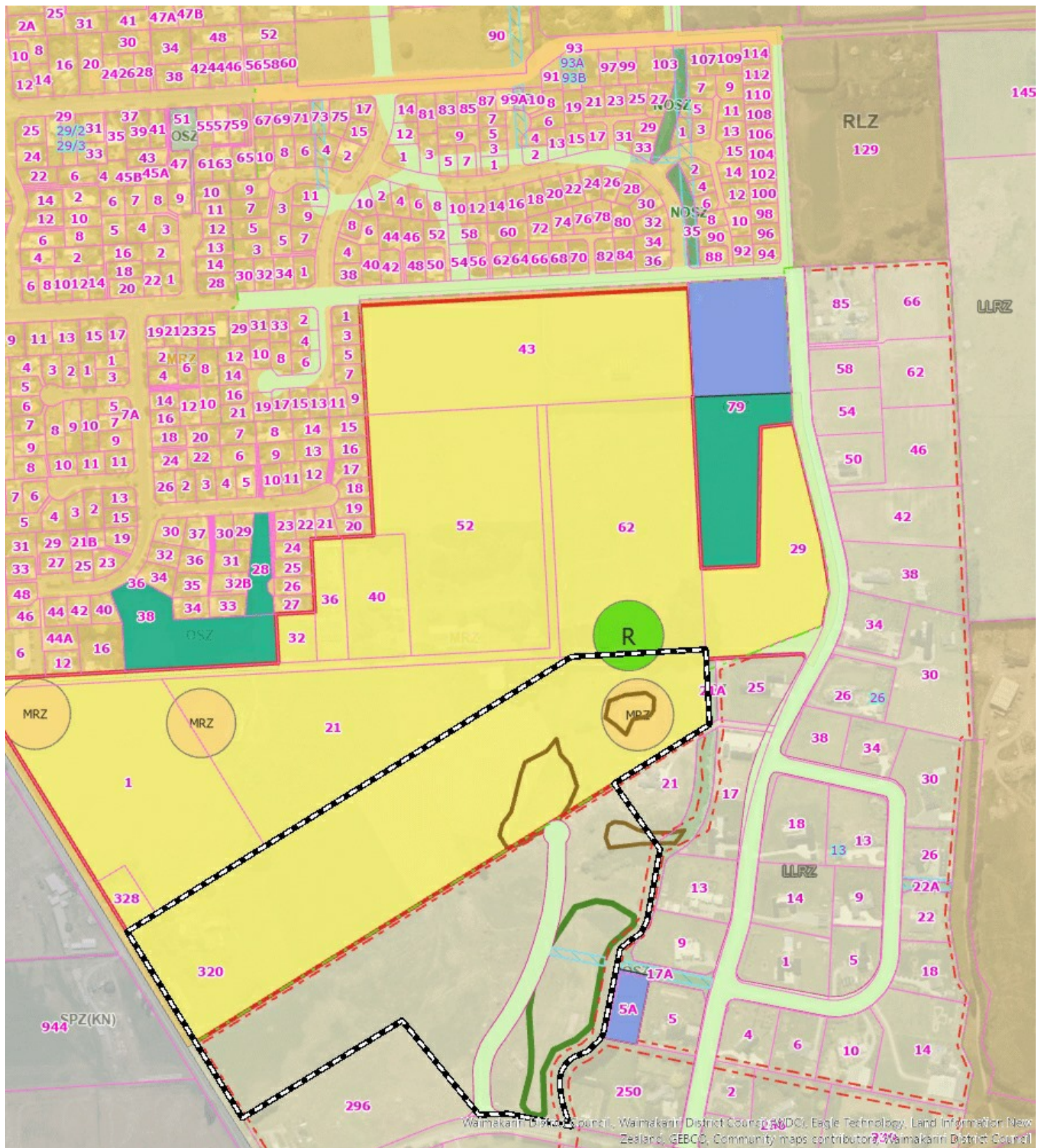
Date

Address for service of submitters:

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PO Box 2646
Christchurch
Phone: 03 379 0920, Fax: 03 366 9277
Contact person: Gerard Cleary Gerard.cleary@ah.co.nz



ATTACHMENT 3



Map Legend

East Woodend ODP Polygons

-  Comprehensive Residential Development Area
-  Local Reserve
-  Local Road
-  Outline Development Plan Area
-  Stormwater Management Area
-  Stormwater Catchment Areas
-  Collector Road
-  Pedestrian Cycleway Access
-  Proposed Road Design

South East Woodend ODP Land Use

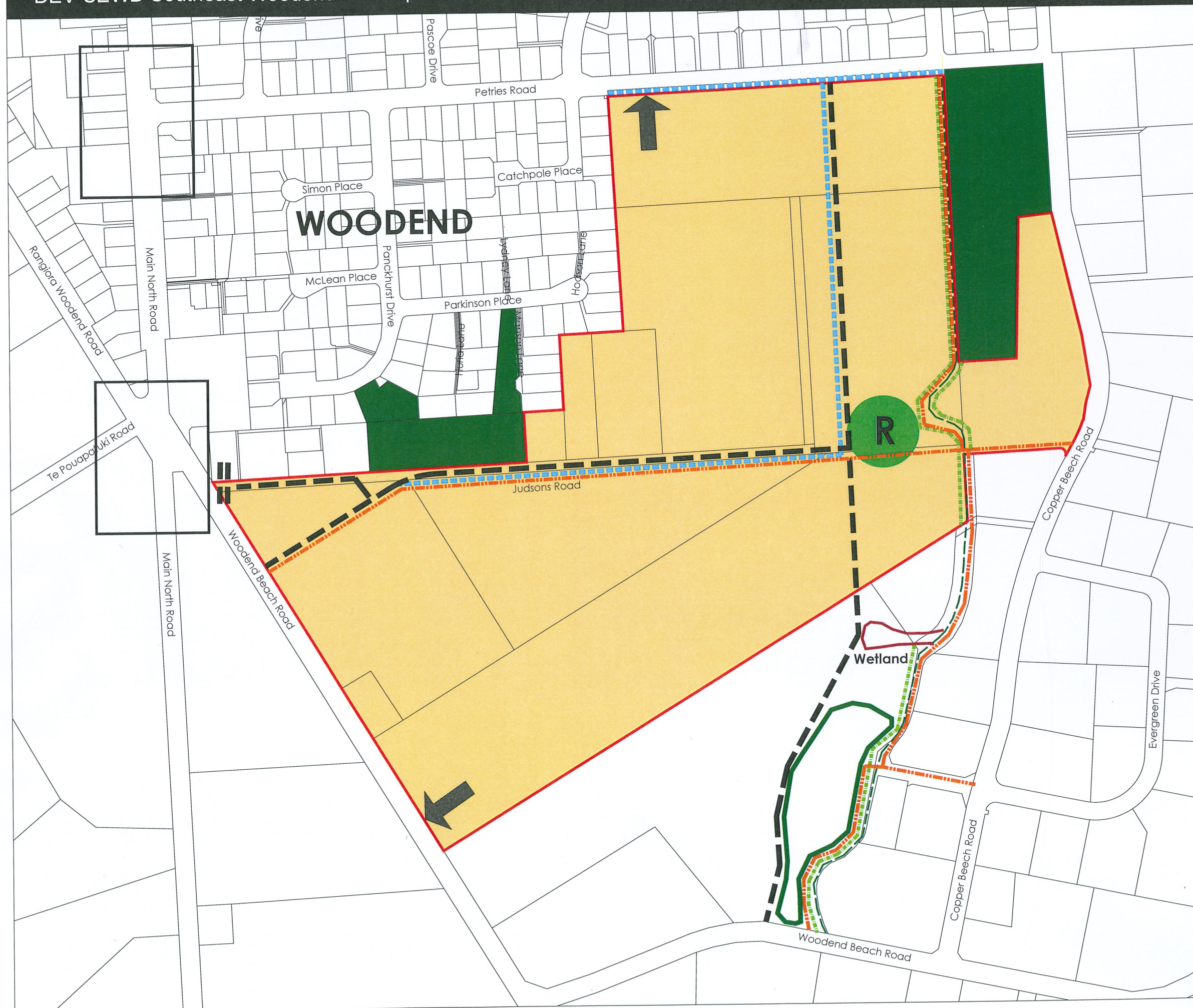
-  MRZ
-  GRZ
-  Stormwater Management Area
-  Intersection Upgrade
-  Wetland
-  Stormwater
-  Reserve
-  ODP Boundary

Zones

-  General Residential Zone (GRZ)
-  Medium Density Residential Zone (MRZ)
-  Settlement Zone (SETZ)
-  Large Lot Residential Zone (LLRZ)
-  Mixed Use Zone (MUZ)
-  Neighbourhood Centre Zone (NCZ)
-  Local Centre Zone (LCZ)
-  Large Format Retail Zone (LFRZ)
-  Town Centre Zone (TCZ)
-  Heavy Industrial Zone (HIZ)
-  General Industrial Zone (GIZ)
-  Light Industrial Zone (LIZ)
-  General Rural Zone (GRUZ)
-  Rural Lifestyle Zone (RLZ)
-  Natural Open Space Zone (NOSZ)
-  Open Space Zone (OSZ)
-  Sport and Active Recreation Zone (SARZ)
-  Special Purpose Zone Hospital (SPZ HOS)
-  Special Purpose Zone Kainga Nohoanga (SPZ KN)
-  Special Purpose Zone Kaiapoi Regeneration (SPZ KR)
-  Special Purpose Zone Museum and Conference Centre (SPZ MCC)
-  Special Purpose Zone Pines Beach and Kairaiiki Regeneration (SPZ PBKR)
-  Special Purpose Zone Pegasus Resort (SPZ PR)
-  Special Purpose Zone Rangiora Airport (SPZRA)

ATTACHMENT 4

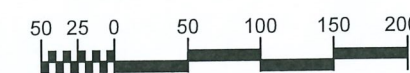
DEV-SEWD Southeast Woodend Development Area Outline Development Plan



KEY

- McIntosh Drain
- ODP Boundary
- Primary Road
- Medium Density Residential Zone
- Existing Stormwater Management Area
- Intersection Upgrade
- Reserve
- Stormwater
- Road Widening to 20m
- 10m Stream Building Setback
- Cycle Links
- Wetland
- Local Road Link

Contours shown are from LINZ Data at 0.5m Contour Intervals and in terms of LINZ Vertical Datum 2016.



SCALE (m) 1:7500 @ A3

ATTACHMENT 5

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
		- 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:
 - (a) set out procedures to be followed by the parties in preparing their evidence and in readiness for their attendance at the hearings.
 - (b) sought advice from various parties on legal and/or other substantive matters relevant to a given hearing topic.
 - (c) 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.
 - (d) made provision for expert conferencing on various matters to narrow and articulate matters in contention, and to assist our deliberations and reporting.
 - (e) 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)	The purpose of Minute 1 was to: (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: i. Overview of the different processes. ii. Membership and role of Hearings Panel. iii. Management of potential and actual conflicts of interest. Overarching hearing principles. iv. Council involvement in the hearings and timeframe.

Minute	Purpose
	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. Ten versions of Minute 1 were issued during the hearing period, primarily to update the hearings schedule to accommodate delays.
Minute 2: Response to Procedural Issues Raised and Other Matters (13 April 2023)	The purpose of Minute 2 was to: (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.
Minute 3: Change of timing for Hearing Stream 3 and Questions for Council Report Authors on Hearing Streams 1 and 2 (5 May 2023)	The purpose of Minute 3 was to: (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.
Minute 4: Matters and Questions Arising from Hearing Streams 1 and 2 (23 May 2023)	The purpose of Minute 4 was to: (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
	Productive Land 2022, which was gazetted after the PDP was notified. (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. (d) Advise on updates to Minute 1 on procedural matters.
Minute 5: Variation 1, Momentum, Rezonings and NPS-HPL (4 July 2023)	The purpose of Minute 5 was to: (a) Set out next steps in response to: 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. (b) Formally request that the Council provides a memorandum to the Hearings Panel on its intended approach to submissions that sought more substantial rezonings. (c) Request that the Council answers a further question in respect to how it intends to address submissions relating to the NPS-HPL.
Minute 6: Matters and Questions Arising from Hearing Stream 4 and the New NPS-IB (21 July 2023)	The purpose of Minute 6 was to: (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. (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. (c) Put further questions to Council's s42A report author on the Strategic Directions chapter. (d) Provide guidance and make requests to s42A report authors.
Minute 7: Matters and questions arising from	The purpose of Minute 7 was to: (a) Respond to the Council's updated memorandum on the National Policy Statement for Highly Productive Land dated

Minute	Purpose
Hearing Stream 3 and the NPS-HPL (28 July 2023)	22 July 2023 and to invite submitters' responses to the memorandum. (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. (c) Put a series of questions to Council s42A report authors for Hearing Stream 3 to respond to in their Reply Reports.
Minute 8: Hearing Stream 3 Reply Report (18 August 2023)	The purpose of Minute 8 was to: (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. (b) Approves the extension till the 1 September 2023 date requested.
Minute 9: Reply Reports, Transport Expert Report, Variation 1, Hearing Schedule and Conferencing (4 September 2023)	The purpose of Minute 9 was to: (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. (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. (c) Direct expert conferencing arising out of Hearing Streams 4 and 5. (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. (e) Put a series of questions to Council Hearing Stream 5 s42A report authors to respond to in their Reply Reports.
Minute 10: Rezoning Requests and Strategic Directions (12 September 2023)	The purpose of Minute 10 was to: (a) Set out the Hearings Panel's final directions in respect to rezoning requests. (b) Respond to Council's memorandum of 8 September 2023 regarding strategic directions.
Minute 11: Updated Hearing Schedule and Conflict of Interest	The purpose of this Minute was to: (a) Provide parties with an updated hearing schedule, including details of Panel composition and hearing venue. (b) Alert parties to an updated conflict of interest register.

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.
Minute 23: Questions arising from Hearing Streams 8, 9A, 11, and 11A, Approach to Hearing Stream 12, Urban Design Expert Hearing Stream 12D (19 April 2024)	The purpose of Minute 23 was to: (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.
Minute 24: Response to Submitter Memorandum on Economic Conferencing (24 April 2024)	The purpose of Minute 24 was to: (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.
Minute 25: Hearing Stream 12D, 12E, 12F, Economist, Waiver Request (22 May 2024)	The purpose of Minute 25 was to: (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)	Hearing Stream 8 Urban subdivision s42A report and request that any further submitters who wish to comment do so by 26 July 2024. (c) Remind all hearing participants about the provision of additional evidence post hearing.
Minute 31: Expert conferencing and next steps for Hearing Stream 12D (15 July 2024)	The purpose of Minute 31 was to: (a) Direct expert conferencing and set out next steps for Hearing Stream 12D.
Minute 32: Borcoskie Missed Submissions from hearing Streams 6 and 8 and Reminder to Planners (25 July 2024)	The purpose of Minute 32 was to: (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. (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.
Minute 33: Expert conferencing for Hearing Streams 12C and 12D, legal advice, and next steps for Hearing Stream 12C (29 July 2024)	The purpose of Minute 33 was to: (a) Direct expert conferencing of the wastewater, stormwater and transportation experts in respect of Hearing Streams 12C and 12D. (b) Request further legal advice from the Council's legal advisers. (c) Set out next steps for Hearing Stream 12C.
Minute 34: Directions Regarding Expert Conferencing for Hearing Stream 12D (30 July 2024)	The purpose of Minute 34 was to: (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. (b) Direct Council to provide the IHP Panel with further information.
Minute 35: Request by Ōhoka Residents Association to file late technical evidence and to	The purpose of Minute 35 was to: (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.

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
Minute 40: Response to Council Memo on Hearing Stream 12C and Hearing Stream 12D Reconvened Date (19 September 2024)	The purpose of Minute 40 was to: (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.
Minute 41: Reply Report questions for Hearing Streams 7A and 7B (24 September 2024)	The purpose of Minute 41 was to: (a) Set out the PDP and IHP Panel questions and timeframes for the Reply Reports for Hearing Streams 7A and 7B.
Minute 42: A Response to a request by CIAL to submit late technical evidence for Hearing Stream 7A & 7B and 10A (2 October 2024)	The purpose of Minute 42 was to: (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.
Minute 43: Response to the Christchurch International Airport Ltd request, Reply Report questions for Hearing Stream 12C	The purpose of Minute 43 was to: (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.

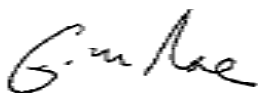
Signed by the Hearings Panel



Allan Cubitt



Gina Sweetman (Chair)



Gary Rae



Megen McKay



Neville Atkinson

Niki Mealings

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	Alan Matheson	N/A
Ngai Tuahuriri Runanga	Dr Te Marie Lau	142
Environment Canterbury	- Jo Mitten (Planning) - Lucy de Latour (Legal)	316
CIAL	- Jo Appleyard (Legal) - Darryl Millar (Planning) - Felicity Hayman - Natalie Hampson - Geoffrey Page	FS 80
Royal NZ Forest & Bird	Nicky Snoyink	FS 78
Tabled Evidence		
N/A	N/A	N/A

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

Attendee	Speaker	Submitter No.
Council reporting officer	Bryony Steven	N/A
North Canterbury Province of Federated Farmers of New Zealand	- Dr Lionel Hume - Karl Dean	414, FS 83
Canterbury Regional Council	Joanne Mitten	316
Department of Conservation	- Amy Young - Pene Williams	419, FS 77
Tabled Evidence		
N/A	N/A	N/A

Submitter attendance and tabled evidence for Light - Hearing Stream 5

Attendee	Speaker	Submitter No.
Council reporting officer	Jessica Manhire	N/A
Waka Kotahi	Stuart Pearson	275, FS 110
Tabled Evidence		
N/A	N/A	N/A

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

Attendee	Speaker	Submitter No.
Council Reporting Officers	- Shelley Milosavljevic - Wendy Harris	N/A
Peter & Elizabeth Norgate	Justin Langlin	371
Matt & Amanda Richardson	Matt Richardson	26
John Waller	John Waller	89
Stan & Sue McGaffin	Stan McGaffin	37 & FS 131
Marie Bax (now represented by Matthew Walshe)	Matthew Walshe	305
Christchurch International Airport Limited	Jo Appleyard	FS 80
Nicky Watherston	- Gary Walton - Nicky Watherston	78
M & R Borcoskie	Vicki Borcoskie	101
MJ Borcoskie Family Trust	Vicki Borcoskie	102
Tabled Evidence		
Christchurch International Airport Limited	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	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. Amend the planning map to insert Map DEV-SK-APP1 South Kaiapoi Outline Development Plan across 12 and 20 Neeves Road, Kaiapoi.	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.	
Zones Development Plan – North Woodend Outline Outline Development Plan – North Woodend Key Activity Centre	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. Amend the planning map to rezone the GRZ portion [in the notified PDP] of Lot 201 DP 512536 to GIZ. Add North Woodend Outline Development Plan. Add North Woodend Key Activity Centre Outline Development Plan. Update zoning in accordance with the North Woodend Outline Development Plan, noting that with this ODP, zoning is applied as per the ODP itself.	PDP Panel IHP
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	Amend the planning map to rezone 63 Harewood Road, Oxford (Pt RS 1917) from GRUZ to GRZ. 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. Add South Oxford Development Area Outline Development Plan.	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	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). Amend Pegasus Resort Outline Development Plan to include 1188 Main North Road (Lot 2 DP 80926) (20 Te Haunui Lane) as Activity Area 7.	PDP Panel
District Plan Road Hierarchy Overlay	Amend the following District Road Hierarchies from 'local road' to 'collector roads': 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. Amend the planning map to change the following road locations from Collector Road to Local Road: 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
	g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard. Amend the planning map to show all of Bob Robertson Drive as Collector Road.	
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	Amend the Urban and Non-Urban Flood Assessment Overlays with revised overlay. Delete the Kaiapoi Fixed Minimum Floor Level Overlay. 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).	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	Amend the planning map to include a Road and Rail Noise Overlay: • Include the State Highway Noise Overlay provided by Waka Kotahi • For all other strategic and arterial roads: ○ 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
	Amend the boundary of MPNZ-9 – Rangiora North Zone Substation. Amend the boundaries of designation KRH-1 to KRH 23 – Kiwirail Holdings Ltd. Amend the boundaries of designation WDC5 – Refuse Transfer Station.	
Zones North Oxford Outline Development Plan	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. Add DEV-NOD-APP1 North Oxford Outline Development Plan. Add DEV-NOD-APP1 North Oxford Outline Development Plan Water and Wastewater.	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	Delete 'Major Electricity Lines setback corridor' mapping layer. Retain major electricity distribution lines symbology.	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	Priors Road (LOT 5 DP 410643) and part of 339 Priors Road (RS 5655) from RLZ to SPZ (RA). Add new SPZ(RA)-APP1 Rangiora Airfield Outline Development Plan to the planning map.	
Qualifying Matter Airport Noise	Amend the planning map to delete 'Qualifying Matter Airport Noise' overlay.	IHP
Mill Road Outline Development Plan	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) Change Area B to 2500m2, to remove the middle component of the Area A constraints, as per s42A report.	PDP Panel
Fawcetts Road Outline Development Plan	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. Add new Plan Fawcetts Road Outline Development Plan DEV-FR-APP1.	PDP
West Kaiapoi Outline Development Plan	Amend existing West Kaiapoi ODP to: • 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	• 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	Amend the planning map to rezone all land within the North West Rangiora Outline Development Plan [submitter supplied] from Res 4B to MRZ. 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.	PDP IHP
Pegasus Outline Development Plan	Amend Pegasus ODP to include residential and commercial zones	
Zones West Rangiora Outline Development Plan	Amend the planning map to rezone all land underneath the West Rangiora Outline Development Plan [as notified] from rural to MRZ, except: • 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
	- The southern parts of RES852, Lot 2 DP341829, Lot 3 DP 341829, which are amended from rural to open space. Amend the West Rangiora ODP [as notified] as per recommendations in development area recommendations, as follows: - 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	Amend the planning map to rezone all land underneath the notified North East Rangiora Outline Development Plan from Rural to MRZ. Rezone Lot 2 DP 16884 and Pt RES 1054 from Rural to MRZ	PDP IHP

Map layer	Recommended planning map amendments	IHP/PDP Panel
	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. Add Outline Development Plan for Lot 2, DP 16884 and Pt RES 1054 as per submitter evidence.	
Zones South East Rangiora Outline Development Plan	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. Amend the planning map to rezone all land underneath Sparks Block C Outline Development Plan from Rural to LIZ. • 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. Amend the planning map to rezone all land underneath Bellgrove South ODP in Bellgrove Rangiora Limited submitter evidence from Rural to MRZ. 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. 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.	PDP IHP

Map layer	Recommended planning map amendments	IHP/PDP Panel
	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.	
Zones Gressons Road Outline Development Plan	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. Add Gressons Road ODP as per development area rights of reply and joint witness statement of Mr Wilson and Mr Clease. Add a PRECT overlay to show potential flooding constraint as per development area rights of reply. 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.	PDP IHP
Chinnerys Road	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.	PDP IHP
Zones South East Woodend Outline Development Plan	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. Add South East Woodend ODP as per development area rights of reply.	PDP IHP

Map layer	Recommended planning map amendments	IHP/PDP Panel
Zones Kaiapoi Outline Development Plan	Amend the planning map to rezone all land underneath the Kaiapoi Outline Development Plan [notified] from Rural to MRZ. Amend the Kaiapoi ODP as per development area rights of reply and submitter Momentum Land Limited evidence. Add a PRECT overlay to show potential transport constraint as per development chapter. • Amend the primary road notation to be replaced with collector roads. • Amend the secondary road notation to be replaced with local roads.	PDP IHP
Zones South Kaiapoi Development Area	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. Add South Kaiapoi ODP as per development area rights of reply and Mike Greer Homes evidence.	PDP IHP
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

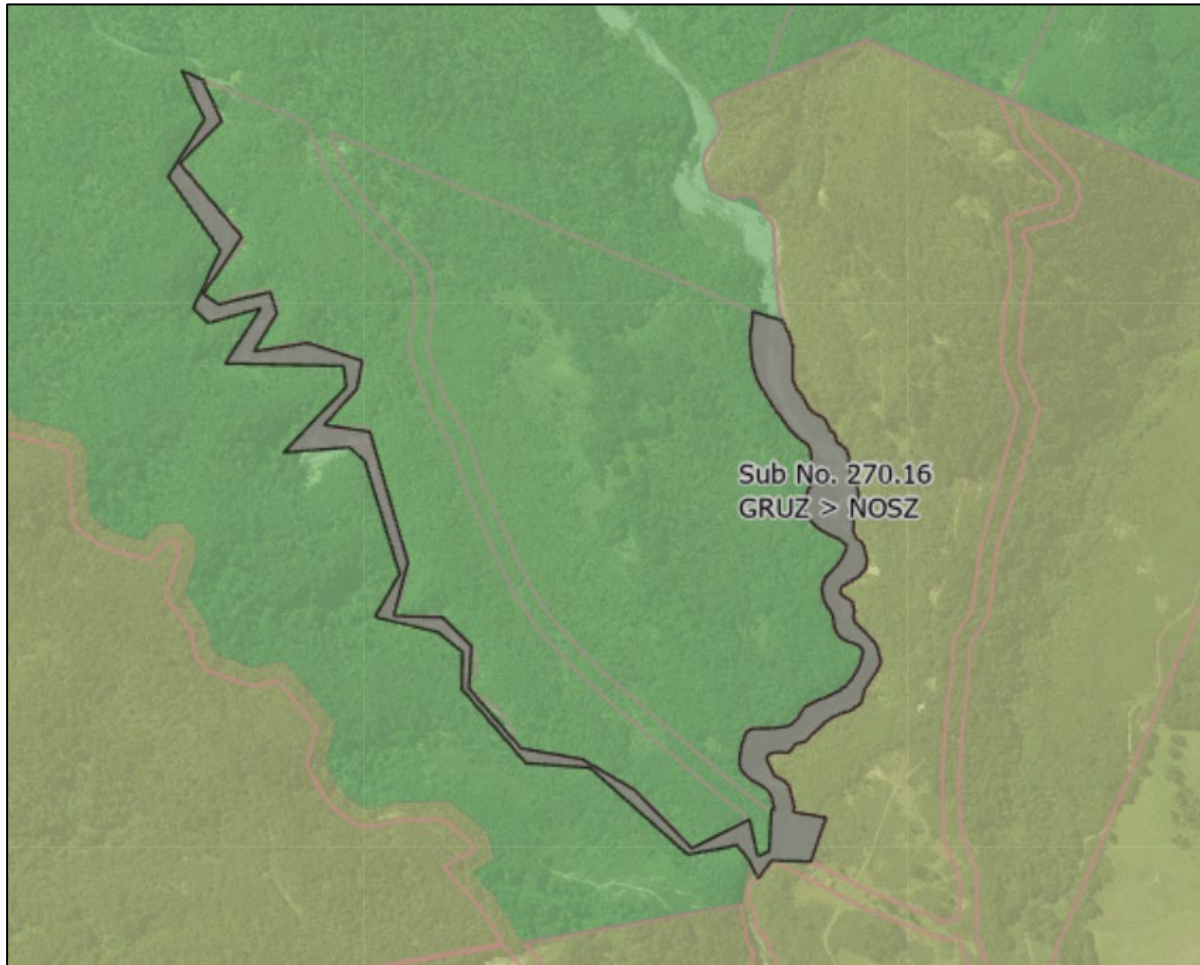
Table 2: PDP figure amendments recommended by Panel

Figure	Figure amendment	IHP/PDP

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.

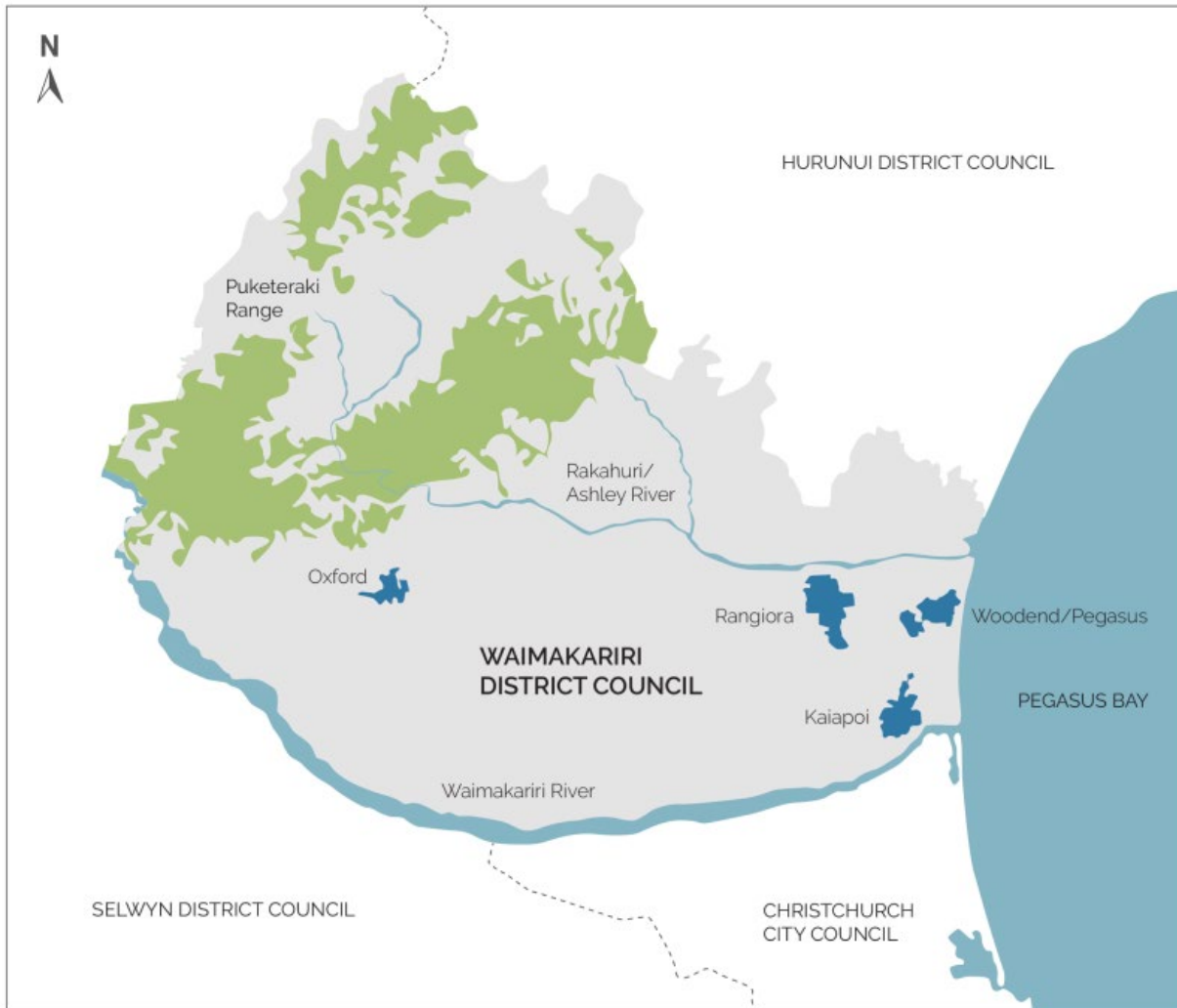
The District Plan has been prepared recognising and providing for the relationship of mana whenua with their culture and traditions with ancestral lands, water, sites, wāhi tapu, and other taonga. In administering the District Plan, the District Council is required to have particular regard to kaitiakitanga 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

	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).
Conservation Management Strategy	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).
Reserve Management Plans	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).
New Zealand Heritage List Rārangī Kōrero	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).

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	Strategic objectives: 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. District wide matters: 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: • 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: - 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: 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.

	4. River crossings; 5. Forestry quarrying; 6. Harvesting; 7. Mechanical land preparation; and 8. Replanting. The NES~~PC~~⁶F 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 NES~~PC~~⁷F. The provisions of the Rural Zones do not apply to ~~plantation~~⁸ forestry greater than 1ha in area, refer to the NES~~PC~~⁹F.
<u>GA-AN5</u>	<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

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: - 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: - 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>	<u>Means the following use of land and/or buildings related to or ancillary to the function and operation of the Rangiora Airfield:</u> <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	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>.
ALLOTMENT	has the same meaning as in section 218 of the RMA. 2. In this Act, the term allotment means— 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— 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— 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. 3. For the purposes of subsection (2), an allotment that is—

⁵ Daniel Smith [10.1]

⁶ WDC [367.25].

	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 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. 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. (National Planning Standard definition)
ALTERATION	in relation to historic heritage, means any modification which impacts on heritage fabric, involving: 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; b. physical change to the existing surface finish or materials; and c. permanent addition of fabric; but excludes: d. maintenance or repair; e. heritage investigative and temporary works; f. any addition.
AMATEUR RADIO CONFIGURATIONS	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.
AMENITY VALUES	has the same meaning as in section 2 of the RMA. 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. (National Planning Standard definition)
ANCILLARY ACTIVITY	means an activity that supports and is subsidiary to a primary activity. (National Planning Standard definition)
ANCILLARY INFRASTRUCTURE EQUIPMENT	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.

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): 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

	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,— 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. (National Planning Standard definition)
BEST PRACTICABLE OPTION	has the same meaning as in section 2 of the RMA. 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— 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. (National Planning Standard definition)
<u>BIODIVERSITY COMPENSATION</u>	<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
BIODIVERSITY OFFSET	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: a. <u>compensate redress any for</u> more than minor residual adverse <u>biodiversity effects 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.

	c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes. (National Planning Standard definition)
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: 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: 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].

	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	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: 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	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. (National Planning Standard definition)
COMMUNITY FACILITY	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. (National Planning Standard definition)

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 <u>s</u> 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: 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: 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].

	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	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: 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. <u>for the avoidance of doubt, installation of a building includes the relocation and resitting of a building.</u>²⁶
CONSTRUCTION WORK	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: 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].

	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	has the same meaning as in section 2 of the RMA. 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— - when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or - 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. (National Planning Standard definition)
CONTAMINATED LAND	has the same meaning as in section 2 of the RMA. means land that has a hazardous substance in or on it that— - has significant adverse effects on the environment; or - is reasonably likely to have significant adverse effects on the environment. (National Planning Standard definition)
<u>CONVENIENCE ACTIVITY</u>	<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> <u>1. booking services for airlines, recreation activities and entertainment activities;</u> <u>2. travel agency services;</u> <u>3. real estate agents;</u> <u>4. betting shops;</u> <u>5. gymnasiums;</u> <u>6. dry-cleaning and laundrette services (but not agencies for these services);</u> <u>7. electrical goods repair services;</u> <u>8. premises licensed to serve alcohol;</u> <u>9. counter insurance services;</u> <u>10. financial and banking facilities; and</u> <u>11. copy and quick printing services.²⁷</u>
COVERAGE	means the percentage of the net site area covered by the footprint of structures as identified in the relevant rule.
CREMATORIUM	has the same meaning as in section 2 of the Burial and Cremation Act 1964.
CRITICAL INFRASTRUCTURE	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:

²⁷ Bellgrove Rangiora Ltd [408.55].

	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; except that critical infrastructure excludes a service, facility or connection that does not have a public or community function.
CULTIVATION	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. (National Planning Standard definition)
CULTURAL FACILITY	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.
CUSTOMARY HARVESTING	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.
CUSTOMER CONNECTION	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.
DELINEATED AREA	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.
DEMOLITION	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.
DESIGN STATEMENT	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: 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: 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	~~means effects on ecosystems caused by adjacent or surrounding land uses.~~ ³²
EDUCATION PURPOSES	~~in the designated purpose of the Minister of Education designations, means to:~~ ~~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:~~ ~~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.~~ ~~(Minister of Education Designations Definition)~~ <u>"Education Purposes" for the purposes of these designations shall, in the absence of specific conditions to the contrary:</u> <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].

	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> • <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— 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— 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	has the same meaning as in section 2 of the RMA. includes— - 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. (National Planning Standard definition)
EQUESTRIAN AND ANCILLARY ACTIVITIES AND FACILITIES	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): - 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; but excludes: - 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.
<u>EQUIVALENT CAR MOVEMENTS</u>	<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
ESPLANADE RESERVE	has the same meaning as in section 2 of the RMA. means a reserve within the meaning of the Reserves Act 1977- - which is either— - 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. (National Planning Standard definition)
ESPLANADE STRIP	has the same meaning as in section 2 of the RMA. means a strip of land created by the registration of an instrument in

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].

	accordance with section 232 for a purpose or purposes set out in section 229. (National Planning Standard definition)
<u>EXTENSIVE PIG FARMING</u>	<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
FARM BUILDING	means a building integral to the use of a site for primary production, and excludes residential buildings.
FARM QUARRY	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.
FARMERS' MARKET	means a market whereby vendors, or their representatives, involved in growing or producing food, plants or flowers sell these products directly to the public.
~~FARMING AND AGRICULTURAL SUPPLIERS~~	~~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
FERTILISER	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: 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. 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. (National Planning Standard definition)
FILLING	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.
FLOOR LEVEL	for a concrete floor, means the top of the concrete slab, and for a wooden floor, the bottom of the joists supporting the floor.
FOOD AND BEVERAGE OUTLET	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

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: 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: 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]

	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. (National Planning Standard definition)
GROUND LEVEL	means: 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. (National Planning Standard definition)
GROUNDWATER	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground. (National Planning Standard definition)
GYMNASIUM	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.
HABITABLE ROOM	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. (National Planning Standard definition)
HARD ENGINEERING NATURAL HAZARD MITIGATION	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.
HAZARDOUS FACILITY	means a facility or activity that involves the use, storage or disposal of any hazardous substance, but excludes: 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	has the same meaning as in section 2 of the RMA. 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— a. with 1 or more of the following intrinsic properties: 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). (National Planning Standard definition)
HEADFRAME	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.
HEALTH CARE FACILITY	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: a. medical practitioners; b. dentists and dental services; c. opticians; d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; and includes the following facilities: 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; but excludes facilities for: n. beauty clinics; and o. health care within retirement villages premises.
HEAVY INDUSTRY	means: 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;

	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	has the same meaning as "heavy motor vehicle" as defined in 'Land Transport Rule: Heavy Vehicles 2004 (as at 1 May 2021)', and means a motor vehicle that: a. is of Class MD3, MD4, ME, NB, NC, TC or TD; or b. has a gross vehicle mass that exceeds 3500kg and is not of a class specified in Table A: Vehicle classes.
HEIGHT	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)
HEIGHT CALCULATIONS	means for the purpose of calculating building height, the following shall be excluded: 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). See also the definition for "height in relation to infrastructure".
HEIGHT IN RELATION TO BOUNDARY	means the height of a structure, building or feature, relative to its distance from either the boundary of: a. a site; or b. another specified reference point. (National Planning Standard definition)

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: 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: 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: 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: 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	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.~~⁵³
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.~~⁵⁴
HIGH HAZARD AREA	means: 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> <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
HIGH TRAFFIC GENERATING ACTIVITIES	<u>means any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1.</u>⁵⁷
HISTORIC HERITAGE	has the same meaning as in section 2 of the RMA. 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: i. archaeological; ii. architectural; iii. cultural; iv. historic; v. scientific; vi. technological; and b. includes— 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. (National Planning Standard definition)

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: 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: 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: 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: 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: 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: 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; <u>ce</u> aquaculture; it excludes the following: <u>de</u> woolsheds; <u>ef</u> dairy sheds; <u>fg</u> calf pens or wintering accommodation for stock; <u>gh</u> 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].

	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; but excludes: 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	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas. (National Planning Standard definition)
LANDSCAPED PERMEABLE SURFACE	means any any surface that allows for stormwater to infiltrate into the underlying ground. For the purpose of calculating the landscaped permeable surface does not include: 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	means the provision of predominantly trees or shrubs. It may include some ancillary areas of lawn or other amenity features.

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 LINES⁷⁵	<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: 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 grounds~~⁷⁶, 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: 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 portacom.
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	<u>means</u> 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	means: 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	has the same meaning as in section 2 of the RMA. 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)
<u>NATURAL FEATURE</u>	<u>In relation to the Natural Hazards Chapter, means:</u> <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
NATURAL HAZARD	has the same meaning as in section 2 of the RMA. 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

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: - 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: ~~regionally significant infrastructure or critical~~⁸⁹ infrastructure; - any ~~attached garage or~~⁹⁰ 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: - 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 ~~major~~⁹³ arterial roads; - local (neighbourhood) reserves. The area (ha) excludes land that is: - 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.

	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	means the sum of any gross floor area; and a. includes: i. both freehold and leased areas; and ii. any stock storage or preparation areas; but b. excludes: 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. (National Planning Standard definition)
NET SITE AREA	means the total area of the site, but excludes: 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. (National Planning Standard definition)
NETWORK UTILITY OPERATOR	has the same meaning as in s166 of the RMA (as set out in the box below) means a person who— 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— 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

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

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: 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: 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>	has the same meaning as in the NES~~CFPF~~ and includes forestry¹⁰⁰ <u>(as set out below)</u>: <u>means exotic continuous-cover forestry or plantation forestry</u> <u>The NESCF defines ‘exotic continuous-cover forest’ or ‘exotic continuous-cover forestry’ as:</u> <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> <u>(i) will not be harvested or replanted; or</u> <u>(ii) is intended to be used for low-intensity harvesting or replanted; and</u> <u>(b) includes all associated forestry infrastructure; but</u> <u>(c) does not include—</u> <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> <u>(ii) forest species in urban areas; or</u> <u>(iii) nurseries and seed orchards; or</u>

¹⁰⁰ Federated Farmers [414.14]

	<u>(iv) trees grown for fruit or nuts; or</u> <u>(v) long-term ecological restoration planting of indigenous forest species; or</u> <u>(vi) willows and poplars space planted for soil conservation purposes</u> <u>The NESCF defines 'plantation forestry' as:</u> <u>means a forest deliberately established for commercial purposes, being—</u> <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> <u>(b) includes all associated forestry infrastructure; but</u> <u>(c) does not include—</u> <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> <u>(ii) forest species in urban areas; or</u> <u>(iii) nurseries and seed orchards; or</u> <u>(iv) trees grown for fruit or nuts; or</u> <u>(v) long-term ecological restoration planting of forest species; or</u> <u>(vi) willows and poplars space planted for soil conservation purposes.</u>¹⁰¹
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: 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: 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	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: 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. (National Planning Standard definition)
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	means: a. strategic land transport network and arterial roads; b. ~~Timaru Airport~~¹⁰⁴ c. ~~Port of Timaru~~¹⁰⁵ 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	means a building being temporarily stored that is easily capable of, and designed for, relocation, either in part or whole, to another site. In relation to any relocatable building located within the Pines Beach and Kairaki Regeneration Zone, means a building that is intended for relocation,

¹⁰⁴ DoC [419.22].

¹⁰⁵ DoC [419.22].

¹⁰⁶ DoC [419.22].

¹⁰⁷ DoC [419.23].

	either in part or whole, to another site and demonstrates compliance with the following: - 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	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: - 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].

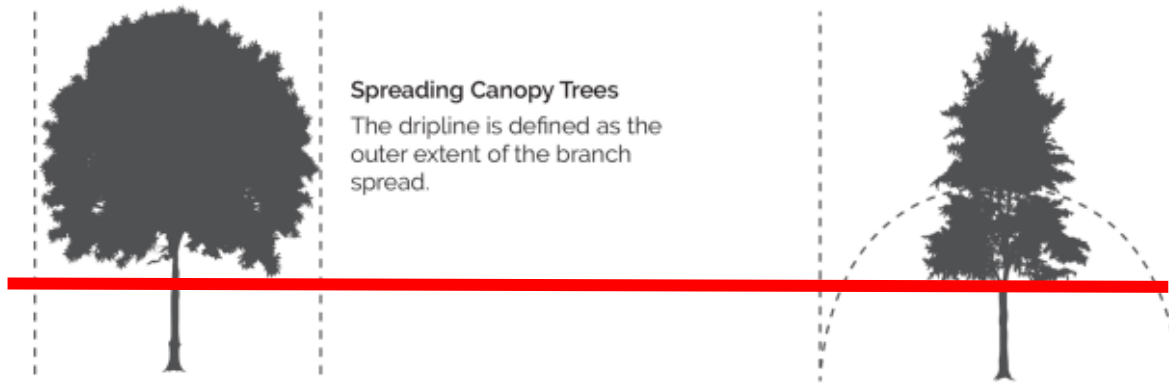
	(National Planning Standard definition)
RESIDENTIAL ZONES	means any of the following: - Large Lot Residential Zone; - Medium Density Residential Zone; - General Residential Zone; - Settlement Zone.
RETAIL ACTIVITY	means any land, building or part of a building on or in which goods are displayed, sold, or offered for sale or hire direct to the public and includes: - 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 Roading 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— - 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].

	c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— 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: 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;— 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— 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 b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but 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. (National Planning Standard definition)
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	~~means the circular area surrounding a notable tree, which is the greater of the radius, measured from the base of the trunk to:~~ ~~a. the outer extent of the branch spread; or~~ ~~b. half the height of the tree.~~ ~~Dripline has the same meaning as Root Protection Area.~~ <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>  If in doubt about which to apply, use whichever of the two measurements is greater. 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.
RURAL INDUSTRY	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production. (National Planning Standard definition)
RURAL PRODUCE RETAIL	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
RURAL PRODUCTION	means: 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. Rural production excludes outdoor intensive primary production activities or indoor intensive primary production activities.
RURAL TOURISM	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

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: 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: 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: 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: a. is for the purposes of: 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: 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 error¹¹⁶ DoC [419.26].¹¹⁷ Federated Farmers [414.19] and DoC [419.92].¹¹⁸ Federated Farmers [414.19] and DoC [419.92].

	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 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. (National Planning Standard definition)
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: 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: 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]

	a. the division of an allotment— 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 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. (National Planning Standard definition)
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	has the same meaning as in section 5 of the RMA. 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. (National Planning Standard definition)
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	means an activity or event and any ancillary structures that: 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; it includes: 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 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.
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	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: 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. (National Planning Standard definition)
<u>TEMPORARY SIGN</u>	<u>means any sign:</u> 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].

	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> <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
TERRITORIAL AUTHORITY	has the same meaning as in section 5 of the Local Government Act 2002. means a city council or a district council named in Part 2 of Schedule 2. (National Planning Standard definition)
TERTIARY EDUCATION AND RESEARCH ACTIVITY	means the use of land or buildings for: 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	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: 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: - 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.~~ <u>Note: upgrading does not include works limited to maintenance.</u>¹²⁴
<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:~~ ~~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 40,000 people.~~ ~~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
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 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 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	Trade suppliers and yard based suppliers 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	Acoustic insulation 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	Residential development 1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone: 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: a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity

	values of current and future occupants and the surrounding neighbourhood; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; 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; 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 e. nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration. 3. In relation to storage space: 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 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. 4. In relation to outdoor living space: 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. 5. In relation to any proposed non-residential activities: a. the extent to which the activity will adversely affect residential amenity values, including consideration of: 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. 6. In relation to the Mixed-Use Zone: a. the extent to which the proposal is consistent with the vision, goals or objectives of the Kaiapoi Town Centre Plan 2028 and Beyond; b. the extent to which the proposal supports regeneration and provides a high level of amenity; c. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest; d. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest; e. the extent to which the proposal involves a design that enables conversion of the buildings to commercial activities, especially the ground floor; and f. the extent to which the proposal contributes to achieving a mix of uses within the regeneration area.
CMUZ-MD12	Commercial activity distribution

	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	Rail boundary setback 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	Kaiapoi large format retail 1. Any effects of the location and species of tree planting in relation to: 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	Kaiapoi regeneration areas 1. The extent to which the departure from the layout in the ODP is appropriate, taking into account: 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	Building coverage 1. The extent to which a greater building coverage: 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	Mandeville North Business Area 1. In the Mandeville North Business Area: 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;

	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	Parking lots and parking buildings 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	Drive through restaurants and service stations 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	Urban design 1. The extent to which the development: 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;

	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	Height in relation to boundary 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	Internal boundary setback 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	Internal boundary landscaping 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	Road boundary setback, glazing and verandah 1. The extent to which the activity: a. provides for continuity of façades and verandah coverage along the street frontage; b. provides visual interest appropriate to the context and character of the site and surrounds; c. incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building; d. 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; e. 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; f. 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; g. maintains transport safety through not extending verandahs over the active road carriageway; h. reduces amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road; i. adversely affects the amenity and outlook of residential, rural, or open space and recreation zones; j. presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade; and k. mitigates the visual effects of a reduced setback through site frontage landscaping and the character of existing building setbacks in the wider streetscape. 2. 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	Road boundary landscaping 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 of any effects on the outlook and amenity of residential zones or open space and recreation zones from any reduction in landscaping. 3. 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

	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	Indigenous vegetation clearance 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.

	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	Species selected for planting 1. The extent to which the species proposed to be planted will adversely affect the: a. ecosystem function and indigenous biodiversity values of the SNA; and b. natural character of the coastal environment.
ECO-MD3	Bonus allotment or bonus residential unit 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	Historic heritage, culture and the natural environment 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	Relocation of existing infrastructure 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

	the infrastructure remains within the road corridor due to road widening or realignment. - 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: - the root protection area of a notable tree; - places with heritage values; - Wāhi Tapu sites; and - SNAs.
EI-MD11	Requirement to provide water supply for firefighting - 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	National Grid - 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	Major electricity distribution lines - 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	Extent of effects 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	Amenity values, location and design - 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.

	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	Operational considerations 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	Health and safety 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	Electricity generation 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:

	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. 13. The necessity for electricity generation other than renewable electricity generation in the District's electricity supply network, including for resilience.
EI-MD6	Electricity transmission and electricity distribution 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	Gas distribution pipeline and fuel systems 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	Water supply, wastewater system, and stormwater infrastructure 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	Construction of new, or widening or extension of existing, vehicle access tracks ancillary to infrastructure 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	Erosion and Sediment Control Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
EW-MD1	Activity operation, scale, form and location 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	Nuisance and reverse sensitivity 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	Land stability 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	Natural hazards 1. Risk to the health and safety of people, property, any building or infrastructure.

	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	Rehabilitation 1. Any proposed site rehabilitation, considering: 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	Coastal environment and hazards 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	Water bodies, vegetation and fauna 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	Outstanding natural features and landscapes 1. Where earthworks are located in any ONF or ONL: 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	Adverse effects on heritage values 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	Intervention and viability of historic heritage 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	Consultation 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	Re-use and relocation 1. Options for ongoing and viable uses, including adaptive reuse. 2. For the relocation of historic heritage: 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	Mitigation measures 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	Hazardous substances 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

	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. 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: 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	Community facility 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.

	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	Food and beverage 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	Waste disposal 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	Height in relation to boundary 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	Internal boundary setback 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	Internal boundary landscaping 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	Road boundary setback 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	Road boundary landscaping 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	Location of ancillary offices and retailing 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

	showrooms that face the street on the amenity values and outlook of those zones. 3. The extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.
INZ-MCD8	Outdoor storage 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	Rail boundary setback 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	Outdoor lighting 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: 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	Planting vegetation within freshwater body setbacks 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: 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	Maintaining and enhancing public access 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	Specified structures within freshwater body setbacks 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	Buildings, structures and impervious surfaces within freshwater body setbacks 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: 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-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	Structures within and over freshwater bodies 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: 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	Freshwater body setback assessment 1. Reduction in the setback width and any adverse effects on: 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> ³ F	Resource Management (National Environmental Standards for Plantation Commercial ³ Forestry) Regulations 2017
NESTF	Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
NFA	Net floor area
NFL-MD1	New buildings and structures, additions to buildings and access tracks 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	Motorised activities 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.

	APP1, and natural character values in the coastal environment, including the extent to which the proposal is consistent with maintaining their qualities. - 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: - 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	Natural hazards general matters - 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.

	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	Natural hazard mitigation works 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	Natural hazards and infrastructure 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	Natural hazards coastal matters 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.

	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	means the Road-Traffic Noise Assessment Report in accordance with condition 92. (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
Noise Criteria Categories	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. (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
NOISE-MD1	Noise 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: 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	Management of noise effects 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	Acoustic insulation 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	Helicopter noise 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	Boundary setbacks 1. The extent to which any reduced internal boundary setback will result in: 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: 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	Cemetery — street scene and road boundary setback 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.

	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.
OSRZ-MCD11	Cemetery — building height, setback from neighbours and height in relation to boundary 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	Removal of buildings or other structures 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	Community garden 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	Grazing 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	Height 1. The extent to which any increased building height will result in: 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.

	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	Outdoor storage 1. The extent to which: 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	Public amenities 1. For public amenities involving public toilets or changing rooms, the extent to which any reduced building setback will: 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: 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	Height in relation to boundary 1. The extent to which the height in relation to boundary intrusion will result in: 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

	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	Scale and nature of the activity or facility 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: 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	Coverage 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.

	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	Traffic generation and access 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: 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	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. (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
Project	means the construction, maintenance, operation of the Woodend Corridor that is subject to this Notice of Requirement. (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
QRA	Quantitative Risk Assessment
REGIONAL COUNCIL	Canterbury Regional Council (Environment Canterbury)
RES-MD1	Minor residential units

	1. The extent to which the minor residential unit fits within its context taking into account: 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	Rural sales 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	Housing of animals 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	Residential design principles 1. Context and character: 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.

	b. The relevant considerations are the extent to which the development: 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. 2. Relationship to the street and public open spaces: 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: 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. 3. Built form and appearance: 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: 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. 4. Residential amenity: 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: 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;

	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. 5. Access, parking and servicing: 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: 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	Use of residential unit as a show home 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: 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	Traffic generation 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: a. in the case of effects on residential character and amenity values: 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:

	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	Impact on neighbouring property 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: 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	Road boundary setback 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	Outdoor storage 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	Outdoor living space 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	Impact of trees on neighbouring property 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	Natural environment values The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan. 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	Housing of animals 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.

	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	Character and amenity values of the activity 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	Forestry, Carbon Forest, Woodlots 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	Rural sales 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	Coverage 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	Height 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	Setbacks 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.

	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	Wāhi tapu and wāhi taonga 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	Ngā tūrangā tūpuna 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	Ngā wai 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	Transport safety 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	Amenity values and character 1. The extent to which the sign's size, height, location, design, illumination and any digital transitions would affect: 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	Heritage values 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	Natural and landscape values 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	Context and character - The extent to which the proposed development: - 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	Building and site design - The extent to which the proposed development: - 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	Fencing - The extent to which any proposed fencing: - 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	Outdoor storage - The extent to which any proposed outdoor storage area: - 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;

	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	Landscaping 1. The extent to which any proposed landscaping: 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: 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	Height in relation to boundary 1. The extent to which any height in relation to boundary intrusion: a. will result in: 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	Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities 1. Development in accordance with Tikanga: 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: 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:

	a. the extent to which the scale is consistent with the surrounding environment taking into account: 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: 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: 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	Internal boundary building setback 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: 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	Road boundary setback 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	Building height and height in relation to boundary 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

	1. The extent to which the additional coverage of the zone with buildings is in context taking into account: 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	Development design and scale 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: 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	Height and height in relation to boundary 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

	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	Internal boundary landscaping 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	Road boundary setbacks 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	Outdoor storage 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	Ecological enhancement planting 1. The extent to which the proposed ecological enhancement planting: 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

	establishment of ecological corridors, mahinga kai and general ecological restoration. 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	Internal boundary landscaping 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	Internal boundary setback 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	Internal boundary landscaping 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	Road boundary setbacks 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	Outdoor storage and waste management 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	Development design and scale 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: 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	Height and height in relation to boundary 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	Internal boundary setbacks 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	Internal boundary landscaping 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	Road boundary setbacks 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	Outdoor storage 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	Ecological enhancement planting 1. The extent to which the proposed ecological enhancement planting: a. achieves 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 establishment of ecological corridors, mahinga kai and general ecological restoration. 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	Visitor and residential accommodation 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	Natural hazards 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: 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	Stormwater or recreational water bodies 1. Landscaping, planting and screening; 2. Accessibility for maintenance purposes; 3. Design capacity; and 4. Integration into the stormwater network.
SPZ-PR-MCD2	Design considerations 1. Design of development in accordance with the ODP.

	2. Design of development in accordance with the Pegasus design guidelines including: 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	Transportation 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	Amenity values 1. Effects of the development on: 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	Golf facility considerations 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: a. the bulk, scale, location and external appearance of buildings; b. landscaping;

	c. streetscape and design; and d. appropriate legal mechanism to ensure implementation of all relevant design responses. 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	Boundary setback 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: 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	Visitor accommodation units 1. In relation to minimum unit size, where: 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: 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: 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	Flooding hazard 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:

	a. the location and type of infrastructure; and b. any restriction on floor levels as a result of flood hazard risk. 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	Allotment area and dimensions 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	Reverse sensitivity 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	Effects on or from the National Grid 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.

	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	Liquefaction Hazard Overlay 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	Historic heritage, culture and notable trees 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	Subdivision design 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.

	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: 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	Property access 1. The extent to which the subdivision makes provision for: 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	Esplanade provision 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: 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	Natural hazards 1. The extent to which natural hazards have been addressed, including any effects on the use of the site for its intended purpose, including:

	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: 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	Infrastructure 1. The quantity, security and potability of the water and means, location and design of supply, including; 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	Mana whenua 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	Archaeological sites 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	Airport and aircraft noise 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	Character and amenity values 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	Transport 1. The effects on and off the transport system, at and beyond the site including, but not limited to: a. traffic generation from the activity and the efficiency of the transport system; b. number and type of vehicles accommodated;

	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	Site alteration, disturbance and remediation 1. The extent to which temporary activities alter or disturb any site, including from earthworks, and the extent of remediation including to any: a. land, including grassed areas, trees or other vegetation; and b. biodiversity, ecosystem or habitat.
TEMP-MD4	Public safety and security 1. The extent to which the proposal maximises personal safety and security, including: 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	Traffic Management Plan (Waka Kotahi NZ Transport Agency Woodend Bypass designation)
TRAN-MD1	Road design 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	Manoeuvring area for parking or loading spaces 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.

	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	High traffic generators 1. The findings of an ITA, and the extent to which the ITA addresses the following matters: a. Basic ITA and Full ITA: 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): 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: 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: 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: 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.

	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): i. Network effects: 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. i. Strategic framework: 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	Parking space dimensions 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	Accessible parking spaces 1. The extent to which the equivalent number of accessible parking spaces can be provided on a separate site which is:

	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. 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	Minimum cycle parking facilities required 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	Formation of parking, loading and manoeuvring area and associated vehicle crossings and accessways 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	Illumination of parking or loading areas 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.

	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	Queuing space 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	New buildings, other structures, road intersections, vehicle crossings or vegetation adjacent to road/rail level crossing 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: 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: 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	Land transport infrastructure 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: 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: 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.

	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	Maximum number of vehicle crossings 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	Extent of effects 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	Parking or loading and associated manoeuvring area on a site with frontage to a 'Principal Shopping Street' in Rangiora or Kaiapoi 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	New stock underpass beneath a road corridor or rail corridor 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

	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	Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility 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	Vehicle crossing design 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	Vehicle accessway design 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	Sight distance from vehicle crossings 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	Visibility at vehicle crossings 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.

	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	Loading spaces 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	Pruning, root protection area, trunk and crown, removal 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	Extent of benefit or need for the activity or works 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.

	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. 4. The extent to which the activity will or will not enhance amenity values beyond that achievable by arboricultural or property management alternatives. 5. The significance of the tree and extent of loss of notable tree values and amenity values within and beyond the site.
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 lwi

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.

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: 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: 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>

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: 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].

	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: 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 sea</u>³; 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: 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: 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: 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]

	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 b. the following outdoor lighting shall not be illuminated or displayed between 9:00pm and sunrise: i. searchlights, except emergency searchlights; ii. outside illumination of any building or feature by floodlight.	
LIGHT-R3	General use of outdoor lighting	
All Zones	Activity status: PER Where: 1. LIGHT-S1 and LIGHT-S2 are met.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting
	Advisory Note • See Figure LIGHT-1: Lighting Design Guidance for advice on reduction of light spill and glare.	

Light standards

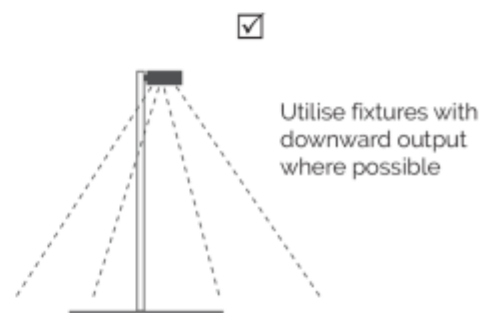
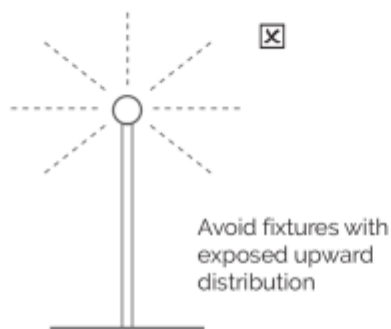
LIGHT-S1 General standards for light	
1. Activities shall comply with the standards specified in Table LIGHT-1, where: a. the added horizontal or vertical illuminance from the use of outdoor lighting must not exceed the limits for the receiving zone specified in Table LIGHT-1 when measured or calculated 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.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: LIGHT-MD1 - Outdoor lighting

Table LIGHT-1: Light spill limits by zone

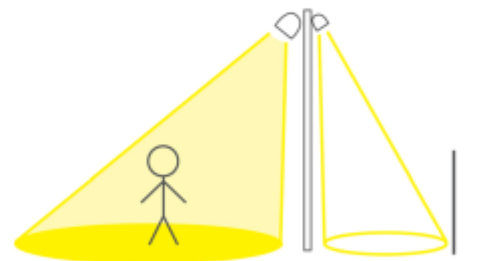
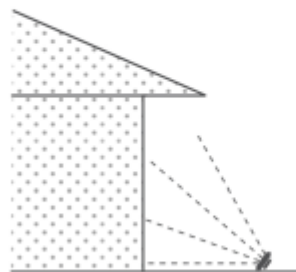
Zone	Illuminance (Ev) Lux (6:00am - 10:00pm)	Illuminance (Ev) Lux (10:00pm - 6:00am)
Natural Open Space Zone	2	1
Rural Zones	5	2
Residential Zones, Special Purpose Zone (Kāinga Nohoanga), Open Space Zone, Sport and Active Recreation Zone, Special Purpose Zone (Kaiapoi Regeneration), Special Purpose Zone (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 • 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

FIXTURE TYPE AND AIM



FIXTURE OUTPUT



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	Outdoor lighting 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: 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.

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: 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: 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: - 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: 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.	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)-R12 Commercial services	
<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 100m² 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)-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>	
Activity status: PER Where: 1. maximum of 100m² 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)-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>	
Activity status: PER Where: 1. maximum of 100m² 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)-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

site where it adjoins another site which is not held in the same ownership or used for the same development. 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.	Notification 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.
SPZ(KN)-BFS2 Road boundary setback	
1. The minimum building setback from any road boundary for buildings and structures shall be: a. 20m from the road boundary with any strategic road; b. 10m from the road boundary with any arterial road or collector road; c. 6m from the road boundary of any road where the existing road reserve width is less than 16m; d. 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 e. 3m from the road boundary of all other roads.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD3 - Road boundary setbacks Notification 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.
SPZ(KN)-BFS3 Height	
1. There is no maximum height for art, carvings or other cultural symbols fixed to Māori land or fixed to buildings on Māori land; and 2. the maximum height of any building shall be 9m above ground level.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries Notification 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.
SPZ(KN)-BFS4 Height in relation to boundary	
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:	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries

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; 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.	Notification 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.
SPZ(KN)-BFS5 Building coverage	
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.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD5 - Building coverage Notification 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.

Matters of Discretion

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

SPZ(KN)-MD1	Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities 1. Development in accordance with Tikanga: 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:

	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: a. the extent to which the scale is consistent with the surrounding environment taking into account: 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: 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. 5. Community: 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	Internal boundary building setback 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: 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	Road boundary setback 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	Building height and height in relation to boundary 1. The extent to which an increase in building height and any associated increase in the scale and bulk of the building; 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 1. The extent to which the additional coverage of the zone with buildings is in context taking into account: 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.

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: 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 Settlement Zone also apply. Where: 3. 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: 1. 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	
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(KN)-BFS5 apply.
2 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.

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.

	<u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{1 2}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <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> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <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> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least</u>	

¹ Transpower NZ Ltd [195.43].

² Horticulture NZ [295.80].

	<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 ~~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:~~ ~~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;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~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:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand~~	

³ Transpower NZ Ltd [195.43].

	~~Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;~~ ~~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;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation~~	

	and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure; 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 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	
All Zones	Activity status: NC Where: 1. activities and development within a National Grid Yard involve the following: a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the	Activity status when compliance not achieved: N/A⁵

⁴ Transpower NZ Ltd [195.43].

⁵ Transpower NZ Ltd [195.43].

	~~storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ 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.~~	
	Advisory Note National Grid transmission lines are shown on the planning map.	

El-R56	Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ <u>major</u> ⁶ electricity distribution line	
All Zones	Activity status: NC Where: <u>new, or expansion or extension of existing.</u>⁷ activities and development adjacent to a ~~66kV or 33kV~~ <u>major</u>⁸ electricity distribution line involve the following: <u>new</u> <u>a</u> sensitive activity <u>and or a new buildings or structure</u>⁹ ~~(excluding accessory buildings)~~¹⁰ within <u>6m</u>¹¹ 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 a~~¹⁴	Activity status when compliance not achieved: N/A

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].

	foundation of ~~an~~ ~~associated~~ a pole, ~~pi-~~ ~~pole~~¹⁵ or tower; ~~and/or~~ ~~a-b. does not comply with~~ ~~the requirements of~~ ~~NZECF 34:2001~~ ~~New Zealand~~ ~~Electricity Code of~~ ~~Practice for~~ ~~Electricity Safe~~ ~~Distances.~~¹⁶ ~~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 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.	
	Advisory Notes • ~~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 NZECF 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 NZECF 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].

ATTACHMENT 6

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the IHP Hearings Panel

Recommendation Report 22

Hearing Streams 7B and 12E(B)- Variation 1 (excluding Airport Matters¹ and Ōhoka rezoning²)

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.

¹ Hearing Stream 10A

² Hearing Stream 12D

Recommendation Report 29 contains the IHP's recommendations on submissions relating to the Airport Noise Contour which is directly pertinent to some of the rezoning requests that the PDP Panel considered in Hearing Stream 12E.

Appendix 1: Schedule of attendances

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

The Independent Hearings Panel for the purposes of **Variation 1** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae and Megan McKay.

1. Introduction

Report outline and approach

1. This is Report 22 of 36 Recommendation Reports prepared by the PDP and IPI Hearings Panels appointed to hear and make recommendations on submissions on the Proposed Waimakariri District Plan (PDP) and Variation 1 to the PDP.
2. This report has been prepared by the IHP only, as it relates solely to Variation 1, which was an Intensification Planning Instrument (IPI) prepared in accordance with the Resource Management (Enabling Housing and Other Matters) Amendment Act (Enabling Act).
3. The purpose, scope and reasons for Variation 1 are addressed in Report 1 and we do not repeat those here. However, it is important that readers of this report are aware of the relevant sections and clauses of the Act regarding an IPI, our recommendations and Council's decision.
4. The report addresses the amendments to chapters of the PDP made through Variation 1 and the submissions received on those provisions. Variation 1 proposed changes to the following chapters:
 - General Approach
 - National Policy Statements and New Zealand Coastal Policy Statement
 - Relationships between Spatial Layers
 - Strategic Directions
 - Energy and Infrastructure
 - Transport
 - Historic Heritage
 - Notable Trees
 - Natural Character of Freshwater Bodies
 - Subdivision
 - General Objectives and Policies for All Residential Zones
 - General Residential Zone
 - Medium Density Residential Zone
 - Matters of Discretion for All Residential Zones
 - Town Centre Zone
 - Local Centre Zone
 - Mixed Use Zone
 - Neighbourhood Centre Zone
 - Open Space Zone
 - Sport and Active Recreation Zone
 - SouthBelt
 - Hospital
5. Most of the changes to these chapters related to introducing text relevant to qualifying matters and introducing mandatory text required under the Enabling Act, with the

substance of the proposed amendments being in the Relationship between Spatial Layers, Medium Density Residential Zone, Subdivision Chapter and height provisions in the Neighbourhood Centre and Local Centre Zones.

6. Variation 1 also proposed rezoning some land to Medium Density Residential, including existing residential areas and new Development Areas. The report also addresses submissions made on Variation 1 that sought rezoning of land additional to land that the Council proposed rezoning through Variation 1.
7. This report on Variation 1 does not address matters relating to the Airport that were heard in Hearing Stream 10A or the Rolleston Industrial Development Ltd and Carter Group submission seeking rezoning of land at Ōhoka that was dealt with in Hearing Stream 12D. Our recommendations on those matters are found in Reports 29 and 34. The IHP's recommendations in respect to Airport Noise are relevant to this Report and should be read in conjunction with this Report.
8. It is important that people understand that Variation 1 did not propose to replace any of the Chapters it amended in their entirety and was rather limited to specific amendments to give effect to the requirements of an IPI. Accordingly, the recommendations in this report are limited to matters relating to Variation 1 and our recommended amendments need to be read alongside the PDP recommendation report on the relevant chapters. Further, there are some PDP recommended amendments that fall away because of our recommended amendments in response to Variation 1.
9. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises the key issues discussed in this report;
 - (b) **Sections 3 - 19** contains our evaluation of key issues and our recommendations; and
 - (c) **Section 20** contains our conclusions.
10. 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 Variation 1 to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to Variation 1 as notified. 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 and Variation 1 for ease of reference.
 - (c) These amendments also show our final recommended amendments which bring over the PDP Hearing Panel's recommended amendments to the PDP addressed

through the relevant topic reports. We address how we have addressed any discrepancies between the PDP Hearing Panel's recommendations and Variation 1 recommendations in the body of this report. 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. Deleted provisions are shown as struck out, with no subsequential renumbering in either case.

11. 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 Variation 1 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.
12. 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.
13. A fuller discussion of our approach in this respect is set out in Report 1.

2. Matters discussed in this report

14. As outlined earlier, the substance of the proposed amendments in Variation 1 were in respect to the following Chapters:
 - (a) Relationship between Spatial Layers,
 - (b) Medium Density Residential Zone,
 - (c) Matters of Discretion for All Residential Zones,
 - (d) Subdivision Chapter and
 - (e) Neighbourhood Centre and Local Centre Zones.

15. Submissions on Variation 1 also included rezoning requests.
16. Recommendations on submissions in respect to most of these matters were provided in s42A reports, preliminary responses to questions and reply reports in Hearing Streams 7B and 12E. We note that the recommendations in respect to submissions on the Subdivision Chapter are contained in the Reply Report for Hearing Stream 7B.
17. The issues in contention on Variation 1 addressed in this report are:
 - (a) A new Height Control Area around Rangiora and MRZ-P3
 - (b) New MRZ-P4
 - (c) MRZ-R1
 - (d) MRZ-R2, MRZ-R17 and MRZ-BFS1 (Residential Units and Multi unit residential development)
 - (e) MRZ-R19 (Retirement village)
 - (f) Proposed new rule for Land use within the National Grid Yard / Subdivision Corridor
 - (g) MRZ-BFS4
 - (h) MRZ-BFS5
 - (i) MRZ-BFS6
 - (j) MRZ-BFS7 and Table RSL-1 Qualifying Matters – Sunlight Access
 - (k) MRZ-BFS8
 - (l) RES-MD2
 - (m) RES-MD12
 - (n) RES-MD14
 - (o) RES-MD17
 - (p) Rezoning requests
18. We record that all submissions on the provisions relating to Variation 1 been taken into account in our deliberations. In general, submissions in support of Variation 1 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 and written Reply Reports, which are available on the Council's website. 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.

3. A new Height Control Area around Rangiora and MRZ-P3

Overview

19. The following is a summary of the Panel's recommended amendments to MRZ-P3, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-P3	Amend the chapeau to the policy so that it reads “Enable development to achieve the character and amenity values and planned built form anticipated for the zone”. Replace “high” with “medium” at the start of clause 1.

Amendments and Reasons

20. The submissions we address here are those of Retirement Villages Association of NZ Inc, Kainga Ora and Bellgrove Rangiora Ltd³ seeking amendments to MRZ-P3. Our particular focus is the submission from Kainga Ora which sought amendments to the policy itself, and inclusion of specific reference to increased height opportunities around the Rangiora Town Centre. Kainga Ora sought a series of amendments to other MRZ provisions to introduce the new height control area.
21. The report author proposed amendments to the chapeau of the policy in response to Kainga Ora’s submission. We agree with his recommended amendment to the start of the chapeau of the policy. However, we preferred Ms Dale’s evidence to include specific reference to the “planned built form” as this language is consistent with the NPS-UD. We also preferred Ms Dale’s evidence that the term “high” at the start of clause 1 should be replaced with “medium” at the start of clause 1, as this is consistent with the focus of this zone.
22. In respect of Kainga Ora’s requested new height control area located around the Rangiora Town Centre, we accept and prefer Mr Wilson’s recommendation to reject the submission. In addition to the reasons offered by Mr Wilson, we also consider that an 18 or 19m height limit would not be consistent with the height limit in the Town Centre Zone, which we note the PDP Hearings Panel has recommended be 15m, with a higher 21m applying to the Residential Height Bonus Area Precinct. We did consider applying a 15m height limit as partial relief to the Kainga Ora submission, however, we ultimately concurred with Mr Wilson in the final recommended provisions he provided to us, that the height limit of 11m (to a maximum of 12m) set through MRZ-BFS4 would be a more appropriate outcome.
23. We therefore recommend that the Kainga Ora submission be accepted in part.

4. New MRZ-P4

Overview, amendment and reasons

24. During the course of the hearing, we questioned the s42A report author whether RLZ-P15, specific to the MDRS, was best located the overarching objectives and policies for all the Residential Zones, or whether it would be better locate in the MRZ objectives and policies. Mr Wilson advised that he considered this policy should be relocated to the

³ V1 67.16, V1 80.42 and V79.7

MRZ Chapter, as new MRZ-P4. He was of the view that this could occur as a minor amendment under Clause 16(2) of Schedule 1.

25. We concur with Mr Wilson that the best location of this policy is within the MRZ Chapter. However, our view is that this is more than a Clause 16(2) amendment. Given that this was an issue raised through the course of the hearing, we recommend that this amendment occurs as a Clause 99 Schedule 1 amendment. We consider no parties will be disadvantaged by the relocation of the policy, and rather it will create a more coherent policy framework.

5. Recommended MRZ-RXX

Overview

26. The following is a summary of the Panel's recommended amendments to the recommended new MRZ-RXX, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-RXX	Amend this to an advisory note, as this is not a rule.

Amendments and reasons

27. The submission we refer to here is that of Waimakariri District Council⁴ which sought a new rule be included to identify that there are additional qualifying matters in other chapters that apply in addition to the Zone provisions. We generally accept this is useful for Plan Users. However, we recommend that this is more appropriately addressed as an Advisory Note, given there are no activity statuses in the recommended table, or default statuses. There is no requirement in the Enabling Act that all rules introduced through an IPI be in the one Medium Density Residential Zone Chapter. We recommend the submission be accepted in part.

6. MRZ-R1

Overview

28. The following is a summary of the Panel's recommended amendments to MRZ-R1, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-R1	Do not include the clause stating "this rule applies to permanently relocated buildings" and the default wording related to district wide provisions.

⁴ V1 47.2

Amendments and reasons

29. The submission we refer to here is that of Waimakariri District Council⁵ which sought that a new clause relating to the default for district-wide matters be included in the default activity column. We recommend that this clause be deleted for the simple reason that this approach is inconsistent with the rest of the PDP as a whole, and with the explanations set out in the “How the plan works” section of the PDP. Accordingly, we recommend that the submission point be rejected.

7. MRZ-R2, MRZ-R17 and MRZ-BFS1 – Residential Units and Multi unit residential development

Overview

30. The following is a summary of the Panel’s recommended amendments to MRZ-R2, MRZ-R17 and MRZ-BFS1, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-R2	Combine clauses 1 and 2 Delete clause 3
MRZ-R17	Delete the rule in its entirety
MRZ-BFS1	Include RESZ-MD7 as being relevant

Amendments and reasons

31. The submission we are considering here is primarily that from Kainga Ora⁶ which sought that MRZ-R2 be deleted as notified and combined with MRZ-R18 and that the reference to multi-unit development is removed. In respect of MRZ-BFS1, they sought that the airport noise qualifying matter be deleted and certainty be given as to how the natural hazards qualifying matter applies. Otherwise, they supported the inclusion of the mandatory matter.
32. Firstly, for the same reasons as we recommend for MRZ-R1, we recommend that clause 3 relating to district-wide matters be deleted.
33. We carefully considered Mr Wilson’s and Ms Dale’s evidence as to whether both MRZ-R2 and MRZ-R17 are required. We preferred Ms Dale’s evidence and her requested relief that these two rules be combined into one rule. Simply, we agree that the rules are duplicative, in that a development involving more than three residential units on site would require a consent under both MRZ-R2 and MRZ-BFS1 as a restricted discretionary activity and under MRZ-R17 as a restricted discretionary activity. The only difference between the two outcomes is the provision of a design certificate is a condition of Rule

⁵ V1 47.1

⁶ V1 80.44 and 80.46

17. We could not find a definition for a design certificate or any description of what this would entail, or how it would be assessed and implemented, and therefore we consider that this condition could not be implemented consistently or enforced. We also noted that where a design certificate is not provided the default is to a discretionary activity, and that the matters of discretion for the rule include RES-MD2 which will require express consideration of the residential design principles, which we consider adequately addresses the deletion of the certificate.
34. With the removal of the requirement for a design certificate, the only other difference is in the matters of discretion, with MRZ-R17 including RES-MD7 and MRZ-BFS1 does not. We consider that the best means of reconciling these is by deleting MRZ-R17 and amending MRZ-BFS1 for where there is more than three residential units to include RES-MD7 as a relevant matter of discretion.
35. Accordingly, we recommend that the Kainga Ora submission is accepted in part.

8. MRZ-R18

Overview

36. The following is a summary of the Panel's recommended amendments to MRZ-R18, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-R18	Delete the clause requiring the provision of a design statement. Delete the default activity status of DIS

Amendments and reasons

37. The submissions we refer to here are those of Retirement Villages Association⁷ which sought that the requirements for a design statement be deleted and the rule amended to be a permitted activity. We agree with Mr Wilson that a permitted activity status is not appropriate for an activity the size and scale of a retirement village, and a restricted discretionary activity status is more appropriate. However, we do agree with the submitter that the requirement for a design statement should be deleted, for the reasons we set out above in respect of residential units. As the removal of the requirement of a design statement was the only condition of the rule, there is no longer a need for a default activity status, so we recommend that the discretionary activity default is deleted. We therefore recommend that these submissions be accepted in part.

⁷ V1 67.20 and 67.21

9. Proposed new rule for Land use within the National Grid Yard/Subdivision Corridor

Overview

38. The following is a summary of the Panel's recommended amendments to the proposed new rule for Land use in the National Grid Yard/Subdivision Corridor, over and above the amendments recommended by the report author:

Provision	Panel recommendations
New rule	Insert the new National Grid Yard/Subdivision Corridor rules as recommended in the Energy and Infrastructure Report and include the reference to the qualifying matter.

Amendments and reasons

39. The submissions we consider here are those from Transpower⁸ which expressed concern that the National Grid Yard is not included as a subdivision corridor, whereas the National Grid subdivision corridor is. We note that they supported SUB-R6 regarding subdivision within the National Grid Yard / Subdivision Corridor.
40. We were confused by Mr Wilson's proposed new rule, in particular its relationship with the rules relating to land use in the Energy and Infrastructure Chapter and the subdivision rule. We note the PDP Panel's recommendations for the Energy and Infrastructure Chapter that the far more detailed rule relating to land use within the National Grid Yard and Corridor be moved to the Zone Chapters.
41. This will introduce a new rule to the Medium Density Residential Chapter and Mr Wilson's recommended rule would become obsolete. We consider that the National Grid Qualifying Matter can extend to this new rule, so that it forms part of the Variation 1 amendments.
42. Further, we were confused in the recommended new rule to the reference to the location of a building platform as being relevant for land use, as it is a matter for subdivision. We also note that there are amendments proposed to SUB-R6 that Ms McLeod for Transpower indicated she was supportive of. This does not change the recommendation in respect of the submission, we simply do not think the recommended change was relevant.

⁸ V1 42.1 and 42.2

10. MRZ-BFS4

Overview

43. The following is a summary of the Panel's recommended amendments to MRZ-BFS4, over and above the amendments recommended by the report author:

Provisions	Panel recommendations
MRZ-BFS4	Amend the default activity status to restricted discretionary and add RES-MD5 as a relevant matter of discretion.

Amendments and reasons

44. The submissions we consider here are from Kainga Ora⁹ which sought that the default activity status for this standard be amended to be consistent with the requirements of the Enabling Act. We concur with Ms Dale for Kainga Ora that a default activity status of restricted discretionary and inclusion of RES-MD5 is appropriate. In respect to the default status, this is set by the Enabling Act and there was no reference to any qualifying matter to amend that activity status. We therefore recommend that the Kainga Ora submission be accepted.
45. We note that in his s42A report, Mr Wilson recommended that a new qualifying matter be introduced to amend the height from the mandatory Enabling Act 11m to 8m, which was in response to a large number of submissions opposing the 11m height. Mr Wilson provided a significant amount of evidence on this matter, including urban design evidence from Mr Graeme McIndoe as well as his own analysis. Kainga Ora provided evidence on this for the hearing, from Ms Jane Rennie, and did not support the reduction in height or the justification provided. However, in his reply report, Mr Wilson changed his recommendation to not amend this standard by introducing a new qualifying matter. We were not provided with any other evidence that would support a reduction in the mandatory 11m, based on a new qualifying matter. We accept Mr Wilson's final position to not amend this standard as he had initially recommended in his s42A report.

11. MRZ-BFS5

Overview

46. The following is a summary of the Panel's recommended amendments to MRZ-BFS5, over and above the amendments recommended by the report author:

⁹ V1 80.5

Provisions	Panel recommendations
MRZ-BFS5	Replace the standard with amendments as notified with the mandatory MDRS setback standard, while retaining the rail setback and strategic and arterial road setback as qualifying matters, and clarifying that the standard does not apply to common walls. Remove RES-MD2 as being a relevant matter of discretion and include RES-MD6 and RES-MD18. Delete Figure MRZ-12.

Amendments and Reasons

47. There were several submissions on this standard, but the one we focus on is that of Kainga Ora¹⁰ which sought that the standard as notified be replaced with the mandatory setback standard from the Enabling Act. They also sought that the rail setback be removed, the National Grid setback be amended, and RES-MD6 being included as a relevant matter of discretion.
48. We could not find any assessment as to why the mandatory standard had not been included in Variation 1 as notified, and there is no qualifying matter associated with the standard as notified to justify why the PDP standard was carried over. We note in her evidence Ms Dale showed a different series of mark-ups to this standard to that included in the original Kainga Ora submission. In comparing these, we could not understand Ms Dale's amendments which deviated from the Enabling Act mandatory requirement, with no discussion on why these were appropriate and where a qualifying matter would enable these amendments. Mr Wilson provided no rationale in his reply report as to why the standard should not be consistent with the mandatory standard. We preferred Kainga Ora's original submission seeking consistency with the Enabling Act standard.
49. We note our agreement with Mr Wilson regarding the rail and strategic and arterial road setbacks. We have recommended including RES-MD18 relating to setbacks from the road and rail as being relevant to support the standard. We have not included reference to the National Grid setback in the standard as proposed in Variation 1, as this is recommended as a standalone rule instead through the PDP Panel's recommendations in the Energy and Infrastructure Chapter. We consider that there is sufficient scope for this to be included as a Variation 1 amendment. We therefore recommend that the Kainga Ora submission be accepted in part.

12. MRZ-BFS6

Overview

50. The following is a summary of the Panel's recommended amendments to MRZ-BFS6, over and above the amendments recommended by the report author:

¹⁰ V1 80.15

Provision	Panel recommendations
MRZ-BFS6	That the standard be deleted in its entirety.

Amendments and reasons

51. The submission we refer to here is that from Kainga Ora¹¹ which sought the removal of this standard in its entirety, for the reason it duplicated the outcomes sought by new BFS11. In its submission, it also states that it also contains additional built form standards controlling front doors and garages that go beyond those included in Schedule 3A, Part 2 of the 'Housing Supply Act' and that are not qualifying matters. Kāinga Ora note the need for a high evidential threshold to justify the inclusion of additional built form standards beyond those specified in the Enabling Act and in the absence of such justification, it seeks the deletion of this standard.
52. We note that in evidence, Ms Dale for Kainga Ora provided an amended version of this standard. Having considered Mr Wilson's s42A report and reply report, and Ms Dale's evidence, we cannot find the justification for this standard or any relevant qualifying matter as to why it should be included, particularly where the mandatory windows to street standard is included in Variation 1 as BFS11. We prefer the position set out in Kainga Ora's original submission and we recommend that this standard be deleted in its entirety.

13. MRZ-BFS7 and Table RSL-1 Qualifying Matters – Sunlight Access

Overview

53. The following is a summary of the Panel's recommended amendments to MRZ-BFS7, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-BFS7	Delete RES-MD2 as a matter of discretion

Amendments and reasons

54. The submission we consider here is that from Kainga Ora¹² which sought deletion of RES-MD2 as a matter of discretion. We concur with Kainga Ora and Ms Dale's evidence that RES-MD2 is too broad in scope to be appropriate to the assessment of an infringement to the Height in relation to boundary control.
55. We also need to discuss Mr Wilson's recommended amendment to replace this standard with the PDP standard, which he introduced as an option through his Reply Report. He had not recommended any amendments to this standard through his s42A report. Mr Wilson sets out in his Reply Report that he had changed his recommendation to amend

¹¹ V1 80.18

¹² V1 80.2

the height standard in his s42A report to instead amend the height in relation to boundary standard, as being a more appropriate response to ensure winter sunlight access for neighbouring properties. Mr Wilson went on to provide in-depth analysis why this may be an appropriate response.

56. While we appreciate the level of analysis provided by Mr Wilson, we are not comfortable that introducing the new sunlight access qualifying matter he proposes and amending BFS7 is consistent with either natural justice or fair process. These changes were not signalled in the s42A report, were not discussed before the Panel at the hearing, and no parties have had the opportunity to comment on their appropriateness. Further, no submitters sought the amendments recommended by Mr Wilson.
57. We are aware of our powers under Clause 99 of Schedule 1 that we can amend provisions that were not submitted on; however, in our opinion, this amendment was not raised in the course of the hearing and including it as a new qualifying matter at this stage would have substantial implications that other parties would have no right to appeal on. We were also made aware that neither of the neighbouring Tier 1 councils had introduced a qualifying matter that would amend the mandatory Enabling Act standard as Mr Wilson recommends, meaning that there would be different approaches to height in relation to boundary between neighbouring councils in the same general location. We consider that amending the standard as proposed by Mr Wilson would be inconsistent with the outcome sought by the Government through the Enabling Act. We therefore do not support this recommended new qualifying matter.

14. MRZ-BFS8

Overview

58. The following is a summary of the Panel's recommended amendments to MRZ-BFS8, over and above the amendments recommended by the report author:

Provision	Panel recommendations
MRZ-BFS8	Delete RES-MD2 as a matter of discretion

Amendments and reasons

59. The submission we are considering here is that from Kainga Ora¹³ which identified that this standard is an additional built form standard not included in the Enabling Act. As such it requires a high evidential threshold for inclusion. In saying that, Kainga Ora sought amendments to the rule to simplify it so it is not restrictive, and that it should only apply to the road boundary and not those with walk and cycle ways. They also sought deletion of RES-MD2 as not being appropriate for fence issues.
60. In his s42A report, Mr Wilson sets out his position that fencing is not a matter that affects density and is therefore out of scope of the MDRS (Enabling Act). We concur with Mr Wilson that this standard does not impact on housing density and can be included as a

¹³ V1 80.22

standard. We do not support the amendments sought by Kainga Ora to the body of the standard through their submission. However, we do support deletion of RES-MD2 as we agree with Kainga Ora that it is too broad and wide-ranging for consideration of a breach of a standard relating to a fence. We therefore recommend that the Kainga Ora submission be accepted in part.

15. RES-MD2

Overview

61. The following is a summary of the Panel's recommended amendments to RES-MD2, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD2	Delete the reference to road and rail setbacks from clause 2a.

Amendments and reasons

62. The submissions we consider here are those of Kainga Ora¹⁴ which sought that RES-MD2 be replaced with more concise and succinct matters of discretion, with suggested wording provided. Mr Wilson summarised their relief sought as being:
- Reflect the intent of the RMA and 'NPS-UD',
 - Clearly state the outcomes intended, and provide for design innovation and choice,
 - Achieve nationally consistent urban design principles as matters of discretion.
 - Apply only to the development of four or more units.
 - Reflect the anticipated context rather than the receiving environment,
 - Reduce the number of matters to 5-6, and
 - avoid duplication with other matters of discretion applying to MRZ.
63. Mr Wilson recommended the submission be rejected simply on the grounds that "the MDRS does not prescribe the matters of discretion". We were not particularly assisted by this advice from Mr Wilson as to how to approach Kainga Ora's submission.
64. We note that the only amendment proposed through Variation 1 to this matter of discretion was the inclusion of reference to the impacts of rail and road setbacks. However, as is evident by our other recommendations, we have recommended accepting Kainga Ora's request to remove RES-MD2 as being a relevant matter of discretion from all built form standards excluding MRZ-BFS1 relating to more than three residential units. This is because we consider it is relevant to density, so that is not really a built form standard. We have also recommended removal of the reference to the road and rail setbacks as being unnecessary given the inclusion of new MD18 which is specific for any infringements to MRZ-BFS5.
65. We therefore recommend that Kainga Ora's submission be accepted in part.

¹⁴ V1 80.52

16. RES-MD12

Overview

66. The following is a summary of the Panel's recommended amendments to RES-MD12, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD12	Amend clause 1 to refer to natural light only Amend clause 2 to include reference to the visual and landscape quality of the outlook space Amend clause 4 to remove reference to on the same or adjacent sites Introduce new clause 5 to allow consideration of additional outlook spaces

Amendments and reasons

67. The submission we are considering here is that from Kainga Ora¹⁵ which sought amendments to remove subjectivity in the terms used and to ensure that the focus of the matters is on outlook space rather than access to sunlight. They noted in particular that access to natural sunlight on the shortest day of the year would simply not be possible for a south-facing habitable space.
68. In his s42A report, Mr Wilson recommended that clause 3 be deleted and replaced with a new clause relating to habitable rooms having an outlook and sense of space. We agree that clause 3 should be deleted but consider that "sense of space" is a very subjective clause and do not recommend its inclusion.
69. In respect to the other matters, we noted Mr Wilson's response to Kainga Ora's requested amendments in his Reply Report focussed on access to direct sunlight. We find ourselves confused by this response, because as Kainga Ora points out in their submission, this matter of discretion relates specifically to outlook spaces from habitable rooms, and it may not always be possible to orientate habitable spaces to access natural sunlight. Further, the standard to which this matter of discretion relates has no requirement that a habitable room or the outlook space itself accesses natural light; it is rather about ensuring that rooms have an outlook. Having considered Ms Dale's evidence for Kainga Ora, we largely prefer her requested amendments to MD12 as being more appropriate to the standard. Accordingly, we recommend that the Kainga Ora submission be accepted in part.

¹⁵ V1 80.22

17. RES-MD14

Overview

70. The following is a summary of the Panel's recommended amendments to RES-MD14, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD14	Delete clause 1d relating to heat effects Delete clause 2 in respect to CPTED

Amendments and reasons

71. The submission we are considering here is that from Kainga Ora¹⁶ supported by the evidence of Ms Dale, that sought deletion of clauses 1d and 2. In respect of clause 1d, Ms Dale stated that she was not clear on what expert assessment would be required to address this matter, and requiring it to be addressed could be disproportionate in terms of the cost burden. She also expressed it would be uncertain as to how a processing planner would assess this, and further that there is no justification in the s32 evaluation report for its inclusion or appropriateness. In respect of clause 2, her position is that it relates more to building design considerations than landscaping.

72. Again, we found Mr Wilson's advice in his s42A report that "the MRDS does not prescribe matters of discretion" unhelpful. This was a new matter of discretion proposed through Variation 1 and we would have anticipated a more in-depth evaluation. In his Reply Report, Mr Wilson sets out the following statement:

I note that the proposed removal of the CPTED principle clause is inconsistent with what Kainga Ora seek in RES-MD2, which is to add this factor. What Kainga Ora appear to be stating is that on-site landscaped areas should not consider this factor, except that the design principles for the site should consider it. I consider that the drafting is inconsistent and not integrated. As for anticipated amenity, versus residential amenity, I note that it is the objectives and policies for the zone that set out what the purpose of the zone is, and these would be used to assess the future environment.

73. We did not understand this statement from Mr Wilson. This matter of discretion relates to the built form standard for a landscaped area, rather than the design of a new built development. We prefer Ms Dale's advice that these clauses are either not commensurate or appropriate for the landscaped areas standard and recommend that they be deleted. In the case of clause 1d, we agree with Kainga Ora that it is not supported by any policy direction and nor by the s32 evaluation report. We recommend that Kainga Ora's submission be accepted.

¹⁶ V1 80.55

18. RES-MD17

Overview

74. The following is a summary of the Panel's recommended amendments to RES-MD17, over and above the amendments recommended by the report author:

Provision	Panel recommendations
RES-MD17	Amend clause 1 to refer to the anticipated built form of the surrounding environment Delete clause 2

Amendments and reasons

75. The submission we are considering here is that from Kainga Ora¹⁷ which sought that clause 1 be amended to refer to the anticipated built form of the area and clause 2 be deleted as not being relevant to building coverage, as the provision of outdoor living space is the subject of a separate built form standard.
76. Again, we were not assisted by Mr Wilson's response in his s42A report, which was the same as for RES-MD14. We also found his response in his Reply Report that "it is the objectives and policies for the zone that set out what the purpose of the zone is, and these would be used to assess the future environment" to be off point.
77. We prefer Kainga Ora's submission and Ms Dale's evidence and amended drafting. We have slightly amended Ms Dale's recommended wording so that the reference is to the surrounding environment, rather than zone in particular. Otherwise, we recommend that the submission be accepted in part, with clause 1 amended and clause 2 deleted, for the reasons given by Kainga Ora.

19. Rezoning requests

78. There are a few matters that require consideration in respect to the rezoning requests. Through Variation 1, the Council recommended rezoning two of the new Development Areas proposed in the PDP to Medium Density Residential applying the MDRS. There were several other submissions seeking rezoning, which had also sought rezoning through the PDP. Those seeking rezoning sought application of the Medium Density Residential Zoning. We also address the submissions that sought rezoning through the PDP, but did not lodge submissions on Variation 1, and were not identified for rezoning through Variation 1.
79. In respect of the rezoning requests that did not seek rezoning through Variation 1 and were not identified through Variation 1 for rezoning, one of the complicated issues at play is the potential for the Council potentially needing to have two different versions of the Medium Density Residential Zone, firstly for those sites that only sought rezoning

¹⁷ V1 80.58

through the PDP to General Residential Zone or to Medium Density Zone under the PDP, and secondly for those that were subject to Variation 1 as notified and would be subject to the Variation 1 version of the Zone. We consider this would be a very undesirable outcome. This was a matter raised through the hearing and addressed through the Reply Report.

80. These sites were located immediately adjacent to land proposed to be rezoned as Medium Density under Variation 1 and if they had already been zoned as General Residential in the PDP, they would have been rezoned as Medium Density in accordance with the Enabling Act and the criteria set out in the s32 evaluation report for Variation 1. For that reason, we find that there would be little to no mischief with rezoning those sites as Medium Density under Variation 1, using Clause 99 of Schedule 1.
81. The other matter we raise here concerns the submissions seeking rezoning of new greenfield areas through both the PDP and through Variation 1, which weren't the subject of Variation 1. In his s42A report, relying on advice from Council's Counsel, Mr Wilson recommended that these rezonings be rejected on the basis of not being within the scope of Variation 1. Following our questions through the hearing and listening to the legal representations from submitters for the rezoning requests, and to our questions for the Reply Report, Mr Wilson provided recommendations to accept the rezoning requests, should we prefer Mr Fowler's approach. It was unclear to us in doing so whether Mr Wilson had changed his recommendation as to whether the rezoning submissions should be accepted. We were advised through the hearing process that Selwyn District Council had accepted rezoning requests through their Variation 1, which did not form part of Variation 1.
82. On balance we preferred Mr Fowler's legal submissions to Mr Wilson's s42A recommendations. Variation 1 was a change to the PDP as notified, and we agree with Mr Fowler that the Clearwater and Machine Motors cases he cited provide scope for submitters to seek rezoning requests where the relevant scope tests are met. In respect to those cases, we note that Variation 1 also included the rezoning of two of the new Development Areas included in the PDP. We agree with Mr Fowler that their inclusion effectively opens the scope door for submitters to seek inclusion of new development areas in Variation 1 that were also sought through submissions on the PDP and noting that the Selwyn PDP Panel did the same. This is particularly the case given the purpose of an IPI is to give effect to the Enabling Act and introduce the mandatory MDRS and rezone land to medium density residential as appropriate.
83. We also observe that, to not adopt Mr Fowler's position would result in a perverse outcome where the new Development Areas approved solely under the PDP submissions were subject to a different zoning to those Development Areas, and other existing urban areas, subject to Variation 1. We agree that there is very little mischief in accepting these rezoning requests, and that we have scope to do so under clause 99 of Schedule 1.

20. Other matters and consequential changes

84. In our review of the other chapters amended through Variation 1, we identified that the Council had proposed that the maximum height limit in both the LCZ (LCZ-BFS1) and the NCZ (NCZ-BFS1) be increased to 11m. We noted that the PDP Hearings Panel for CMUZ has recommended that the heights in both these zones be increased to 12m. There were no submissions seeking a greater height be applied to these two built form standards through Variation 1. We raised the issue of heights in the commercial and mixed-use zone chapters with Mr Wilson through the hearing process. He did not provide us with any advice; however, as it was raised during the hearing, we are comfortable that clause 99 of Schedule 1 applies and that we can recommend that the 12m height limit, as recommended through the PDP, applies to both these zones.

21. Conclusion

85. For the reasons summarised above, we recommend the adoption of a set of changes to the Variation 1 provisions as notified, to be consolidated with the PDP Chapters. Our recommended amendments are shown in Appendix 2.
86. 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.

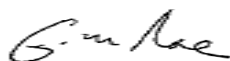
Signed by the Hearings Panel



Allan Cubitt



Gina Sweetman (Chair)



Gary Rae



Megen McKay

12 June 2025

Appendix 1:**Submitter attendance and tabled evidence for Variation 1, Hearing Stream 7B**

Attendee	Speaker	Submitter No.
Council reporting officer	Peter Wilson	N/A
Kelvin Ashby	Kelvin Ashby	V1 20
Carolina Homes Limited, Allan Downs Limited, Townsend Fields Limited	Claire McKeever	V1 58
Ken Fletcher	Ken Fletcher	V1 74
Transpower New Zealand Limited	Ainsley McLeod	V1 42, V1 FS 2
Canterbury Regional Council	Victoria Watt	V1 64
Momentum Land Limited	- Mark Allan - Richard Withy - Shane Fairmaid - M Perpick	V1 43
Mike Greer Homes NZ Limited	Patricia Harte	V1 13
Kainga Ora	- Clare Dale - Jane Rennie - Timothy Heath - Joshua Neville	V1 80, FS 23
Tabled Evidence		
Kiwirail Holdings Limited	Michelle Grinlinton-Hancock	V1 51, V1 FS 10
Fire and Emergency NZ	Kate Oranje	303, V2 67

Submitter attendance and tabled evidence for Variation 1 component of airport noise - Hearing Stream 10A

Attendee	Speaker	Submitter No.
Council reporting officer	Peter Wilson	
Momentum Land Limited and Mike Greer Homes NZ Limited	- John Clarke - Brian Putt - Fraser Colegrave - Patricia Harte - William Reeve - C Fowler - M Perpick	V1 13, V1 FS 11
Christchurch International Airport Limited	- Charlotte Clark - John Kyle - Laurel Smith - Jo Appleyard - M Davidson	V1 81, FS 15
Table evidence		
N/A	N/A	N/A

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

Appendix 2: (1) General Objectives and Policies RESZ CONSOLIDATED PDP AND V1

Appendix 2: (2) Relationships between spatial layers CONSOLIDATED PDP AND V1

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General Objectives and Policies for all Residential Zones

Introduction

The purpose of the chapter is to provide for and manage activities within new and existing residential areas. These areas include the existing settlements throughout the District, as well as the larger urban environments of Oxford, Rangiora, Kaiapoi, Woodend and Pegasus. It also addresses activities taking place in the rural residential areas for the District, which are incorporated within the Large Lot Residential Zone.

This chapter contains objectives and policies relating to the:

- General Residential Zone;
- Medium Density Residential Zone;
- Settlement Zone; and
- Large Lot Residential Zone.

The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is¹ located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very² low density rural residential living opportunities with an open, spacious character.

In the towns and settlements, provision is made for a range of community activities that have a benefit by being located within Residential Zones so they are accessible. The range of activities provided for in the Large Lot Residential Zone is more restricted, given that its primary role is for rural residential living.

The objectives and policies set out below apply to all Residential Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
RESZ-O1	Residential growth, location and timing Sustainable residential growth that: 1. provides more housing in appropriate locations in a timely manner according to <u>growth needs demand in the short, medium and long term</u>³; 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment of existing Residential Zones.
RESZ-O2	Residential sustainability

¹ Kainga Ora [325.191].

² Rick Allaway and Lionel Larsen [236.14].

³ Kainga Ora [325.192].

	Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.
RESZ-O3	Residential form, scale, design and amenity values <u>Residential development is of a A⁴ form, scale and design of development⁵ that:</u> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on ~~the surrounding environment~~ <u>amenity values that will change over time as the zones are developed.</u>⁶
RESZ-O4	Non-residential activities Small-scale non-residential activities that take place in residential areas support the function of local communities.
RESZ-O5	Housing choice Residential Zones provide for the needs of the community through: 1. a range of residential ~~unit types~~ <u>activities</u>⁷; and 2. a variety of residential unit densities.
Policies	
RESZ-P1	Design of development New development in residential areas is well designed and laid out, including by: 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated; 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative

⁴ Kainga Ora [325.194].

⁵ Kainga Ora [325.194].

⁶ Kainga Ora [325.194].

⁷ Oranga Tamariki [278.5].

	arrangements for open space (either within the site or within close proximity to the site).
RESZ-P2	Multi-unit residential development Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by: 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in residential unit sizes within a development to support housing choice.
RESZ-P3	Safety and well-being Provide for safety and well-being by: 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces: a. access — safe movement and connections; b. surveillance and sightlines — see and be seen; c. layout - clear and logical orientation; d. activity mix — eyes on the street; e. sense of ownership — showing a space is cared for; f. quality environments - well designed, managed and maintained environments; g. physical protection — using active security measures; and 2. ~~providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage limiting signs and managing~~⁸ the impacts of on-site traffic generation ~~to minimise impacts on neighbouring properties and road networks, and minimise and the~~ adverse effects of noise and light, ~~particularly in night time hours~~⁹. 3. <u>encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u>¹⁰
RESZ-P4	Sustainable design

⁸ Kainga Ora [325.199].

⁹ Kainga Ora [325.199].

¹⁰ V1 as notified

	In relation to design of buildings in Residential Zones, encourage and advocate for: 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, ~~-, in particular in relation to retirement village living and~~¹¹ ~~minor residential units~~¹².
RESZ-P5	Residential Commercial Precinct Enable additional commercial activity to establish in the Residential Commercial Precinct where: 1. it assists the supply of commercial space for Rangiora town centre; and 2. effects on any adjacent residential activity are minimised.
RESZ-P6	Non-residential activities Non-residential activities are provided for in a manner that: 1. <u>Avoids quarry, landfill, cleanfill, mining or dam activities within urban areas</u>¹³. 2. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 3. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 4. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: a. community facilities; b. educational facilities; ~~and~~ c. childcare facilities-; <u>and</u> d. <u>emergency service facilities</u>.¹⁴
RESZ-P7	Commercial activity in the General Residential and Medium Density Residential Zones Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that: 1. are of a scale that is ancillary to residential use; or 2. provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or 3. are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and 4. do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.
RESZ-P8	Housing choice Enable a range of residential unit types, sizes and densities where: 1. good urban design outcomes are achieved; ~~and~~

¹¹ Summerset [207.26].

¹² Kainga Ora [325.200].

¹³ Fulton Hogan [41.33].

¹⁴ Fire and Emergency NZ [303.51]

	2. development integrates with surrounding ~~residential areas and~~¹⁵ infrastructure; ~~and~~; 3. <u>housing is designed to meet the day-to-day needs of residents.</u>¹⁶
RESZ-P9	Commercial activity in the Settlement Zone Provide for limited scale and type of commercial activity in the Settlement Zone in order to: 1. maintain or enhance the character of the surrounding settlement; and 2. manage adverse effects on the amenity values of adjacent residential sites from structures, signs, glare, light spill, noise and hazardous substances.
RESZ-P10	Retirement villages Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where: 1. <u>they are</u>¹⁷ consistent with good urban design <u>outcomes</u>¹⁸, including external design; and 2. integration with any adjacent residential activity, the transport system, roads and parking is achieved.
RESZ-P11	Minor residential units Provide for a minor residential unit, which includes a tiny home, to facilitate residential choice and flexibility, while: 1. ensuring that the minor residential unit is subservient to the principal residential unit on the site it is located; and 2. the minor residential unit maintains the amenity values of the residential activity through provision of outdoor living space.
RESZ-P12	Outline development plans Use and development of land subject to an ODP shall: 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); 2. ensure that development: a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; 3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.
RESZ-P13	~~Location of higher density development~~ ~~Locate higher density housing to support and have ready access to:~~ ~~1. commercial business areas, community facilities and open space; and~~ ~~2. public transport and well-connected walkable communities.~~¹⁹
RESZ-P14	Development density

¹⁵ Kainga Ora [325.204].

¹⁶ V1 as notified

¹⁷ RMA Schedule 1 Clause 16(2)

¹⁸ Summerset [207.27].

¹⁹ Kainga Ora [325.206].

	Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows: 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints <u>that make compliance impractical</u>,²⁰ then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.
RESZ-P15	Medium-Density Residential Standards ~~Apply the Medium-Density Residential Standards across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).~~^{21 22}

²⁰ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

²¹ V1 as notified

²² RMA Schedule 1 Clause 99

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

[Resource Management \(Enabling Housing Supply and Other Matters\) Amendment Act](#)

[Qualifying matters and legal effect](#)

[The Resource Management \(Enabling Housing Supply and Other Matters Amendment Act requires Tier 1 Councils including the Waimakariri District Council to amend one of their district plans \(operative or proposed\) to enable intensification in urban areas where people want to live and work. The Amendment Act brings forward the implementation of the NPDUD intensification policies by using the ISPP.](#)

[In addition, the Amendment Act introduced MDRS in all Tier 1 urban environments and must be adopted into the District Plan by 20th August 2022. Because the Waimakariri District Council notified its proposed District Plan on 17 September 2021, under Schedule 12, Part 5 of the RMA, these new provisions have been included into the Proposed District Plan. These will enable medium density housing to be built 'as of right' \(at least 3 dwellings of up to 3 storeys per site\) within the Medium Density Residential Zone located in Rangiora, Kaiapoi, Woodend \(including Ravenswood\) and Pegasus, and will have immediate legal effect from the notification date of variation 1 to the proposed District Plan, except for:](#)

- [• More enabling standards under the NPSUD intensification policies than those listed in the MDRS as a permitted activity.](#)
- [• Areas where a qualifying matter has been identified.](#)
- [• New residential zones \(for example, Greenfield development\).](#)
- [• Subdivision rules](#)
- [• New financial contribution provisions](#)

[District wide provisions](#)

[District wide provisions such as \(but not limited to\) rules on earthworks, construction noise, access and lighting will continue to apply because these provisions do not influence density requirements.](#)

[Qualifying matters](#)

[There are areas within the Waimakariri District that have specific characteristics that make it inappropriate to apply the MDRS in full. These characteristics are referred to as 'qualifying matters'. A qualifying matter exists where there is a need to balance the densities and /or other standards of the MDRS against the need to manage those specific characteristics](#)

defined in clause 3.32 of the NPSUD and section 77(l) and 77(o) of the RMA. Where a qualifying matter has been identified, the Waimakariri District Council have amended the densities required by the MDRS to the built form standards, were appropriate to accommodate the 'qualifying matter'.

Note that qualifying matters do not have immediate legal effect

Qualifying matter areas within the Medium Density Residential Zone of Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus are listed in the table below:

Table RSL-1 Qualifying matters

<u>Qualifying matter and area</u>	<u>Legislation</u>	<u>Reasoning</u>
<u>Electricity</u> <u>National grid transmission lines</u> <u>National Grid transmission lines within Medium Density Residential Zone in north-west Rangiora).</u> <u>As defined and mapped in qualifying matter, National Grid Subdivision Corridor and National Grid Yard¹</u>	<u>s.3.32(1)(c) of the NPSUD / s.77l(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>Identifies the location of nationally significant Electricity Distribution Lines within the Medium Density Residential Zones, and avoids potential effects of subdivision and development on the ability to safely and efficiently operate, maintain, develop and upgrade the National Grid, by imposing minimum setbacks and reducing minimum allotment size ensures the safe or efficient operation of nationally significant infrastructure.²</u>
<u>Transport</u> <u>Railway corridors</u> <u>Railway designations adjacent to parts of the Town-Centre³ within Medium Density Residential Zone of Rangiora and Kaiapoi.</u> <u>As mapped in qualifying matter, rail corridors, with a 4m setback from the boundary of the rail corridor</u> <u>Strategic Roads & Arterial Roads</u> <u>Properties Within Medium Density Residential Zone immediately adjoining</u>	<u>s.3.32(1)(c) of the NPSUD / s.77l(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>To ensure the safe and efficient operation of the railway network, and main roads within the Council's Roading Hierarchy.</u>

¹ Transpower [V1 42.1]

² Transpower [V1 42.1]

³ RMA Schedule 1 Clause 16(2)

<u>strategic and arterial roads in Rangiora, Kaiapoi and Woodend), with a 6m setback from the boundary of the road corridor⁴.</u>		
<u>Natural Hazards (urban) Properties within Kaiapoi Urban area within the High Hazard flood overlay. As mapped in qualifying matter, natural hazards</u>	<u>s.3.32(1)(h) of the NPSUD / s.77I(j) of the RMA - any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area.</u>	<u>The management of significant risks from natural hazards, specifically, flooding.</u>
<u>Airport noise – Christchurch International Airport Properties within the Medium Density Residential Zone of Kaiapoi and within the Christchurch International Airport noise contour. As mapped in qualifying matter, airport noise</u>	<u>s.3.32(1)(c) of the NPSUD / s.77I(e) of the RMA — Matter required to ensure the safe or efficient operation of nationally significant infrastructure.</u>	<u>A spatial overlay within Kaiapoi, reducing development within the Christchurch airport noise contour reduce reverse sensitivity issues⁵</u>
<u>Historic Heritage Properties identified as a Heritage listed item within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend). As mapped in qualifying matter heritage building or item</u>	<u>s.3.32(1)(a) of the NPSUD / s.77I(a) of the RMA — Matter of national importance that decision makers are required to recognise and provide for under Section 6.</u>	<u>Identifies the area of a property which contributes to the heritage values of a historical heritage item or items</u>
<u>Notable trees Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees</u>	<u>s.3.32(1)(a) of the NPSUD / s.77I(a) of the RMA— Matter of national importance that decision makers are required to recognise and provide for under Section 6</u>	<u>Identifies a property where a notable tree or trees are located.</u>
<u>Natural character - Waterbody setbacks Properties adjoining a large waterbody within</u>	<u>s.3.32(1)(h) of the NPSUD / s.77I(j) of the RMA- any other matter that makes higher density, as provided for by the</u>	<u>Identifies the significant waterbodies within the district and minimum setbacks are imposed to mitigate sediment</u>

⁴ RMA Schedule 1 Clause 16(2)

⁵ Kainga Ora [V1 80.21]

<u>Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend.</u> <u>As mapped in scheduled natural character freshwater bodies schedule 2, and schedule 3</u>	<u>MDRS or policy 3, inappropriate in an area.</u>	<u>of earthworks and buildings in close proximity to water bodies to preserve their natural character and to recognise their cultural significance to Ngāi Tahu.</u>
Open space — Recreation zone ~~Properties vested as recreation/ or utility reserve and owned by the Waimakariri District Council and located within Rangiora, Kaiapoi, Woodend and Pegasus.~~ ~~As mapped in qualifying matter, open space and recreation zone~~	~~s.3.32(1)(d) of the NPSUD / s.77I(f) of the RMA— open space provided for public use, but only in relation to land that is open space.~~	~~Identifying public space areas, and protecting those areas for public use.⁶~~
Public Access: esplanade reserves ~~Land adjoining waterways within Medium Density Residential Zone, vested in recreation reserve and owned by the Waimakariri District Council and located within Rangiora, Kaiapoi, Woodend and Pegasus.~~ ~~As mapped in esplanade provisions~~	~~s.3.32(1)(d) of the NPSUD / s.77I(f) of the RMA— open space provided for public use, but only in relation to land that is open space:~~	~~The preservation of public access adjoining esplanade reserves⁷~~

⁶ Kainga Ora [V1 80.30,80.32]

⁷ Kainga Ora [V1 80.30,80.32]

SUB - Wāwāhia whenua - Subdivision

Introduction

Subdivision provides a framework for land ownership so that development and activities can take place. Subdivision can take place at a variety of scales, from a boundary adjustment or two-lot subdivision through to larger scale land development incorporating provision of cost effective and sustainable infrastructure and land for other uses such as open space.

Subdivision plays an important role in determining the location and density of development and its effect on the character and sustainability of rural and urban environments. It also implements national direction for urban development and enables land use anticipated by the various zone provisions.

The subdivision process can also include the provision of services for development and activities, including open space, infrastructure and community facilities. The adverse effects of activities are addressed by district wide or zone provisions, however some activities and their effects are managed at the time of subdivision, such as earthworks and the forming of roads.

Subdivision also provides an opportunity to consider matters such as natural hazards, protection and enhancement of riparian margins, rural character, reverse sensitivity, urban design, and the recognition and protection of cultural values.

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 Subdivision include:

- Energy and Infrastructure.
- Transport.
- [Natural Hazards](#).¹
- Special Purpose Zone (Kāinga Nohoanga): how the Subdivision 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 or sites.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.

Objectives	
SUB-O1	Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that:

¹ Environment Canterbury [316.129].

	1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; 3. supports protection of cultural and heritage values, conservation values, <u>indigenous biodiversity values</u>²; and 4. supports community resilience to climate change and risk from natural hazards.
SUB-O2	Infrastructure and transport <u>Subdivision is designed and located in a way that supports the eE³fficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, safe,⁴ well connected transport system for all transport modes.</u>
SUB-O3	Esplanade reserves and esplanade strips Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to: 1. the protection of conservation values; 2. public access to or along rivers and lakes or the coast; or 3. enable public recreational use where it is compatible with conservation values.
Policies	
SUB-P1	Design and amenity Enable subdivision that: 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects ~~on infrastructure~~⁵ including through the use of setbacks; 3. <u>in respect to the National Grid and Major Electricity Distribution Lines:</u> a. avoids ~~subdivision that restricts potential reverse sensitivity effects on them and~~⁶ b. <u>does not compromise</u> their operation, maintenance, upgrading and development ~~of the National Grid~~⁷ 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, <u>anticipated</u>⁸ form and function for the relevant zone.
SUB-P2	Allotment layout, size and dimension Ensure ~~subdivision creates that allotments that layout, size and dimensions~~ ⁹ : 1. in Residential Zones a. <u>enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs reflect the intended pattern of development and are consistent with the purpose, character, amenity values and anticipated form and function for the relevant zone;</u>¹⁰

² Forest and Bird [192.79].³ Mainpower [249.204].⁴ Waka Kotahi [275.28].⁵ Fulton Hogan [41.31], Daiken [145.21], NZPork [169.15]⁶ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94].⁷ Kainga Ora [325.154], Concept Services [230.7] and Transpower [195.94].⁸ Kainga Ora [325.154].⁹ Kainga Ora [325.154].¹⁰ Kainga Ora [325.154]

	~~b. supports the achievement of high quality urban design principles for multi-unit residential development;~~¹⁴ 2. in Rural Zones: a. retains the ability for rural land to be used for primary production activities; and 3. in Open Space and Recreation Zones: a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs. 4. <u>in Commercial and Mixed Use¹², and Industrial Zones:</u> a. <u>provides for the design and operative requirements of anticipated activities.</u>¹³
SUB-P3	Sustainable design Ensure that subdivision design: 1. maximises solar gain, including through: a. road and block layout; and b. allotment size, dimension, layout and orientation; 2. in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and 3. promotes: ~~a. water conservation;~~¹⁴ ~~b. on-site collection of rainwater for non-potable use;~~¹⁵ c. water sensitive design, and d. the treatment and/or attenuation of stormwater prior to discharge, and 4. <u>where appropriate promotes:</u> a. <u>water conservation</u> b. <u>onsite collection of rainwater for non-potable use, and</u>¹⁶ 5. recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties; <u>and</u> 6. <u>recognises and provides for the ability to adapt and respond to the effects of climate change and environmental pressures.</u>¹⁷
SUB-P4	Integration and connectivity Achieve integration and connectivity by ensuring: 1. in urban environments that there is effective integration of subdivision patterns and multi-modal transport connections within new development and to existing development; 2. subdivision on the boundaries between new and existing development is managed to: a. avoid or mitigate significant adverse effects, including reverse sensitivity effects, through the use of setbacks, landscaping to achieve screening, and other methods; and b. continuation of transport and pedestrian or cycle linkages.
SUB-P5	Density in Residential Zones

¹¹ Kainga Ora [325.155].

¹² Ravenswood Developments Limited [347.11].

¹³ Ravenswood Developments Limited [347.11].

¹⁴ Kainga Ora [325.157].

¹⁵ Kainga Ora [325.157].

¹⁶ Kainga Ora [325.157].

¹⁷ Environment Canterbury [316.126].

	Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are ~~no smaller than specified consistent with the character, amenity, and anticipated form and function of~~ ¹⁸ the zone.
SUB-P6	Criteria for Outline Development Plans Ensure that new Residential Development Areas, <u>new General Residential Zones</u>,¹⁹ new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: 1. be prepared as a single plan; and 2. be prepared in accordance with the following: a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development; b. any land to be set aside: i. for community facilities or ~~school~~<u>educational facility</u>²⁰; ii. parks and land required for recreation or reserves; iii. for business activities; iv. the distribution of different residential densities; v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; vi. from development for environmental or landscape protection or enhancement; and vii. from development for any other reason, and the reasons for its protection. c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints <u>that make compliance impractical</u>,²¹ then no less than 12 households per ha; d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained; e. indicate how required infrastructure will be provided ~~and how it will be funded~~²²; f. set out the phasing and co-ordination of subdivision and development; g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including: i. transport connectivity for active, public and other transport modes; ii. connection to any other open space or community facility and other zones; and iii. potential use of open space for stormwater management; i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for

¹⁸ Kainga Ora [325.159].

¹⁹ Waimakariri District Council [367.9].

²⁰ Ministry of Education [277.32].

²¹ Bellgrove Rangiora Ltd [408.36] Richard and Geoff Spark [183.7], Ngai Tahu Property [411.9 and 411.31], J & C Broughton [223.9], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8]

²² Waka Kotahi [275.30].

	designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; k. include any other information which is relevant to an understanding of the development and its proposed zoning; ~~and~~ l. demonstrate that the design will minimise any reverse sensitivity effects;²³ m. <u>demonstrate how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, in accordance with the relevant objectives and policies in the NH - Natural Hazards Chapter, and²³</u> n. <u>identify any indigenous biodiversity values and show how they will be protected and/or maintained in accordance with the relevant objectives and policies in the ECO – Ecosystems and Indigenous Biodiversity Chapter</u>
SUB-P7	Requirements of Outline Development Plans Ensure that subdivision is in accordance with the fixed ~~or~~ <u>and in general accordance with²⁴</u> flexible elements of any relevant ODP.
SUB-P8	Infrastructure Achieve integrated and comprehensive infrastructure with subdivision by ensuring: 1. upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, ~~such as financial contributions, that are proportional to the benefit received²⁵~~; 2. adequate infrastructure provision and capacity to service the scale and nature of anticipated land uses, including: a. wastewater disposal that will maintain public health and minimise adverse effects on the environment, while discouraging small-scale standalone community facilities; b. water supply; c. stormwater management; d. phone, internet and broadband connectivity can be achieved, with new lines being underground in urban environments, except within the Special Purpose Zone (Kāinga Nohoanga); e. electricity supply, with new lines being underground in new urban environments except within the Special Purpose Zone (Kāinga Nohoanga); 3. where reticulated wastewater disposal is available, that any new site is to be provided with a means of connection to the system; and 4. where a reticulated wastewater system is not available, ensure that onsite treatment systems will be installed.
SUB-P9	Access to, protection and enhancement of the margins of water bodies During subdivision development: 1. ensure the protection and enhancement of the margins of water bodies; and 2. maintain the diversity, quality and quantity of any resources valued for mahinga kai through protection or restoration.
SUB-P10	Esplanade reserves and esplanade strips

²³ Environment Canterbury [316.129].

²⁴ Bellgrove [408.23], Richard and Geoff Spark [183.8], J & C Broughton [223.9], R Alloway and L Larsen [236.11], Dalkeith Holdings Ltd [242.8], M Hales [246.9], CA and GJ McKeever [111.28], John Stevenson [162.27], Chloe Chai and Mark McKitterick [256.28], Clampett Investments Limited [284.208], Kainga Ora [325.161], Rolleston Industrial Developments Ltd [326.345], KiwiRail [373.63], and Keith Godwin [418.28].

²⁵ Waka Kotahi [275.31].

	Provide for the creation of esplanade reserves or esplanade strips in areas where there is an actual or potential benefit for access, recreation, conservation or natural hazard mitigation by: 1. identifying water bodies where such reserves or strips will be provided, regardless of subdivision site size; 2. recognising that provision of other areas that provide public benefit will be desirable; and 3. providing for minimum site sizes to be calculated as if any esplanade reserve resulting from the subdivision was part of the overall subdivision area.

Activity Rules

SUB-R1	Boundary adjustment	
All Zones	Activity status: CON Where: 1. SUB-S~~21~~²⁶ to SUB-S18 are met. Matters of control are restricted to: - SUB-MCD1 - Allotment area and dimensions - SUB-MCD2 - Subdivision design - SUB-MCD3 - Property access - SUB-MCD5 - Natural hazards Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R2	Subdivision	
All Zones Commercial and Mixed Use Zones Rural Zones Industrial Zones Open Space and Recreation Zones Special Purpose Zones Large Lot Residential Zone General Residential Zone	Activity status: CON Where: 1. SUB-S1 to SUB-S18 are met, ~~except where:~~ ~~a. the allotment is for any unstaffed infrastructure, accessway or road;~~ ~~b. the subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, and where only SUB-S5 will apply;~~ ~~c. the subdivision site is a reserve created under the Reserves Act 1977;~~	Activity status when compliance not achieved: as set out in the relevant subdivision standards

²⁶ Waimakariri District Council [367.14].

Settlement Zone²⁷	~~or any esplanade reserve allotment; or~~ d. ~~otherwise specified in this chapter.~~²⁸ Matters of control/discretion are restricted to: SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD4 - Esplanade provision SUB-MCD6 - Infrastructure SUB-MCD7 - Mana whenua SUB-MCD8 - Archaeological sites SUB-MCD10 - Reverse sensitivity SUB-MCD13 - Historic heritage, culture and notable trees Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.	
Medium Density Residential Zone	1. <u>SUB-S1 to SUB18 are met, except where:</u> a. <u>the allotment is for any unstaffed infrastructure, accessway or road;</u> b. <u>the subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, and where only SUB-S5 will apply;</u> c. <u>the subdivision site is a reserve created under the Reserves Act 1977, or any esplanade reserve allotment; or</u>	<u>Activity status when compliance not achieved: as set out in the relevant subdivision standards for SUB-S1 to SUB-S18.</u> <u>Activity status when compliance not achieved with SUB-R2(2a): DIS</u> <u>Activity status when compliance not achieved with SUB-R2(2b): DIS³²</u>

²⁷ V1 as notified

²⁸ Transpower [195.95].

³² V1 as notified

d. where otherwise specified in this chapter.

2. Either:

a. for every site with an existing residential unit, either:

i. the subdivision does not increase the degree of any non-compliance with the built form standards of this zone; or

ii. land use consent for the non-compliance has been granted.

b. for every site without an existing residential unit, either:

i. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or

ii. Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building

- square not less than 8mx15m²⁹
- iii. every site (including sites that are subject to a legal mechanism restricting the number of residential units which can be erected):
1. is practicable to construct as a permitted activity a residential unit; and
 2. complies with the built form standards of this zone for each residential unit constructed; and
 3. Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building square not less than 8mx15m
 4. No vacant allotments are created³⁰

²⁹ Carolina Homes et al [V1 58.8]

³⁰ Carolina Homes et al [V1 58.8]

	<u>For the purpose of 3(a)(i), if a subdivision is proposed between residential units that share a common wall, the requirements as to height in relation to boundary in the district plan do not apply along the length of the common wall.</u> <u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.³¹</u>	
SUB-R3	Subdivision within the Liquefaction Overlay	
Liquefaction Overlay	Activity status: CON Where: - a building platform is identified on the subdivision plan; and - SUB-S1 to SUB-S18 are met. Matters of control are restricted to: Matters of control listed in SUB-R2 SUB-MCD12 - Liquefaction hazard overlay	Activity status when compliance with SUB-R3 (1) not achieved: NC Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards
SUB-R3a³³	Subdivision to Update Cross Leases, Company Leases Plans, and Unit Title Plans	
All Zones	Activity status: CON Where: <u>Every title or leased area³⁴ has legal access to a road, and that access is not obtained by crossing a railway line;</u> <u>Every title or leased areas is supplied with a potable water supply;</u> <u>Every title or leased area is supplied with a connection to a reticulated wastewater network, where available³⁵.</u> Matters of control are restricted to:	Activity status when compliance not achieved not achieved: NC³⁷

³¹ V1as notified

³³ Eliot Sinclair [233.1].

³⁴ Eliot Sinclair [233.1].

³⁵ Eliot Sinclair [233.1].

³⁷ Eliot Sinclair [233.1].

	<u>SUB-MCD1 – Allotment area and dimensions</u> <u>SUB-MCD3 – Property access</u> <u>SUB-MCD5 – Natural Hazards</u> <u>SUB-MCD6 – Infrastructure</u> <u>SUB-MCD11 – Effects on or from National Grid and Major Electricity Distribution Lines³⁶</u> <u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u>	
SUB-R4	Subdivision within flood hazard areas	
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay Coastal Flood Assessment Overlay	Activity status: RDIS Where: <u>An allotment is intended to accommodate a natural hazard sensitive activity.</u>³⁸ a building platform is identified on the subdivision plan; and - if located within the non-urban flood assessment overlay, the building platform is not located within a high flood hazard area; and - if located within the coastal flood assessment overlay, the building platform is not located within a high coastal flood hazard area; and - SUB-S1 to SUB-S18 are met.  Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD5 - Natural Hazards	Activity status when compliance with SUB-R4 (1) not achieved: NC Activity status when compliance with SUB-R4 (2) or SUB-R4 (3) not achieved: NC Activity status when compliance with SUB-R4 (4) not achieved: as set out in the relevant subdivision standards
	Advisory note:	

³⁶ Mainpower [249.100]³⁸ Nicholas Hoogeveen [202.3].

	A Flood Assessment Certificate issued in accordance with NH-S1 will confirm if the site is located within a high hazard area.	
SUB-R5	Subdivision containing a site or area of significance to Māori	
Wāhi Tapu Overlay Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay	Activity status: RDIS Where: SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD7 - Mana whenua Notification An application for a restricted discretionary activity under this rule is precluded from being notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga where the consent authority considers this is required, absent its written approval.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R6³⁹	Subdivision within the National Grid ~~Yard~~ <u>Subdivision Corridor</u>	

³⁹ Transpower [195.96].

Qualifying matter - ~~N~~ational ~~G~~rid subdivision corridor / ~~N~~ational Grid Yard	Activity status: RDIS <u>National Grid subdivision corridor / National Grid Yard</u> <u>Where:</u> 1. <u>a building platform is identified on the subdivision plan that is ~~inside~~ outside of the National Grid Yard Subdivision Corridor, to be secured by way of a consent notice; and</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> <u>Matters of discretion are restricted to:</u> <u>Matters of control/discretion listed in SUB-R2</u> <u>SUB-MCD101 - Effects on or from the National Grid and Major Electricity Distribution Lines</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly and limited notified</u> ⁴⁰	Activity status when compliance not achieved: NC
<u>National Grid Yard Overlay</u>	~~Activity status: RDIS~~ ~~-~~ ~~<u>Where:</u>~~ ~~3. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice; and~~ ~~4. SUB S1 to SUB S18 are met.~~ ~~<u>Matters of discretion are restricted to:</u>~~ ~~• Matters of control/discretion listed in SUB-R2~~ ~~• SUB-MCD110 - Effects on or from the National Grid~~ ~~<u>Notification</u>~~	~~Activity status when compliance with SUB-R6 (3) not achieved: NC~~ ~~-~~ ~~Activity status when compliance with SUB-R6 (4) not achieved: as set out in the relevant <u>subdivision</u> standards~~

⁴⁰ Mainpower [249.100]

	An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower New Zealand Limited, where the consent authority considers this is required, absent its written approval.	
SUB-R7	Subdivision of a site containing a historic heritage item or heritage setting, or notable tree	

Heritage Building or Item Overlay Heritage Area Overlay Notable Trees Overlay	Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD13 - Historic heritage and notable trees	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R8	Subdivision to create a bonus allotment	
Rural Zones	Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 ECO-MD3 - Bonus allotment or bonus residential unit	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R9	Subdivision	
Outstanding Natural Feature and Landscape Overlay Significant Natural Areas (SNA) Overlay Fault Awareness Overlay	Activity status: DIS Where: 1. SUB-S1 to SUB-S18 are met.	Activity status when compliance not achieved: as set out in the relevant subdivision standards
Ashley Fault Avoidance Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
SUB-R10	Subdivision	
General Rural Zone	Activity status: NC Where: 1. subdivision creates an allotment with a minimum allotment area less than 20ha, except where a subdivision takes place to accommodate infrastructure.	Activity status when compliance not achieved: N/A

SUB-R11	Subdivision resulting in an allotment that is less than 4ha within the 50dBA Ldn noise contour for Christchurch International Airport	
Rural Lifestyle Zone within the 50 dBA Ldn Noise Contour for Christchurch International Airport	Activity status: NC	Activity status when compliance not achieved: N/A

SUB-R12⁴¹	Subdivision within the Special Purpose Zone (Rangiora Airfield)	
<u>Special Purpose Zone (Rangiora Airfield)</u>	<u>Activity status: RDIS</u> <u>Where:</u> 1. <u>SUB-S1-S18 are met.</u> 2. <u>A resource consent application made under this rule shall include a condition to be specified in a consent notice or other appropriate legal instrument to be registered against the record of title for the land specifying that:</u> a. <u>All residential activity within Activity Area A must be associated with an airfield related activity on the same site.</u> b. <u>All new noise sensitive land uses must enter into a no-complaints covenant in favour of the Waimakariri District Council.</u> <u>Matters of control/discretion are restricted to:</u> <u>SUB-MCD1 - Allotment area and dimensions</u> <u>SUB-MCD2 - Subdivision design</u> <u>SUB-MCD3 - Property access</u> <u>SUB-MCD4 - Natural hazards</u> <u>SUB-MCD6 - Infrastructure</u> <u>SUB-MCD7 - Mana whenua</u> <u>SUB-MCD8 - Archaeological sites</u> <u>SUB-MCD9 – Airport and aircraft noise</u> <u>SUB-MCD10 - Reverse sensitivity</u>	<u>Activity status when not achieved with SUB-R12(1): DIS</u> <u>Activity status when not achieved with SUB-R12(2): PR</u>

⁴¹ Daniel Smith [10].

	<u>SUB-MCD13 - Historic heritage, culture and notable trees</u> <u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u>	

SUB-R6A Subdivision and Major Electricity Distribution Lines		
<u>All Zones</u>	<u>Activity status: RDIS</u> <u>Where:</u> 1. <u>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u> a. <u>is located on the same site as a Major Electricity Distribution Line; or</u> b. <u>adjoins a Major Electricity Distribution Line located in the road reserve on the same side of the road as the site being subdivided; and</u> c. <u>a building square for a building or structure is positioned at least 6m from the:</u> i. <u>Centreline of the major electricity distribution lines as shown on the planning maps; and</u> ii. <u>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> <u>Matters of discretion are restricted to:</u> • <u>Matters of control listed in SUB-MCD11 – Effects on or from the National Grid and Major Electricity Distribution Lines</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 MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.⁴²</u>	
		<u>Activity status when compliance with SUB-R6A not achieved: NC</u> <u>Activity status when compliance with SUB-R6A (2) not achieved: as set out in the relevant subdivision standards.</u>

⁴² Mainpower [249.100]

Subdivision Standards

SUB-S1 Allotment size and dimensions	
1. All allotments created shall comply with Table SUB-1.	Activity status when compliance not achieved: 1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS 2. In any other zone: NC

Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

- a) For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.
- b) The subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, are exempt from the minimum site sizes in Table SUB-1⁴³
- c) Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones, and Residential Zones and the Special Purpose Zone (Rangiora Airfield)⁴⁴ shall be the net site area.
- d) Allotments for unstaffed infrastructure, accessway or road,⁴⁵ excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.
- e) Allotments for a reserve created under the Reserves Act 1977 or any esplanade reserves allotment, are exempt from the minimum, site sizes in Table SUB-1.⁴⁶

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
<i>Residential Zones</i>			
Large Lot Residential Zone	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
General Residential Zone	500m ² <u>No minimum where a land use consent (where required) and/or building consent have been submitted and approved</u> ⁴⁷	15m x 15m	15m
<u>Medium Density Residential Zone</u>	200m² <u>n/a</u>	<u>n/a</u>	<u>n/a</u>

⁴³ Transpower [195.95].

⁴⁴ Daniel Smith [10.1].

⁴⁵ Transpower [195.95].

⁴⁶ Transpower [195.95].

⁴⁷ Kainga Ora [325.166]

(without qualifying matters)	for the purpose of the construction and use of residential units No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved⁴⁸		
Medium Density Residential Zone (with qualifying matter - airport noise)⁴⁹	200m² (except if subject to qualifying matter - natural hazards)⁵⁰	n/a	n/a⁵¹
Medium Density Residential Zone (with qualifying matter - natural hazards)⁵²	Kaiapoi Area A 200m² Kaiapoi Area B 500m²⁵³	n/a	n/a
Medium Density Residential Zone (with qualifying matter - national grid subdivision corridor) also refer to rule SUB-R6⁵⁴	200m²	n/a	n/a
Settlement Zone	600m ²	15m x 15m	15m
<i>Rural Zones</i>			
General Rural Zone	20ha	n/a	n/a
Rural Lifestyle Zone	4ha	n/a	n/a
Bonus allotment	1ha	n/a	n/a
<i>Commercial and Mixed Use Zones</i>			
Town Centre Zone	No minimum	n/a	n/a
Neighbourhood Centre Zone	No minimum	n/a	n/a
Local Centre Zone	No minimum	n/a	n/a
Mixed Use Zone	No minimum	n/a	n/a
Large Format Retail Zone	1,000m ²	n/a	n/a

⁴⁸ V1 as notified

⁴⁹ V1 as notified

⁵⁰ V1 as notified

⁵¹ Kainga Ora [V1 80.21]

⁵² V1 as notified

⁵³ V1 as notified

⁵⁴ V1 as notified

<i>Industrial Zones</i>			
Light Industrial Zone	500m ²	n/a	n/a
General Industrial Zone	1,000m ²	n/a	n/a
Heavy Industrial Zone	5,000m ²	n/a	n/a
<i>Open Space Zones</i>			
Natural Open Zone	No minimum	n/a	n/a
Open Space Zone	No minimum	n/a	n/a
Sport and Active Recreation Zone	No minimum	n/a	n/a
<i>Special Purpose Zones</i>			
Special Purpose Zone (Hospital)	500m ²	15m x 15m	15m
Special Purpose Zone (Museum and Conference Centre)	700m ²	n/a	n/a
Special Purpose Zone (Kāinga Nohoanga)			
Māori land including within the Tuahiwi Precinct and the Large Lot Residential Precinct;	No minimum	n/a	n/a
Other land outside the Tuahiwi Precinct and the Large Lot Residential Precinct	4ha	n/a	n/a
Other land within the Tuahiwi Precinct	600m ²	15m x 15m	15m
Other land within the Large Lot Residential Precinct	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
Special Purpose Zone (Kaiapoi Regeneration)	500m ²	n/a	n/a
Special Purpose Zone (Pines Beach and Kairaki Regeneration)	600m ²	15m x 15m	15m

Special Purpose Zone (Pegasus Resort)			
• Areas 1, 2, and 4	No minimum	n/a	n/a
• <u>LOT 2 DP 80926</u>	<u>2000m²</u>	<u>n/a</u>	<u>n/a</u> ⁵⁵
• All other areas	4ha	n/a	n/a
<u>Special Purpose Zone (Rangiora Airfield)</u>			
• <u>Activity Area A (Airfield Central)</u>	• <u>500m²</u>		
<u>Activity Area B Airfield Environs (Residential)</u>	• <u>7000m²⁵⁶</u>		

SUB-S2 Identified building platforms and disposal areas in Rural Zones

1. Any new allotment in the Rural Zones shall include one or more identified building platforms <u>s associated with a residential unit and associated accessory buildings</u>,⁵⁷ and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system. 2. <u>Any identified building platform must be located to comply with BFS4 and BFS5 for the relevant Zone</u>⁵⁸.	Activity status when compliance not achieved: NC

SUB-S3 Residential yield

1. Residential subdivision of any area subject to an ODP, <u>which is located within the Medium Density Residential Zone</u>,⁵⁹ ~~except in the Large Lot Residential Zone~~,⁶⁰ shall provide for a minimum net density of 15 households per ha, unless <u>a lower minimum net density is specified for the ODP in the relevant Development Area Appendix</u>⁶¹. ~~there are demonstrated constraints then no less than 12 households per ha.~~	Activity status when compliance not achieved: ~~NC-DIS~~ ⁶²

SUB-S4 Areas subject to an ODP

⁵⁵ Howard Stone [191.1]

⁵⁶ Daniel Smith [10.1].

⁵⁷ RMA Schedule 1 Clause 16(2).

⁵⁸ NZPork [169.18]

⁵⁹ R and G Spark [183.9].

⁶⁰ R and G Spark [183.9].

⁶¹ Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

⁶² Richard and Geoff Spark [183.7], J & C Broughton [223.8], R Alloway and L Larsen [236.10], Dalkeith Holdings Ltd [242.7], M Hales [246.8] and Ngai Tahu Property [411.31]

1. Any subdivision shall comply with the relevant ODP and rules for the ODP, as set out in the Development Areas Chapter of the District Plan.	Activity status when compliance not achieved: DIS
SUB-S5 Legal and physical access	
1. Any allotment created shall have legal and physical access to a legal road. 2. <u>Within the Special Purpose Zone (Rangiora Airfield) at each stage of subdivision, the applicant must provide Council with evidence of an enforceable legal agreement to ensure that the lots on the plan of subdivision are guaranteed access via the planned taxiways to the Rangiora Airfield, for as long as the Rangiora Airfield remains in use. The enforceable legal agreement must:</u> a. <u>Be between the relevant applicant/landowner and the owner of the Rangiora Airfield;</u> b. <u>Be registered on the record of title for any new site created.</u> c. <u>The section 224(c) certificate for the subdivision must not be issued until the Council is satisfied that this requirement is met.</u> 3. <u>All taxiways within the Special Purpose Zone (Rangiora Airfield) must be accompanied by a statement from a suitably qualified expert certifying that they are legally protected, formed, and designed (with safety fencing if necessary), in accordance with the requirements of the Civil Aviation Authority.⁶³</u>	Activity status when compliance not achieved: NC
SUB-S6 Access to a strategic road or arterial road	
1. Any subdivision of a site in any Rural Zone that creates two or more new allotments that access onto a strategic road or arterial road, shall be jointly served by a single accessway.	Activity status when compliance not achieved: DIS
SUB-S7 Corner sites on road intersections in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
1. Any allotment created adjacent to any road intersection in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones, shall, on the boundaries adjacent to the intersection, either: a. have a corner splayed with a diagonal line reducing each boundary by a minimum of 6m; or	Activity status when compliance not achieved: NC

⁶³ Daniel Smith [10.1].

b. have a corner rounded to a radius of a minimum of 6m; and c. show the corner splay or corner rounding vesting as road.	
SUB-S8 Corner sites on road intersections in Rural Zones	
1. The corner of any allotment at any road intersection in any subdivision in any Rural Zones, shall be splayed with a diagonal line reducing each boundary by: a. a minimum of 6m on local road or collector road; and b. a minimum of 15m on any strategic road or arterial road.	Activity status when compliance not achieved: NC
SUB-S9 Potable water in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
1. Any new allotment created in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones shall be served with: a. community reticulated potable water supply, where available, to the boundary; or b. where community reticulated potable water supply is not available, as described in rule EI-R45, potable water supply is to be provided by private reticulated potable water supply or potable groundwater.	Activity status when compliance not achieved with SUB-S9 (1)(a): NC Activity status when compliance not achieved with SUB-S9 (1)(b): DIS
SUB-S10 Potable water in Rural Zones	
1. Any new allotment in Rural Zones shall be served with community reticulated potable water supply, where available, private reticulated potable water supply or potable groundwater.	Activity status when compliance not achieved: DIS
SUB-S11 Water supply for firefighting	
1. All new allotments intended for residential use shall demonstrate at the time of application for subdivision that: a. sufficient water supply and access to water supplies for firefighting is available to all residential units via the District Council's urban reticulated system (where available) in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice; and b. where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply	Activity status when compliance not achieved: NC

available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.	
SUB-S12 Reticulated wastewater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones shall be served: 1. to the boundary by a reticulated wastewater system, where available; or 2. where a reticulated wastewater system is not available as described in EI-R45, wastewater disposal is to be provided by on site waste water treatment services.	Activity status when compliance not achieved: NC
SUB-S13 Offsite wastewater disposal fields	
1. Any allotments developed for a community wastewater scheme that includes a separate wastewater disposal field on another site shall be held together in a manner that they cannot be disposed of separately without the express permission of the District Council.	Activity status when compliance not achieved: NC
SUB-S14 Electricity supply and communications connectivity	
1. Any new allotment shall be served by electricity supply and shall demonstrate at the time of application for subdivision that connection to communication infrastructure including phone, internet and broadband can be achieved. 2. Where two or more allotments share an accessway, the electricity supply and any communication lines necessary to achieve (1) shall be available where the accessway joins the main body of each allotment.	Activity status when compliance not achieved: DIS
SUB-S15 Stormwater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones	
1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones shall demonstrate at the time of application for subdivision that it can be:	Activity status when compliance not achieved: NC

a. served by reticulated stormwater infrastructure where it is available at the boundary of the allotment; or b. where no such infrastructure is available, provided with on-site stormwater disposal.	
SUB-S16 Rural drainage	
1. Any new allotment in Rural Zones shall connect to a public drain if the allotment is within a rural drainage area.	Activity status when compliance not achieved: DIS
SUB-S17 Esplanade reserves or strips	
1. An esplanade reserve or esplanade strip shall be created or set aside in the following circumstances: a. except where provided by (c), an esplanade reserve or esplanade strip shall be created or set aside for any allotment which is created on subdivision regardless of the size of the allotment created where any part of the land to be subdivided: i. adjoins or is crossed by a water body listed in Table SUB-2; or ii. adjoins the CMA boundary; b. the minimum width of an esplanade reserve or esplanade strip required under (a)(i) and (a)(ii) above shall be 20m. c. where any allotment of less than 4ha is created on subdivision an esplanade reserve or esplanade strip shall be created or set aside from that allotment along the bank of any other river or along the mark of MHWS of the sea; i. for the purpose of (c) above a river means a river whose bed has an average width of 3m or more where the river flows through or adjoins an allotment.	Activity status when compliance not achieved with SUB-S17(a) and/or SUB-S17(c)⁶⁴: NC Activity status when compliance not achieved with SUB-S17(b): RDIS⁶⁵

Table SUB-2: Esplanade Reserve or Esplanade Strip Requirements for water bodies


Water body	Reach	Purpose (as set out in section 229 of the RMA)

⁶⁴ Sarah Gale [273.6] and Bellgrove [408.25].⁶⁵ Sarah Gale [273.6] and Bellgrove [408.25].

Cam River	From 52 Kippenberger Avenue (inclusive), legally described as Lot 2 DP 394668 Lot 2 DP 452196 Lot 2 DP 12090 Lot 2 DP 24808 Pt Lot 2 DP 9976 Pt Rural Sec 267 to Kippenberger Avenue From Kippenberger Avenue to the confluence with the Kaiapoi River	• Conservation • Natural hazard mitigation
Coastal Margins	The length of the CMA boundary including the Ashley River/Rakahuri, Saltwater and Waimakariri Estuaries	• Conservation • Natural hazard mitigation • Access
Courtenay Stream	From the crossing of Main North Road to confluence with the Kaiapoi River	• Conservation • Natural hazard mitigation • Access • Recreational use
Cust River	From crossing of Tippings Road to crossing of Rangiora – Oxford Road	• Conservation • Natural hazard mitigation • Access • Recreational use
Kaikanui Stream	From crossing of Tram Road to confluence with the Kaiapoi River	• Conservation • Natural hazard mitigation • Access • Recreational use
Kaiapoi River (upper reaches sometimes referred to as Silverstream)	From crossing of Heywards Road to the confluence with the Waimakariri River	• Conservation • Natural hazard mitigation • Access • Recreational use
Middle Brook	From crossing of King Street to confluence with the South Brook	• Conservation • Natural hazard mitigation • Access • Recreational use
North Brook	From crossing of Rangiora-Oxford Road to confluence with the South Brook	• Conservation • Natural hazard mitigation • Access • Recreational use
Ohoka Stream (North and Central Branch)	From crossing of Bradleys Road to Christmas Road	• Conservation • Natural hazard mitigation
	From Christmas Road to the confluence with the Kaiapoi River	• Conservation • Natural hazard mitigation • Access

		• Recreational use
Saltwater Creek at Pines/Kairaki	Downstream of a point west of the top of Featherstone Avenue to the coastal marine area boundary	• Conservation • Natural hazard mitigation • Access • Recreational use
South Brook	From crossing of Lehmans Road to confluence with the Cam River	• Conservation • Natural hazard mitigation • Access • Recreational use
Taranaki Stream	From Lot 2 DP 1799 and Lot 1 DP 76141 Preeces Road	• Conservation • Natural hazard mitigation
Taranaki Stream	Preeces Road to the confluence with the Ashley River/Rakahuri	• Conservation • Natural hazard mitigation • Access • Recreational use
Waikuku Stream	From most western crossing of Gressons Road to the Ashley River//Rakahuri	• Conservation • Access • Recreational use
SUB-S18 Subdivision to create a bonus allotment		
1. Any subdivision for the protection and restoration of a ~~mapped~~ ⁶⁶ SNA ~~listed in ECO-SCHED1~~ ⁶⁷ shall meet the requirements of Appendix APP2.		Activity status when compliance not achieved: NC

Advice Notes

SUB-AN1	Resource consent may be required where land is being subdivided under the NESCS. Reference must be made to the NESCS to determine whether such consents are required.
SUB-AN2	Communication infrastructure includes mobile network capacity where physical network connection does not exist.
SUB-AN3	<u>Where the state highway has been declared a Limited Access Road, approval from Waka Kotahi is required for new accesses or changes to existing accesses. The objective of this control is to protect the operation of the state highway from uncontrolled property access that can affect the safety, efficiency, functionality and level of service of the state highway. Limited access roads are most commonly in areas with a heightened development pressure. Waka Kotahi should be consulted initially with respect to development along limited access roads.</u> ⁶⁸

⁶⁶ Federated Farmers [414.19] and Department of Conservation [419.92].

⁶⁷ Federated Farmers [414.19] and Department of Conservation [419.92].

⁶⁸ Waka Kotahi [275.36].

Matters of Control and Discretion

SUB-MCD1	Allotment area and dimensions 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 or for any notable tree or historic heritage item with heritage values, and any significant indigenous vegetation or significant habitat of indigenous fauna, 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. 5. <u>With respect to subdivision to update cross lease plans, company plans or unit title plans, the extent to which the functionality in relation to outdoor living space, outdoor service area or outdoor storage areas are reduced.</u>⁶⁹
SUB-MCD2	Subdivision design 1. The extent to which design and construction of roads, service lanes, and accessways <u>and within the Special Purpose Zone (Rangiora Airfield) taxiways</u>⁷⁰ 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. Where a proposal does not comply with an ODP or concept plan, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP or concept plan. 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. 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: 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. 10. <u>The extent to which subdivision within the Medium Density Residential Zone subject to an ODP:</u> a. <u>Has demonstrated constraints that affect the ability to achieve the anticipated minimum net density as set out in SUB-P6; and</u> b. <u>Contributes to providing residential housing capacity.</u>⁷¹ 11. <u>Within the Special Purpose Zone (Rangiora Airfield):</u>

⁶⁹ Eliot Sinclair [233.1].

⁷⁰ Daniel Smith [10.1]

⁷¹ R and G Spark [FS 37].

	a. <u>whether information is provided to show the subdivision demonstrates compliance with any Civil Aviation rule; and</u> b. <u>whether appropriate legal mechanisms are proposed for identified allotments to restrict the total number of residential units within Area A to 30, in accordance with SPZ(RA)-R5(1)(1)(c)⁷².</u>
SUB-MCD3	Property access 1. The extent to which the subdivision makes provision for: a. the location, design, lighting, alignment and pattern of roads in relation to allotments; b. the provision of access, <u>including consideration of the need for any upgrades to existing accesses where there are increased effects as a result of increased traffic arising from subdivision⁷³</u>; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety⁷⁴</u> 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	Esplanade provision 1. Esplanade reserve or esplanade strip provision and management where any subdivision adjoins the CMA or a river identified in SUB-S17; 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: a. archaeological sites or historic heritage items with heritage values; b. SNAs; c. any notable tree; d. sites and areas of significance to Māori as set out in SASM-SCHED1; or e. the habitat of trout and salmon. 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	Natural hazards 1. The extent to which risk from natural hazards has been addressed, including any effects on the use of the site for its intended purpose, including: a. provision of works for the subdivision including access and infrastructure; b. the location and type of infrastructure; c. location of structures and any identified building platform or platforms for natural hazard sensitive activities; d. any restriction on, or requirement for floor levels, floor levels and freeboard, and land levels as a result of flood hazard risk; and

⁷² Daniel Smith [10.1].

⁷³ Waka Kotahi [275.37].

⁷⁴ Waimakariri District Council [367.64].

	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: 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	Infrastructure 1. The quantity, security and potability of the water and means, location and design of supply, including; 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. Capacity of the stormwater drainage network. 6. The effect of the subdivision on water quality. 7. The extent to which the design of the stormwater infrastructure necessitates specific landscape treatment to mitigate any adverse effects on amenity values. 8. The means, design and standard of sewage treatment and disposal where a public reticulated wastewater system is not available. 9. The location, scale, construction, maintenance and environmental effects of the proposed wastewater system. 10. The adequacy and standard of electricity supply and connectivity to communication infrastructure including phone, internet and broadband.
SUB-MCD7	Mana whenua 1. The extent to which protection of sites and areas of significance to Māori as set out in SASM-SCHED1 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	Archaeological sites - Any archaeological sites are identified on the allotments, and any provisions to identify and/or protect archaeological sites. - Any protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites. - Processes that protect the interests of Te Rūnanga o Ngāi Tahu and Te Ngāi Tuahuriri Rūnanga.
SUB-MCD9	Airport and aircraft noise ~~Any reverse sensitivity effect on the operation of the Christchurch International Airport from subdivision; and⁷⁵~~ <u>Any reverse sensitivity effect on the operation of the Rangiora Airfield from subdivision⁷⁶</u> ~~Any effects from aircraft noise on the use of the site for its intended purpose.⁷⁷~~
SUB-MCD10	Reverse sensitivity - 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 <u>Existing and permitted activities operating from the Rangiora Airfield and/or⁷⁸</u> - lawfully established rural activities, including but not limited to intensive farming, <u>infrastructure and heavy industrial zones⁷⁹</u>. <u>Any measures required to minimise potential reverse sensitivity effects on existing activities and infrastructure, such as noise and vibration, through subdivision design, provision of screening, structures or other mitigation methods.⁸⁰</u>
SUB-MCD11	Effects on or from the National Grid and Major Electricity Distribution Lines - 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. - The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid <u>or the Major Electricity Distribution Lines</u>, including the ability for continued reasonable access to existing transmission <u>or distribution</u> lines for maintenance, inspections and upgrading. - The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms. - The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid <u>or the Major Electricity Distribution Lines</u>, including the ability to ensure adverse effects on, and from, the National Grid <u>or the Major Electricity Distribution Lines</u> 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. - The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid <u>or the Major Electricity Distribution Lines</u>. - The outcome of any consultation with Transpower New Zealand Limited <u>or MainPower New Zealand Limited</u>.

⁷⁵ V1 as notified⁷⁶ Daniel Smith [10.1].⁷⁷ V1 as notified⁷⁸ Daniel Smith [10.1].⁷⁹ Fulton Hogan [41.31], Daiken [145.21 and 145.22], NZPork [169.15]⁸⁰ Waka Kotahi [275.38].

	7. The extent to which the subdivision plan clearly identifies the National Grid <u>or the Major Electricity Distribution Lines</u> ⁸¹ and identified building platform or platforms.
SUB-MCD12	Liquefaction Hazard Overlay 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, identified building platform or platforms and service locations in relation to the liquefaction hazard.
SUB-MCD13	Historic heritage, culture and notable trees 1. Any effect on historic heritage, its heritage values 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 incorporate representation of the association of Te Ngāi Tūāhuriri Rūnanga into the design of residential and commercial subdivision. 5. Opportunities to enhance the physical condition of historic heritage and its heritage values. 6. Any mitigation measures proposed to be implemented to protect historic heritage and its heritage values. 7. The extent to which the subdivision layout and design provides for the protection of any notable tree. 8. Any effect on a notable tree as a result of the subdivision or identified building platform or platforms, and whether alternative methods or subdivision design are available to retain or protect the tree.

<u>CONSERVATION VALUES</u>	<u>Has the same meaning as in section 229(2) of the RMA.</u> ⁸²
<u>Public Drain</u>	<u>Public drain means the Council Land Drainage System. It does not include any private drains or roadside drains not administered by the District Council.</u> ⁸³

GA-AN5	<u>Any onsite wastewater treatment system is subject to the Canterbury Land and Water Regional Plan. A building consent is also required from the District Council for any onsite wastewater treatment system.</u> ⁴⁹

⁸¹ Mainpower [249.100]⁸² Forest and Bird [192.79]⁸³ Waka Kotahi [275.35].

MRZ - Medium Density Residential Zone

Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transport s stops and open space¹.

The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, ~~Oxford~~Woodend, Pegasus and North Woodend (Ravenswood) ~~Silverstream~~.² It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

The provisions in this chapter have been justified where required by a s77J qualifying matter assessment contained in the relevant section 32 evaluation report under the RMA.³

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
~~MRZ—O1~~	~~Provision of medium density housing~~ ~~A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.~~
<u>MRZ-O1</u>	<u>Housing types and sizes</u> <u>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</u> i. <u>housing needs and demand; and</u> ii. <u>the neighbourhood's planned urban built character, including 3-storey buildings.</u>⁴
Policies	
<u>MRZ-P1</u>	<u>Housing types</u> <u>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.</u> ⁵
<u>MRZ-P2</u>	<u>Housing Developments</u> <u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u> ⁶

¹ Kainga Ora [325.240].

² V1 as notified

³ V1 as notified

⁴ V1 as notified

⁵ V1 as notified

⁶ V1 as notified

MRZ-P43⁷	Residential character ~~Provide for activities and structures that support and maintain~~ <u>Enable development to achieve⁸ the character and amenity values and planned built form⁹ anticipated for the zone, which provides for:</u> 1. ~~higher medium¹⁰~~ density living in areas with better access for walking to parks, <u>educational facilities¹¹, public transport¹²</u>, main centres, or local commercial centre; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small-scale commercial, or community-based activities, that service the local community, and home businesses; ~~and~~ 8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre; <u>and</u> 9. <u>retirement villages where these are well located and suitably designed¹³.</u>
MRZ-P4	<u>MRZ-P4 Medium Density Residential Standards</u> <u>Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).¹⁴</u>

Advisory Note

<u>How to read this section in relation to qualifying matters</u> <u>Qualifying matters that apply to the number of units per site are integrated within the rule framework below. The following qualifying matters are implemented through their respective chapter provisions and are additional to the Medium Density Residential Zone provisions</u> <table border="1" data-bbox="127 1496 1433 1709"> <tr> <td data-bbox="127 1496 1433 1601"> <u>Historic heritage qualifying matter</u> – properties identified as a Heritage listed item within the Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item </td></tr> <tr> <td data-bbox="127 1601 1433 1709"> <u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees </td></tr> </table>	<u>Historic heritage qualifying matter</u> – properties identified as a Heritage listed item within the Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend. As mapped in qualifying matter heritage building or item	<u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees
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<u>Notable trees qualifying matter</u>- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend. As mapped in qualifying matter, notable trees		

⁷ V1 as notified

⁸ Kainga Ora [V1 80.59]

⁹ Kainga Ora [V1 80.42]

¹⁰ Kainga Ora [V1 80.42]

¹¹ Ministry of Education [277.44].

¹² Kainga Ora [325.206]

¹³ Summerset [207.30]

¹⁴ RMA Schedule 1 Clause 99

Natural character – waterbody setbacks, properties adjoining a large waterbody within Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend as mapped in scheduled natural character waterbodies, SCHED1-4¹⁵

Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable). Legal Effect This rule shall have immediate legal effect in relation to residential activities.¹⁶	Activity status when compliance not achieved: as set out in the relevant built form standards
MRZ-R2 Residential unit	
Activity status: PER Where: 1. <u>the activity complies with MRZ-BFS1 to MRZ-BFS12¹⁷; and</u> 2. <u>the activity complies with MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12; and</u> 3. <u>the activity complies with any additional and applicable district-wide standards as per MRZ-R1.</u> Legal Effect This rule shall have immediate legal effect The highlighted yellow text identifies the standards that have immediate legal effect if no qualifying matter applies.^{18,19}	Activity status when compliance not achieved: <u>N/A as set out in the relevant built form standards²⁰</u>
MRZ-R3 Minor residential unit	
Activity status: PER Where: 1. <u>the maximum GFA of the minor residential unit shall be 80m²;</u> 2. <u>there shall be only one minor residential unit per site; and</u> 3. <u>parking and access shall be from the same vehicle crossing as the principal residential unit on the site.²¹</u>	Activity status when compliance not achieved: <u>RDIS</u> Matters of discretion are restricted to: <u>RES-MD1—Minor residential units²²</u>

¹⁵ Waimakariri District Council [V1 47.1]

¹⁶ V1 as notified

¹⁷ Kainga Ora [V1 80.44 and 80.46]

¹⁸ V1 as notified

¹⁹ Removal of s80H identifying markup

²⁰ V1 as notified

²¹ V1 as notified

²² V1 as notified

MRZ-R43 ~~Residential activity~~ Storage of vehicles and boats on residential sites²³	
Activity status: PER Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	Activity status when compliance not achieved: DIS
MRZ-R54 ~~Gardening, cultivation and disturbance of land for fenceposts~~	
Activity status: PER Where: ~~1. the activity is associated with an otherwise permitted or consented activity.~~	Activity status when compliance not achieved: DIS²⁴
MRZ-R65 Accessory building or structure	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R76 Boarding house	
Activity status: PER Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	Activity status when compliance not achieved: DIS
MRZ-R87 Residential disability care and care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R98 Visitor accommodation	
<i>This rule does not apply to any camping ground provided for under MRZ-R28.</i>	
Activity status: PER Where: 1. a maximum of eight visitors shall be accommodated per site.	Activity status when compliance not achieved: DIS
MRZ-R409 Home business	
Activity status: PER Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m²;	Activity status when compliance not achieved: DIS

²³ RMA Schedule 1 Clause 16(2)²⁴ Kainga Ora [325.216 and 325.247]

3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	
MRZ-R140 Residential unit used as a show home	
Activity status: PER Where: hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-~~47~~:00pm Monday to ~~Friday and 9:00am-4:00pm Saturday~~, Sunday ~~and~~²⁵ including public holidays; 2. the duration of use as a show home shall not exceed <del>two</del>~~three~~²⁶ years after the Code of Compliance Certificate for the subject building has been issued; and 1. the residential unit used as a show home shall not be located on local roads.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD3 - Use of a residential unit as a show home
MRZ-R121 Educational facility (~~excluding childcare facility~~)²⁷	
Activity status: PER Where: 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the educational facility shall be 200m²; 3. ~~the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday; and~~²⁸ 4. the facility shall not result in more than two non-residential activities within a	Activity status when compliance not achieved: DIS

²⁵ Bellgrove Rangiora Ltd [408.46].

²⁶ Ravenswood Developments Ltd [347.47].

²⁷ Bellgrove Rangiora Ltd [408.47], Ministry of Education [277.45].

²⁸ Ministry of Education [277.45].

residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and. 5. ~~the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.~~ ²⁹	
MRZ-R132 Childcare facility	
Activity status: PER Where: 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; 2. the maximum GFA of building occupied by the childcare facility shall be 200m²; 3. the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday; 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	Activity status when compliance not achieved: DIS
MRZ-R143 Community garden	
Activity status: PER	Activity status when compliance not achieved: N/A
MRZ-R154 Health care facility	
Activity status: PER Where: 1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road. 2. the maximum GFA of building occupied by the educational facility shall be 200m². 3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am — 6:00pm Monday to Saturday. 4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be	Activity status when compliance not achieved: DIS

²⁹ Ministry of Education [277.45].

no limit to the number of non-residential activities within a block. 5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	
MRZ-R165 Domestic animal keeping and breeding	
Activity status: PER	Activity status when compliance not achieved: N/A
Advisory Note Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.	
MRZ-R176 Recreation activities	
Activity status: PER Where: the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
MRZ-R187 Multi-unit residential development (four or more residential units)³⁰	
Activity status: RDIS Where: ~~1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;~~ ~~2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and~~ ~~3.1.³¹ a design statement shall be provided with the application.~~ Matters of discretion are restricted to: ~~RES-MD2 – Residential design principles~~ ~~RES-MD7 – Outdoor storage~~ Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	Activity status when compliance not achieved: DIS³²
MRZ-R198 Retirement village (four or more residential units)³³	
Activity status: RDIS Where: ~~a design statement shall be provided with the application.³⁴~~ Matters of discretion are restricted to: - RES-MD2 - Residential design principles	Activity status when compliance not achieved: DIS <u>N/A</u>³⁵

³⁰ Retirement Industry Association [V1 67.20].

³¹ V1 as notified

³² Kainga Ora [V80.44 and 80.61]

³³ Retirement Villages Association [V1 67.20]

³⁴ Retirement Villages Association [V67.20 and 67.21]

³⁵ Retirement Villages Association [V67.20 and 67.21]

RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	
MRZ-R2019 Community facility <i>This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.</i>	
Activity status: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.	Activity status when compliance not achieved: N/A
MRZ-R20A Emergency service facility	
Activity status: RDIS Matters of discretion are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD4 - Traffic generation</u> <u>RES-MD7 - Outdoor storage</u>	Activity status when compliance not achieved: <u>N/A³⁶</u>
MRZ-R240 Cattery	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R221 Veterinary facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R232 Convenience activity	
Activity status: DIS Where: 1. the retail or service activity shall be a maximum of 75m ² GFA.	Activity status when compliance not achieved: NC
MRZ-R243 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R254 Recreation facilities <i>This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.</i>	

³⁶ Fire and Emergency NZ [303.53, and 303.55]

Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R265 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R276 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R287 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R298 Funeral related services and facility	
Activity status: NC DISC³⁷	Activity status when compliance not achieved: N/A
MRZ-R3029 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R310 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R321 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R332 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R343 Large format retail	
<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R354 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R365 Boarding kennels	

³⁷ Lamb and Hayward [163.5]

Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R376 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R387 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R398 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R4039 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

MRZ-BFS1 Site density	
1. ~~Site density shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites.~~ 2. ~~Where a site is less than 200m², one residential unit is allowed.~~ 3. ~~This rule does not apply to any minor residential unit, or residential unit in a retirement village.³⁸~~	~~Activity status when compliance not achieved: RDIS~~ ~~Matters of discretion are restricted to:~~ RES-MD2 – Residential design principles ~~Notification~~ An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
MRZ-BFS1 Number of residential units per site	
1. <u>There shall be no more than 3 residential units per site, except where:</u> a. <u>Within the qualifying matters - natural hazards area ~~and qualifying matters – airport noise~~³⁹, there must be no more than 1 residential unit per site.</u> <u>Notification</u> An application for the construction and use of 1,2 or 3 residential units that does not comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is precluded from being publicly notified	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> RES-MD2 - Residential design principles RESZ-MD7 – Outdoor Storage⁴² RES-MD15 – Effects from qualifying matters – airport noise⁴³ RES-MD16 - Effects from qualifying matters - natural hazards <u>Notification</u> An application for the construction and use of 4 or more residential units that <i>does comply</i> with standards MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is

³⁸ V1 as notified

³⁹ Kainga Ora [V1 80.21]

⁴² Kainga Ora [80.44 and 80.61]

⁴³ Kainga Ora [V1 80.21]

~~The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.~~⁴⁰⁴¹

precluded from being publicly or limited notified.

An application for the construction and use of 4 or more residential units that *does not comply* with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10 is precluded from being publicly notified.

MRZ-BFS2 Building coverage

1. Building coverage shall be a maximum of ~~50~~5% of the net site area, except that this rule shall not apply to:
 - a. any infrastructure building;
 - b. any caravan; or
 - c. deck under 1m in height above ground level.

Legal Effect

~~The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.~~⁴⁴⁴⁵

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:
RES-MD17 - Building coverage

Notification

Refer to notification status in MRZ-BFS1.⁴⁶

MRZ-BFS3 Landscaped permeable surface

- ~~1. The minimum landscaped permeable surface of any site shall be 20% of the net site area.~~
- ~~2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:~~
 - ~~a. any paths 1.1m wide or less; or~~
 - ~~b. open slat decks under 1m in height above ground level with a permeable surface underneath.~~

~~**Activity status when compliance not achieved:**
DIS⁴⁷~~

MRZ-BFS3 Height

- ~~1. The maximum height of any building shall be 12m above ground level.~~
1. Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1.

Legal Effect

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:

RES-MD5 - Impact on neighbouring property⁵⁰.

Notification

Refer to notification status in MRZ-BFS1.⁵¹

⁴⁰ V1 as notified

⁴¹ Removal of s80H identifying markup

⁴⁴ V1 as notified

⁴⁵ Removal of s80H identifying markup

⁴⁶ V1 as notified

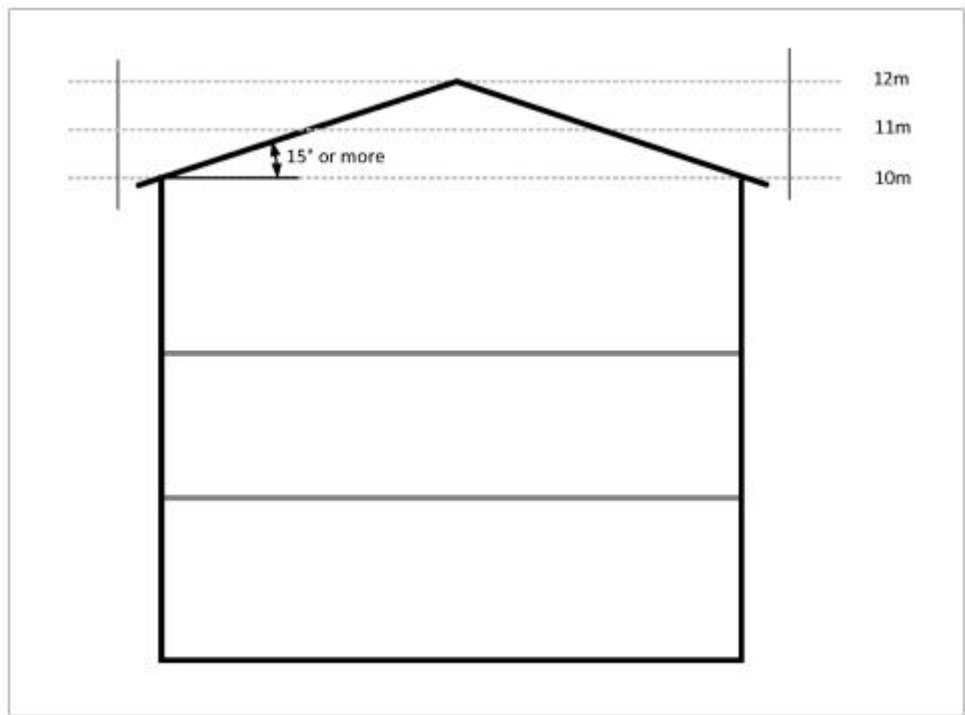
⁴⁷ Kainga Ora [V1 80.49]

⁵⁰ Kainga Ora [V1 80.5]

⁵¹ V1 as notified

The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.^{48,49}

Figure MRZ-1 Building Height⁵²



MRZ-BFS⁴ Building and structure Setbacks

1. Any building or structure ~~other than a garage~~ shall be set back a minimum of ~~21.5m~~ from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:
- a. any fence permitted by MRZ-BFS8;
 - b. poles and masts up to 6.5m in height above ground level;
 - c. structures other than a fence, less than 10m² and less than 3m in height above ground level;
 - d. any caravan;
 - e. the replacement, maintenance and minor upgrading of any infrastructure; and

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:
~~RES-MD2—Residential design principles⁵⁵~~
~~RES-MD5 - Impact on neighbouring property~~
~~RES-MD6 – Road boundary setback~~
RES-MD18 Effects from qualifying matters – road and rail setbacks⁵⁶

Notification
~~An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.~~
Refer to notification status in MRZ-BFS1.⁵⁷

⁴⁸ V1 as notified
⁴⁹ Removal of s80H identifying markup
⁵² V1 as notified
⁵⁵ Kainga Ora [V1 80.15]
⁵⁶ Kainga Ora [V1 80.15] and KiwiRail [V1 51.1,51.2,51.3,51.4,51.5]
⁵⁷ V1 as notified

~~f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.~~

~~2. Any garage shall be set back a minimum of 6m from the road boundary.~~

~~3. 2. Any building or structure shall be set back a minimum of 1m from any internal boundary (except on corner sites) except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.~~

~~4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:~~

- ~~a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or~~
- ~~b. having sill heights of 1.5m above floor level; or~~
- ~~c. having fixed obscure glazing below 1.5m above floor level.~~

~~5.3. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ 21.~~

~~6.4. All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.~~

~~5. Any building or structure shall be set back a minimum of 12m from any National Grid support structure as per rule must comply with EI-R51.~~

1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below except as listed in (2).

<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>1.5 metres</u>
<u>Side</u>	<u>1 metre</u>
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>

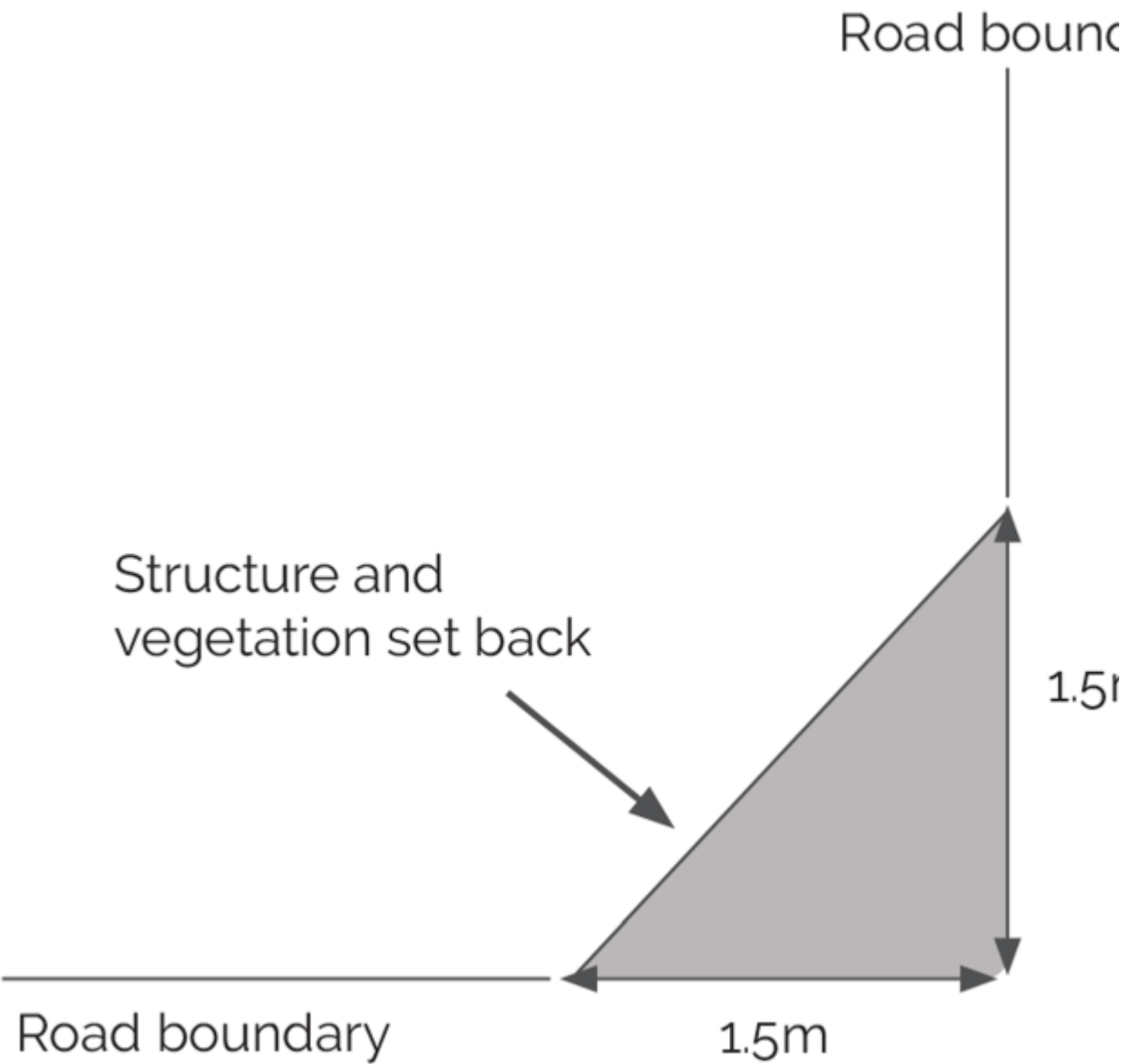
(2) Qualifying Matters:

(a) All buildings shall be set back a minimum of 4m from any site

<u>boundary with the rail corridor.</u> <u>(b) All buildings must be setback 6m from any strategic road or arterial road.</u> <u>(3) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> Legal Effect The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.^{53 54}	

Figure MRZ-12: Structure and Vegetation Setback

⁵³ V1 as notified
⁵⁴ Removal of s80H identifying markup



MRZ-BFS6 Street interface	
1. Where the site has direct road frontage, any residential unit ~~or minor residential unit facing the road shall:~~ a. ~~have at least one habitable room or kitchen located facing the street at ground level; and~~ b. ~~include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and~~⁵⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2—Residential design principles Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.⁵⁹⁶⁰

⁵⁸ V1 as notified

⁵⁹ V1 as notified

⁶⁰ Kainga Ora [V1 80.18]

~~c. shall have a door that is directly visible and accessible from the street.~~ ~~2. Garage doors that face the street shall have a combined maximum width of 6.5m.~~	
MRZ-BFS⁵ Height in relation to boundary	
1. <u>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown Figure MRZ-3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to:</u> a. <u>a boundary with a road</u> b. <u>existing or proposed internal boundaries within a site</u> c. <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> 3.2. Where the site is within the Urban Flood Assessment Overlay ~~or Kaiapoi Fixed Minimum Finished Floor Level Overlay⁶¹~~, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level. Legal Effect ~~The highlighted yellow text identifies the part of the standard that has immediate legal effect if no qualifying matter applies.^{62 63}~~	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: ~~RES-MD2—Residential design principles⁶⁴~~ RES-MD5 - Impact on neighbouring property Notification ~~An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. Refer to notification status in MRZ-BFS1.⁶⁵~~

Figure MRZ-3: Height in relation to boundary⁶⁶

⁶¹ Environment Canterbury [316.76]

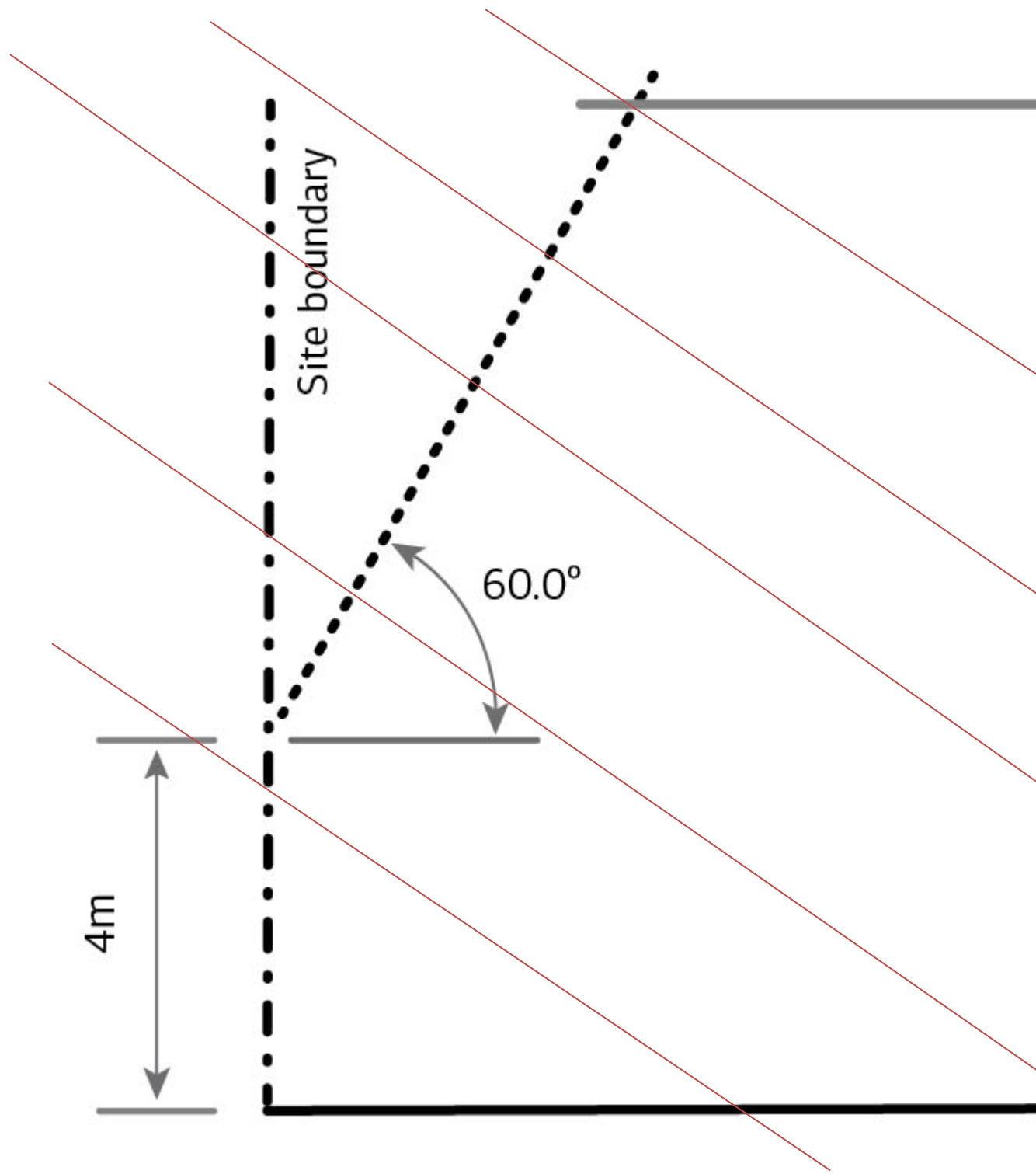
⁶² V1 as notified

⁶³ Removal of s80H identifying markup

⁶⁴ Kainga Ora [V1 80.2]

⁶⁵ V1 as notified

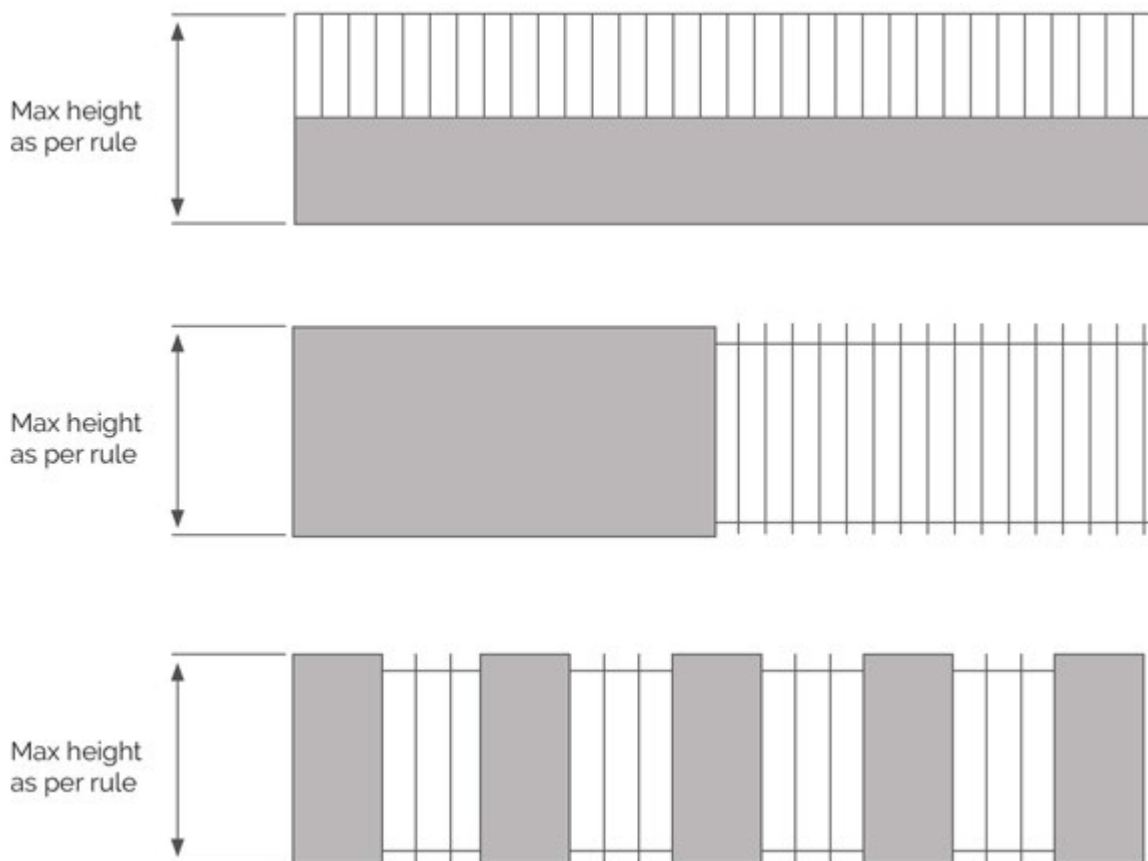
⁶⁶ V1 as notified



MRZ-BFS6 Fencing	
4. All fencing or walls fronting the road boundary; a. no higher than 1.2m above ground level; or	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-4, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-2.	~~RES-MD2 – Residential design principles~~⁶⁷ RES-MD6 - Road boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

Figure MRZ-42: Examples of Visually Permeable Fencing



MRZ-BFS7 Outdoor living space (per unit)		
1. ~~1. Outdoor living space shall be provided as follows:~~ a. ~~a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the~~	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD8 - Outdoor living space Notification ~~An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.~~	

⁶⁷ Kainga Ora [V1 80.22]

~~residential unit (except a residential unit within a retirement village) or~~ b. ~~b. a balcony of at least 10m² with a minimum depth of 1.5m.~~ 2. ~~2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.~~ 3. ~~3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.~~ 1. <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that, -</u> a. <u>where located at ground level, has no dimension less than 3 metres; and</u> b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u> c. <u>is accessible from the residential unit; and</u> d. <u>may be-</u> i. <u>grouped cumulatively by area in 1 communally accessible location; or</u> ii. <u>located directly adjacent to the unit; and</u> e. <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u> 2. <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that-</u> a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u>	<u>Refer to notification status in MRZ-BFS1.⁷⁰</u>

⁷⁰ V1 as notified

- b. is accessible from the residential unit; and
- c. may be-
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

Legal Effect

~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~^{68 69}

MRZ-BFS8 Outlook space (per unit)

1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in Figure MRZ-5.
3. The minimum dimensions for a required outlook space are as follows:
 - a. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
7. Outlook spaces may be under or over a balcony.
8. Outlook spaces required from different rooms within the same building may overlap.
9. Outlook spaces must -
 - a. be clear and unobstructed by buildings; and

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD12- Outlook space

Notification

Refer to notification status in MRZ-BFS1.⁷³

⁶⁸ V1 as notified

⁶⁹ Removal of s80H identifying markup

⁷³ V1 as notified

- b. not extend over an outlook space or outdoor living space required by another dwelling.

Legal Effect

~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~⁷⁴⁷²

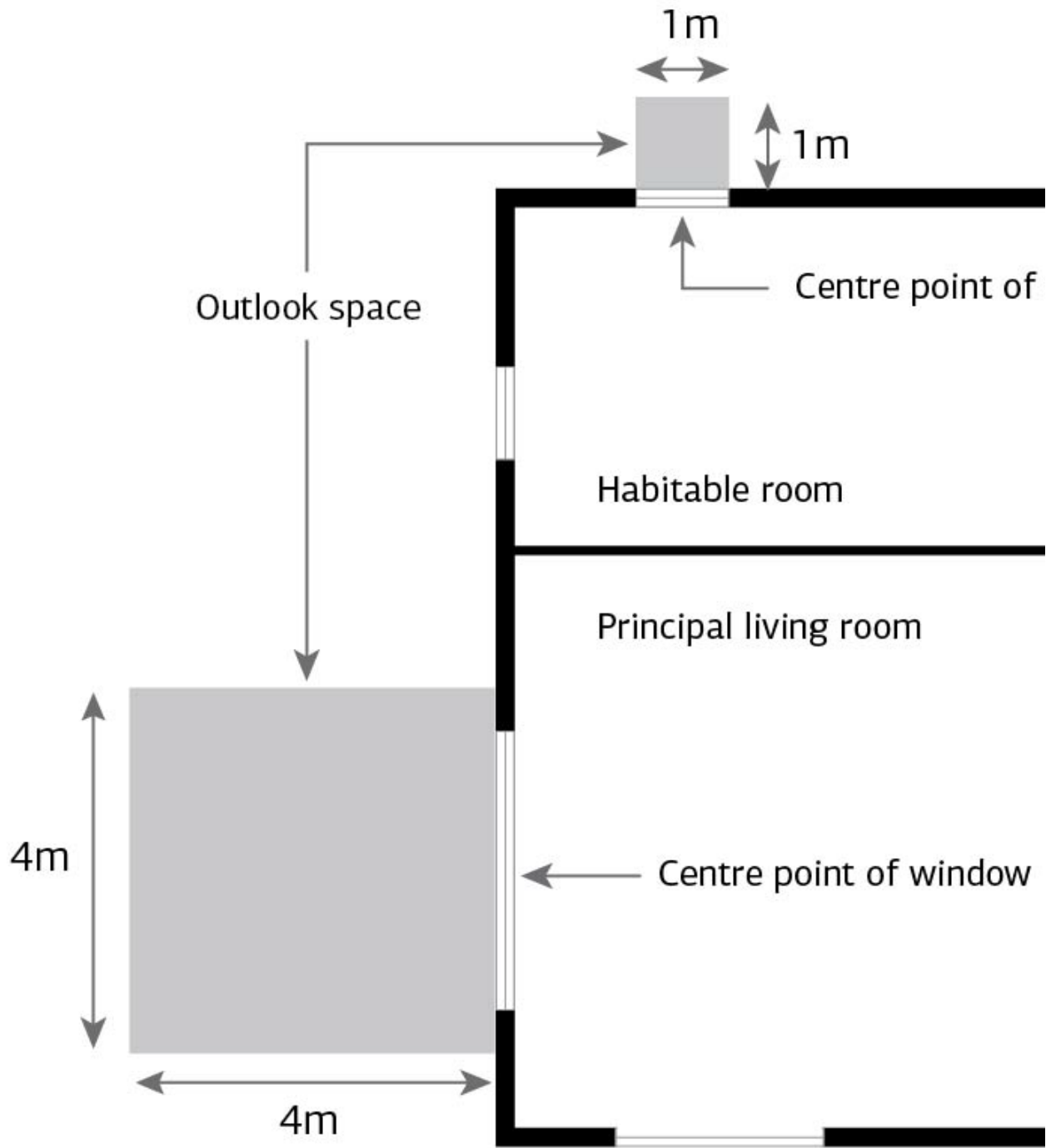
Figure MRZ-5: ~~Outdoor Outlook~~⁷⁴ Space⁷⁵

⁷¹ V1 as notified

⁷² Removal of s80H identifying markup

⁷⁴ Kainga Ora [V1 80.26]

⁷⁵ V1 as notified



MRZ-BFS9 Windows to street	
1. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to: RES-MD13 - Windows to street</u>

Legal Effect ~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~⁷⁶	Notification <u>Refer to notification status in MRZ-BFS1.</u>⁷⁷
MRZ-BFS10 Landscaped area	
1. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u> 2. <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> Legal Effect ~~This standard has immediate legal effect if there is no qualifying matter affecting an individual property.~~^{78 79}	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>RES-MD14 - Landscaped area</u> Notification <u>Refer to notification status in MRZ-BFS1.</u>⁸⁰

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> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and</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.

⁷⁶ V1 as notified

⁷⁷ V1 as notified

⁷⁸ V1 as notified

⁷⁹ Removal of s80H identifying markup

⁸⁰ V1 as notified

	<u>ancillary platforms);</u> ii. <u>a wintering barn;</u> iii. <u>a building for intensive indoor primary production;</u>^{81 82} iv. <u>a commercial greenhouse; or</u> v. <u>produce packing facilities;</u> d. <u>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> 3. <u>a building or structure provided for by (2)(a) to (d) must:</u> <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> <u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 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</u>	

⁸¹ Transpower [195.43].

⁸² Horticulture NZ [295.80].

	<u>foundation of a National Grid support structure.</u>⁸³ ~~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:~~ ~~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;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~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:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height~~	

⁸³ Transpower [195.43].

	above-ground level; ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;~~ ~~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;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct~~	

	~~vehicular access to a National Grid support structure;~~ ~~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~~ ~~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.~~⁸⁴	
All Zones	Activity status: NC Where: ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with~~	Activity status when compliance not achieved: N/A⁸⁵

⁸⁴ Transpower [195.43].

⁸⁵ Transpower [195.43].

	~~explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ 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.~~	
	Advisory Note National Grid transmission lines are shown on the planning map.	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major ⁸⁶ electricity distribution line		
All Zones	Activity status: NC Where: ~~new, or expansion or extension of existing.~~⁸⁷ activities and development adjacent to a ~~66kV or 33kV~~ major⁸⁸ electricity distribution line involve the following: ~~new a~~ sensitive activity ~~and or a new buildings or structure~~⁸⁹ (excluding accessory buildings)⁹⁰ within ~~6m~~⁹¹ of the centreline of a ~~66kV or 33kV~~ major⁹² electricity distribution line or within ~~40m~~ 6m⁹³ of the ~~visible outer edge of a~~⁹⁴ foundation of ~~an~~	Activity status when compliance not achieved: N/A

⁸⁶ Mainpower [249.94].

⁸⁷ Mainpower [249.95].

⁸⁸ Mainpower [249.94].

⁸⁹ Mainpower [249.94].

⁹⁰ Mainpower [249.94].

⁹¹ Mainpower [249.94].

⁹² Mainpower [249.94].

⁹³ Mainpower [249.94].

⁹⁴ Mainpower [249.94].

	~~associated a pole, pi-pole⁹⁵ or tower; and/or~~ ~~a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁹⁶~~ ~~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.⁹⁷~~ 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.	
	Advisory Notes • ~~66kV/33kV~~ <u>Major</u>⁹⁸ 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.	

⁹⁵ Mainpower [249.94].

⁹⁶ Mainpower [249.94].

⁹⁷ Mainpower [249.94].

⁹⁸ Mainpower [249.94].

Matters of Discretion for all Residential Zones

RES-MD1	Minor residential units - The extent to which the minor residential unit fits within its context taking into account: - 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; - 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; - 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 - the adequacy of size and dimension of the outdoor living space to provide for the amenity needs of future occupants.
RES-MD2	Residential design principles - Context and character: - 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. - The relevant considerations are the extent to which the development: - 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 - 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. - Relationship to the street and public open spaces: - 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 <u>(including impacts of setback requirements for road or rail).</u>^{1,2} - The relevant considerations are the extent to which the development: - orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; - designs buildings on corner sites to emphasise the corner; - needs to minimise south-facing glazing to minimise heat loss; and - avoids street façades that are blank or dominated by garages. - Built form and appearance: - The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. - The relevant considerations are the extent to which the development: - divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines; - utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;

¹ V1 as notified

² KiwiRail [373 and V1 51]

	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. 4. Residential amenity: 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: 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; 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. 5. Access, parking and servicing: 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: 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. 6. Safety: a. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. b. The relevant considerations are the extent to which the development: i. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces; ii. clearly demarcates boundaries of public and private space; iii. makes pedestrian entrances and routes readily recognisable; and iv. provides for good visibility with clear sightlines and effective lighting.
RES-MD3	Use of residential unit as a show home 1. The extent to which use of the residential unit will impact on neighbouring properties in terms of the following matters: 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	Traffic generation 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: a. in the case of effects on residential character and amenity values:

	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: 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	Impact on neighbouring property 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: 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	Road boundary setback 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	Outdoor storage 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	Outdoor living space 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	Impact of trees on neighbouring property 1. The extent the planting of trees will affect the amenity values or create shading on adjoining property.
RES-MD10	Rural sales 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	Housing of animals 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-MD12	<u>Outlook space</u> <u>1. The ability of the affected habitable room to receive natural ~~light sunlight and daylight especially on the shortest day of the year.~~</u> <u>2. The extent to which habitable rooms have an outlook and ~~the visual and landscape quality of that spacesense of space.~~</u> <u>3. ~~The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions.~~³</u> <u>4. The extent to which visual privacy is provided between habitable rooms of different residential units, ~~on the same site or adjacent sites.~~</u> <u>5. The extent to which the development provides additional outlook spaces from habitable rooms.⁴</u>
RES-MD13	<u>Windows to street</u> <u>1. The extent to which the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe and attractive.</u> <u>2. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.</u> <u>3. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.⁵</u>
RES-MD14	<u>Landscaped areas</u> <u>1. The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to:</u> <u>a. define and enhance on-site outdoor living spaces;</u> <u>b. reduce the visual impact of large buildings through screening and planting;</u> <u>c. screen service areas, loading areas, and outdoor storage areas from public vantage points; and</u> <u>d. ~~mitigate the heat effects from intensification and impervious surfaces.~~</u> <u>2. ~~The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.~~⁶</u> <u>3. The effects on the permeability of the site for stormwater run-off and subsequent effects on adjoining sites.⁷</u>
RES-MD15	<u>Effects from qualifying matters – airport noise</u> <u>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.~~⁸</u>
RES-MD16	<u>Effects from qualifying matters - natural hazards</u> <u>1. The setting of minimum floor levels, minimum land levels and the predicted sea water and other inundation that will occur on the site.</u>

³ Kainga Ora [V1 80.53]⁴ Kainga Ora [V1 80.53]⁵ V1 as notified⁶ Kainga Ora [V1 80.55]⁷ V1 as notified⁸ Kainga Ora [V1 80.21]

	2. <u>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.</u> 3. <u>The extent to which site access will be compromised in a natural hazard event and any alternative access provided.</u> 4. <u>The extent to which the proposal causes flood water displacement or flow path disruption onto other sites.</u> 5. <u>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.</u> 6. <u>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.</u> 7. <u>The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.⁹</u>
<u>RES-MD17</u>	<u>Building Coverage</u> 1. <u>Effects on visual amenity values, including dominance, and the compatibility with the anticipated built form of the surrounding receiving environment.</u> 2. <u>Provision of adequate outdoor living space on site.^{10 11}</u>
<u>RES-MD18</u>	<u>Effects from qualifying matters – road and rail setbacks</u> 1. <u>Effects of noise</u> 2. <u>Effects on visual amenity values</u> 3. <u>Effects on safety¹²</u>

⁹ V1 as notified

¹⁰ V1 as notified

¹¹ Kainga Ora 80.58

¹² Kiwirail [V1 51.1,51.2,51.3,51.4,51.5]

NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	Neighbourhood Centre Zone activities Neighbourhood Centres: 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not <u>provide for development that results in significant adverse effects on adversely affect</u>¹ the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	Design and integration Within Neighbourhood Centres: 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on adversely affect</u>² the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m² total floor space <u>and up to five shops with a maximum retail tenancy of 350m² GFA;</u>³ 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with <u>neighbouring</u>⁴ more sensitive zones; and 5. <u>enable above ground floor residential activity.</u>⁵

Activity Rules

How to interpret and apply the rules

¹ Woolworths [282.11]

² Woolworths [282.12]

³ Woolworths [282.146 and 282.12] and Kāinga Ora [325.284].

⁴ Kāinga Ora [325.284]

⁵ Kāinga Ora [325.284]

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity 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 furthermore 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.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
NCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
NCZ-R4 Retail activity, <u>including supermarkets</u> ⁷	
<i>This rule does not apply to large format retail provided for under NCZ-R19.</i>	
Activity status: PER Where: 1. the maximum activity size shall be 200m ² GFA; <u>or</u> 2. <u>for supermarkets, the maximum activity size shall be less than 450m² GFA.</u> ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
NCZ-R5 Commercial services	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R6 Office	

⁶ Woolworths [282.132]

⁷ Woolworths [282.146]

⁸ Woolworths [282.146 and 282.72]

Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
NCZ-R7 Gymnasium	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
NCZ-R8 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R9 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R10 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
NCZ-R11 Education activities⁹	
<u>Activity status: PER</u> <u>Where:</u> 1. <u>the floor area of the activity shall be a maximum of 200m² GFA.</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD12 - Commercial activity distribution</u>
NCZ-R1~~24~~ Public transport facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~32~~ Entertainment activity	

⁹ Ministry of Education [277.52] for all of NCZ-R11.

Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~43~~ Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~54~~ Trade supplier	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~65~~ Yard-based activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~76~~ Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
NCZ-R1~~87~~ Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R1~~98~~ Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A
NCZ-R~~2019~~ Large format retail <i><u>This rule does not apply to supermarkets, which are covered under NCZ-R4.¹⁰</u></i>	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be ~~8~~ ¹² ~~11~~ m above ground level.	Activity status when compliance not achieved: ~~DIS~~ RDIS <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height¹²</u>
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

¹⁰ Woolworths [282.146]

¹¹ V1 – RMA Schedule 1 Clause 99

¹² Kāinga Ora [325.288] for all NCZ-BFS1 changes.

1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. ~~and where specified s~~ Structures shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~¹³ in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS3 Internal boundary building setback	
1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS5 Road boundary landscaping	
1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

¹³ Kainga Ora [325.289]

a minimum of 1.5m in height at time of planting.	
NCZ-BFS6 Road boundary setback, glazing and verandah	
1. All buildings shall: a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (5) may be reduced where necessary to comply with this rule.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS7 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
NCZ-BFS8 Outdoor storage areas	
1. Any outdoor storage ~~or parking~~¹⁴ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones, Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS9 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal	Activity status when compliance not achieved: RDIS

¹⁴ Bellgrove Rangiora Ltd [408.65]

lobbies stairwells and plant rooms) per residential unit shall be: - studio 35m²; - one bedroom 45m²; - two bedrooms 60m²; - three or more bedrooms 90m². 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: - an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and - a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m; and - waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS10 Waste management requirement for all commercial activities	
1. All commercial activities shall provide: - a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁶ 5m² with a minimum dimension of 1.5m. - waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS11 Building coverage	
1. The maximum building coverage shall be 55%.	Activity status when compliance not achieved with: RDIS Matters of discretion are restricted to: CMUZ-MD16 - Coverage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

EI-R51

Activities and development (other than earthworks) within a National Grid Yard

¹⁵ RMA Schedule 1 Clause 16(2)¹⁶ RMA Schedule 1 Clause 16(2)

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> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹⁷</u> ¹⁸ <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <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> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater</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.

¹⁷ Transpower [195.43].

¹⁸ Horticulture NZ [295.80].

	~~than domestic scale quantities;~~ ~~b. not permanently obstruct existing vehicle access to a National Grid support structure;~~ ~~c. be located at least 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.~~¹⁹ ~~1. 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:~~ ~~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;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~c. artificial crop protection and support~~	

¹⁹ Transpower [195.43].

	~~structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;~~ ~~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; f. mobile irrigation equipment used for agricultural and horticultural activities; g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure; 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 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.²⁰	
All Zones	Activity status: NC Where: 1. activities and development within a National Grid Yard involve the following: a. any activity and development that permanently physically impedes vehicular	Activity status when compliance not achieved: N/A²¹

²⁰ Transpower [195.43].

²¹ Transpower [195.43].

	~~access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ 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.	
	Advisory Note National Grid transmission lines are shown on the planning map.	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ <u>major</u>²² electricity distribution line	
All Zones	Activity status: NC Where: <u>new, or expansion or extension of existing,</u>²³ activities and development adjacent to a ~~66kV or 33kV~~<u>major</u>²⁴ electricity distribution line involve the following:	Activity status when compliance not achieved: N/A

²² Mainpower [249.94].

²³ Mainpower [249.95].

²⁴ Mainpower [249.94].

	~~a. new a sensitive activity and or a new buildings or structure²⁵ (excluding accessory buildings)²⁶ within 6m²⁷ of the centreline of a 66kV or 33kV major²⁸ electricity distribution line or within 10m 6m²⁹ of the visible outer edge of a³⁰ foundation of an associated a pole, pi-pole³¹ or tower; and/or~~ ~~a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.³²~~ ~~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.³³~~ 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	

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

³² Mainpower [249.94].

³³ Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ <u>Major</u>³⁴ 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.	

³⁴ Mainpower [249.94].

LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	Local Centre Zone activities Local Centres: 1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; 2. activities do not ~~provide for development that~~ results in <u>significant</u> adversely ~~affect~~ <u>effects on</u>¹ the role and function of Town Centres; and 3. amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	Design and integration Within Local Centres: 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not ~~adversely affect~~ <u>result in significant adverse effects on</u>² the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space ~~and up to 15 shops with a maximum retail tenancy of 350m² GFA;~~³ 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; ~~and~~ 4. adverse amenity effects are managed within the zone and at the interface with ~~neighbouring~~ more sensitive zones; <u>and</u>⁴ 5. <u>enable above ground floor residential activity.</u>⁵

¹ Woolworths [282.13]

² Woolworths [282.14]

³ Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56].

⁴ Kāinga Ora [325.300]

⁵ Kāinga Ora [325.300]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity 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 further 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.
2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.⁶

LCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. the building or addition is less than 450m² GFA.	Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LCZ-R2 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R3 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R4 Retail activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m²;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

⁶ Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]

c. for all other sites the activity shall be a maximum of 300m ² GFA, <u>or 1000m² for supermarkets⁷.</u>	
LCZ-R5 Commercial activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R6 Commercial services	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R7 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R8 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R9 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R10 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R11 Community facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R12 Visitor accommodation	
Activity status: PER	Activity status when compliance not achieved: N/A

⁷ Woolworths [282.71, 282.13 and 282.145].

LCZ-R13 Cultural facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R14 Educational facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R15 Health care facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of ~~300~~ <u>500</u> m ² GFA. ⁸	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300m ² GFA.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC

⁸ Bellgrove Rangiora Ltd [408.60]

LCZ-R21 Trade supplier	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R22 Yard-based activity	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status when compliance not achieved: N/A
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD18 - Parking lots and Parking buildings	Activity status when compliance not achieved: N/A
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
LCZ-R25 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LCZ-R26 Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be ~~40~~ ¹² ⁹ m above ground level.	Activity status when compliance not achieved: <u>DIS RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD19 - Height</u> ¹⁰
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary

⁹ V1 – RMA Schedule 1 Clause 99

¹⁰ Bellgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes to LCZ-BFS1.

shall apply. ~~and where specified s~~ Structures shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~¹¹ in accordance with the diagrams in Appendix APP3.	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS5 Road boundary landscaping	
1. Where a site ~~does not have a building is not built along the entire to a~~ road boundary, landscaping shall be provided along the ~~full~~ length of the road boundary ~~not occupied by building~~,¹² except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS6 Road boundary setback, glazing and verandah	

¹¹ Kainga Ora [325.305]

¹² RMA Schedule 1 Clause 16(2) and Bellgrove Rangiora Ltd [408.64].

1. All buildings shall: a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS7 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
LCZ-BFS8 Outdoor storage areas	
1. Any outdoor storage ~~or parking~~¹³ areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS9 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m²; b. one bedroom 45m²; c. two bedroom 60m²;	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development Notification

¹³ Bellgrove Rangiora Ltd [408.65].

d. three or more bedrooms 90m². 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m² and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: a. an internal storage space that is a minimum of 4m³ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁴ 5m² with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
LCZ-BFS10 Waste management requirements for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of <u>at least</u>¹⁵ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
LCZ-BFS11 Building coverage	
1. The maximum building coverage shall be 55%.	Activity status when compliance not achieved with: RDIS Matters of discretion are restricted to: CMUZ-MD16 - Coverage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS12 Mandeville North	
1. Development in the zone shall meet the following requirements: a. any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD17 - Mandeville North Business Area Notification

¹⁴ RMA Schedule 1 Clause 16(2)

¹⁵ RMA Schedule 1 Clause 16(2)

landscaping areas; b. landscaping, footpath, and Mandeville Road access design shall occur: i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including: a. trees to be capable of reaching a minimum height of 8m; b. a minimum of one tree per 10m of road boundary frontage; and c. a maximum tree spacing of 15m. ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm. iii. by an accessway with a minimum width of 6m. iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m. v. as a 3m wide footpath adjacent to the north-western boundary; c. the site shall be fenced to prevent pedestrian access from and onto Tram Road; d. any building shall be finished to achieve a light reflectance value of less than 45%; e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided; f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road.	An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
Advisory Note For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.	

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	Activity status: PER	Activity status when compliance not achieved: NC

	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> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹⁶</u> ¹⁷ <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <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> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> <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>	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.

¹⁶ Transpower [195.43].

¹⁷ Horticulture NZ [295.80].

	<u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>c. be located at least 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>¹⁸ ~~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:~~ ~~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;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~c. artificial crop protection and support structures between 8m and 12m from a single~~	

¹⁸ Transpower [195.43].

	~~pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;~~ ~~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;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~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~~ ~~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.~~¹⁹	
All Zones	Activity status: NC Where: ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;~~	Activity status when compliance not achieved: N/A²⁰

¹⁹ Transpower [195.43].

²⁰ Transpower [195.43].

	~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ 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.~~	
	Advisory Note National Grid transmission lines are shown on the planning map.	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ <u>major</u> ²¹ electricity distribution line		
All Zones	Activity status: NC Where: <u>new, or expansion or extension of existing</u>²² activities and development adjacent to a ~~66kV or 33kV~~ <u>major</u>²³ electricity distribution line involve the following: <u>a.</u> ~~new a~~ sensitive activity ~~and or a new~~ buildings <u>or</u>	Activity status when compliance not achieved: N/A

²¹ Mainpower [249.94].

²² Mainpower [249.95].

²³ Mainpower [249.94].

	~~structure~~²⁴ ~~(excluding accessory buildings)~~²⁵ within ~~6m~~²⁶ of the centreline of a ~~66kV~~ <del>or 33kV</del>~~major~~²⁷ electricity distribution line or within ~~10m~~ ~~6m~~²⁸ of the ~~visible~~ ~~outer edge of a~~²⁹ foundation of ~~an~~ ~~associated~~ a pole, ~~pi-~~ ~~pole~~³⁰ or tower; ~~and/or~~ a.b. ~~does not comply with~~ ~~the requirements of~~ ~~NZECF 34:2001~~ ~~New Zealand~~ ~~Electricity Code of~~ ~~Practice for~~ ~~Electricity Safe~~ ~~Distances.~~³¹ 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.~~³² 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.	
	Advisory Notes	

²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].²⁶ Mainpower [249.94].²⁷ Mainpower [249.94].²⁸ Mainpower [249.94].²⁹ Mainpower [249.94].³⁰ Mainpower [249.94].³¹ Mainpower [249.94].³² Mainpower [249.94].

	• ~~66kV/33kV~~ <u>Major</u>³³ 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.

³³ Mainpower [249.94].

ATTACHMENT 7

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 36

Hearing Stream 12E Rezoning Requests – Residential Zones

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 12E** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubbitt, Megen McKay, Neville Atkinson and Niki Mealings. Commissioners Atkinson and Mealings were not involved in deliberations on rezonings involving Airport Noise matters.

1. Introduction

Report outline and approach

1. This is Report 36 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 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 Report 1.

2. Residential Rezoning

Recommendations

10. The PDP Panel record their agreement to the s42A report author's recommendations in respect to all the submissions seeking rezonings. We note that Mr Wilson provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to matters raised at the hearing in respect to the rezonings. 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. We note that Mr Wilson helpfully included an evaluation of matters relevant to the Airport Noise contour and the application of Policy 6.3.5 of the RPS and its relationship to the NPS-UD in his reports. We also received additional evidence and representations relating to the Airport Noise contour. The IHP's recommendations on the Airport Noise Contour are contained in Report 29. Because of this split, Commissioners Mealings and Atkinson were not involved in deliberations on rezonings involving the Airport Noise Contour.
12. In line with our exceptions approach to reporting, we do not address the substance of these submissions further.
13. However, while we agree with the recommendations on rezoning, we 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.

Amendments to Development Area Provisions

14. 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.

15. 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) Amend the format of the standards for fixed features in an ODP
 - (d) Amend the format of standards requiring a staging approach for particular identified Precincts so it is clearer what is required to occur and when and to reduce any subjectivity of compliance with the standards
 - (e) Remove parts of proposed rules which are subjective.
16. The following table sets out at a high level the changes we recommend for each Development Area:

Development Area	Panel recommendations
WR – West Rangiora	Amend the format of DEV-WR-R1 Include an amended Advisory Note Amend the format of DEV-WR-S1
NWR – Northwest Rangiora	Amend the format of DEV-NWR-1 Include an amended Advisory Note
NER – North East Rangiora	Amend the format of DEV-NER-R1 Include an amended Advisory Note Amend the format of DEV-NER-S1
SER – South East Rangiora	Amend the format of DEV-SER-R1 Removed the recommended clause regarding contiguous development from R1 as being subjective Change the format of DEV-SER-R2 for staging Amended the title of DEV-SER-R3 and the rule format Include an amended Advisory Note Amend the format of DEV-SER-S1 Amended some of the text in the ODP relating to the additional land to refer to the zoning and future plan changes.
GD – Gressons Road	Minor amendments to the wording of the introduction Amend the format of DEV-GD-R1 Amend the title and format of DEV-GD-R2 Include an amended Advisory Note
SEWD – South East Woodend	Minor amendments to the wording of the introduction Amend the format of DEV-SEWD-R1 Amend the title and format of DEV-SEWD-R2

	Include an amended Advisory Note Amend the format of DEV-SEWD-S1
K – Kaiapoi	Amend the format of DEV-K-R1 Amend the title and format of DEV-K-R2 Include an amended Advisory Note Amend the format of DEV-K-S1
SK – South Kaiapoi	Amend the format of DEV-SK-R1 Include an amended Advisory Note Amend the format of DEV-SK-S1

We note that Mr Wilson recommended deleting the introductions for both the K – Kaiapoi and SER – South East Rangiora Development Areas and did not recommend any new introductions in their place. With the absence of any recommended new text from either the Council or submitters, we have not included any new introduction. The Council may wish to consider consistency through a subsequent plan change.

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

3. Conclusion

18. 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.
19. Overall, we find that our recommendations in respect to the Residential 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 residential rezonings, hearing stream 12E

Attendee	Speaker	Submitter No.
Council reporting officer	• Mr Peter Wilson	
Dalkeith Holdings Limited	• Mr Ivan Thomson (Planning)	PDP 242, V1 57
Miranda Hales	• Mr Ivan Thomson (Planning)	PDP 246, V1 55
B and A Stokes	• Mr Andrew Hall (Engineering) • Mr Chris Rossiter (Traffic) • Mr Jonathan Clease (Planning) • Ms Nicole Lauenstein (Urban design) • R Murdoch (Legal)	PDP 214, V1 29
Richard and Geoff Spark	• Ms Lisa Williams (Transport) • Ms Nicole Lauenstein (Urban design) • Mr Geoff Spark • Mr Ivan Thomson (Planning) • D Caldwell (Legal)	PDP 183, V1 61
Woodwater Limited	• Mr Ivan Thomson (Planning) • G J Cleary (Legal)	PDP 215, V1 48
Rachel Hobson and Bernard Whimp	• Mr Bryan McGillan (Planning) • Mr Andrew Leckie (Transport) • Mr Jade McFarlane (Urban design) • Ms Jenny Bull (in support of Ms Pandrea) • S Eveleigh (Legal)	PDP 179
Doncaster Developments Limited	• Ms Patricia Harte (Planning) • Mr Ray Edwards (Transport) • M Perpick (Legal)	PDP 290
Momentum Land Limited	• C Fowler (Legal) • Mr Geoffrey Dunham (Soils, North Block & South Block) • Ms Anna Sleight (Geotechnical) • Mr Mark Morley (Contamination) • Mr Manu Miskell (Infrastructure) • Mr Andy Carr (Transport) • Mr Bruce Weir (Urban design) • Mr Danny Kamo (Landscape) • Mr Richard Brunton (Flooding) • Mr Fraser Colegrave (Economics) • Ms Annabelle Coates (Ecology) • Mr Mark Allan (Planning) • Mr Brian Putt (Planning) • Mr Shane Fairmaid	PDP 173
Mike Greer Homes NZ Limited	• Mr Gregory Whyte (Flooding) • Ms Patricia Harte (Planning) • Mr Brian Putt (Planning) • C Fowler (Legal)	PDP 332

Bellgrove Rangiora Limited	• Mr Mathew Collins (Transport) • Ms Michelle Ruske-Anderson (Planning) • C Fowler (Legal)	PDP 413, V1 79, FS 85 V1 FS 18
Carolina Homes Limited, Allan Downs Limited, 199 Johns Road Limited	• Ms Claire McKeever (Planning)	PDP 266, V1 58
Karl Lutterman	• Mr Karl Lutterman	PDP 128
David and Ellenor Whitfield	• Mr David Whitfield and Ms Ellenor Whitfield	PDP 96
G and E Kelley	• Mr Greg Kelley	PDP 391
Christchurch International Airport Limited	• Mr John Kyle (Planning) • J Appleyard (Legal)	PDP 80, V1 15
Carolyn Hamlin	• Ms Carolyn Hamlin	PDP 314
Carolina Homes Limited (for 20 Angus Place)	• Ms Claire McKeever	PDP 223
Fusion Homes Ltd	• Mr Stewart Fletcher (Planning)	PDP 121
Ranier and Ursula Hack	• Mr Stefan Hack • Mr Andrew Carr (Transport) • Mr James Hopkins (Three waters) • Mr Bernard Warmington (Planning)	PDP 201
Carter Group Limited and Rolleston Industrial Developments	• Mr Jeremy Phillips (Planning) • J Appleyard (Legal)	PDP 326, V1 60
Nick and Cilla Taylor	• Mr Nick Taylor	PDP 298
Northwest Rangiora Owners Group	• Phillipa Watkins • Richard Townshend	PDP 181
Martin Pinkham	• Mr Martin Pinkham	PDP 184, 193
Tabled Evidence		
Dalkeith Holdings Limited	• Ms Fran Hobkirk (Soil contamination) • Mr Steven Roberts (Natural hazards)	PDP 242, V1 57
Miranda Hales	• Ms Hollie Griffiths (Soil contamination) • Mr Steven Roberts (Natural hazards)	PDP 246, V1 55
B and A Stokes	• Mr David John Robotham (Contaminated land) • Mr Gary Sellars (Market analysis) • Mr Matthew Lester (Landscape and visual assessment) • Ms Natalie Hampson (Economics) • Mr Neil Charters (Geotechnical engineering) • Mr Paul Farrelly (Greenhouse gas emissions) • Mr Roland Payne (Ecology) • Mr Victor Mthamo (Soils)	PDP 214, V1 29
Richard and Geoff Spark	• Mr Alastair McNabb (Civil works and servicing infrastructure) • Dr Amir Montakhab (Flood Risk Assessment)	PDP 183, V1 61

	• Ms Catherine Nieuwenhuijsen (Odour) • Mr Fraser Colegrave (Economics) • Mr Mark Taylor (Ecology) • Mr Mason Reed (Geotechnical engineering) • Mr Matthew Lester (Landscape and visual assessment) • Mr Sean Finnigan (Soil contamination) • Mr Stuart Ford (Productivity and NPS-HPL)	
Woodwater Limited	• Mr Andrew Hall (Engineering) • Mr David John Compton-Moen (Landscape design) • Mr David Smith (Transportation Planning) • Mr Mark Taylor (Ecology)	PDP 215, V1 48
Rachel Hobson and Bernard Whimp	• Ms Natalie Hampson (Economics) • Mr Nicholas Harwood (Geotechnical) • Ms Stephany Pandrea (Infrastructure and Flooding) • Mr Phillippe Dumont (Contaminated land)	PDP 179
Doncaster Developments Limited	• Mr Tim Heath (Economics) • Mr Giles Learman (Contaminated land) • Mr Regan Smith (Infrastructure) • Mr Vikramjit Singh (Urban design) • Mr Christopher Prebble	PDP 290
Mike Greer Homes NZ Limited	• Mr Neil Charters (Geotechnical) • Mr David Robotham (Contamination) • Mr Geoffrey Dunham (Soils) • Mr Mathew Collins (Transport) • Mr William Reeve (Acoustic) • Mr Fraser Colegrave (Economics) • Ms Lydia Metcalfe (Ecology) • Mr Vikramjit Singh (Urban design) • Mr Rory Langbridge (Landscape design) • Mr Jamie Verstappen (Three waters) • Mr Michael Greer	PDP 332
Bellgrove Rangiora Limited	• Ms Wendy Whitley (Contaminated Land) • Dr Morgan Tracy-Mines (Ecology) • Mr Fraser Colegrave (Economics) • Mr David Delagarza (Stormwater) • Mr Jan Kupec (Geotechnical) • Mr Jason Trist • Mr Tony Milne (Landscape architecture)	PDP 413, V1 79, FS 85 V1 FS 18

	• Ms Michelle Ruske-Anderson (Planning) • Mr Geoffrey Dunham (Primary production) • Mr Paul McGowan • Ms Della Bennet (in support of Dr Tracy-Mines)	

Submitter attendance and tabled evidence for FUDA, Hearing Stream 10A

Attendee	Speaker	Submitter No.
Council reporting officer	• Mr Peter Wilson	
Miranda Hale	• Mr Ivan Thomson	V1 55
Richard and Geoff Spark	• Mr Ivan Thomson	V1 104
Bellgrove Rangiora Ltd	• Ms Michelle Ruske-Anderson • Mr Jason Trist • C Fowler	V1 79
Tabled Evidence		
N/A	• N/A	N/A

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

Scope for PDP changes:

Each residential rezoning area has a primary submitter or submitters. Rather than individually identifying the scope for each change, the scope for the recommended PDP changes is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports that have set this out. 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.

WR - West Rangiora Development Area

Submission scope for recommended PDP changes

South Block
199 Johns Rd etc, Carolina Homes Limited, Allan Downs Ltd [266], Michael Skelley [297], Robert Jack Paterson [340], R J Paterson Family Trust [FS 19], M & J Schluter [PDP 406, V1 76], John and Coral Broughton [223], Survus Consultants Limited [250]
Middle Block
Alphons and Elisabeth Sanders [118], Nick and Cilla Taylor [298], Dalkeith Holdings [242, V1 57], Miranda Hales [246, V1 55], Survus [250]
North Block
Blakemore [319], Zahner [213], Ben Dormer [V1 40], Survus [250]
Other
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

Introduction

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, and fixed and flexible features. If higher densities are developed, then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site, then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

~~Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.~~

~~Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-WR-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. West Rangiora has been identified as a Development Area.~~

~~Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.~~

~~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.~~

Objectives	
DEV-WR-O1	Development area ~~West Rangiora Development Area contributes to achieving feasible development capacity for residential activities.~~
Policies	
DEV-WR-P1	Future urban development ~~Provide for future urban development in a Development Area (in accordance with DEV-WR-APP1—West Rangiora Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when:~~

	1. ~~the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);~~ 2. ~~water supply, wastewater system and stormwater infrastructure capacity is sufficient to support the proposed development; and~~ 3. ~~an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater system and stormwater infrastructure, open space and recreation land and transport infrastructure.~~
DEV-WR-P2	Subdivision and activities ~~Only allow subdivision and activities where:~~ 1. ~~after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and~~ 2. ~~prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the West Rangiora Outline Development Plan.~~

Activity Rules Land use, development, and subdivision ~~if certification has been approved~~

DEV-WR-R1 ~~Activities provided for in General Residential Zone~~ <u>Activities in the West Rangiora Development Area Outline Development Plan Area</u>	
Activity status: PER Where ~~this activity complies with the following activity rules/standards in the General Residential Zone:~~ 1. ~~GRZ-R1 to GRZ-R18; and~~ 2. ~~all General Residential Zone Built Form Standards;~~ <u>land use, development, and subdivision:</u> 1. <u>is in accordance with DEV-WR-APP1; and</u> 2. <u>complies with DEV-WR-S1;</u>	Activity status when compliance not achieved: ~~see activity status for GRZ-R1 to GRZ-R18~~ DIS
Advisory Note	

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.

Activity status: RDIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~3. GRZ-R19 to GRZ-R21; and~~
~~4. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21

Activity status: DIS

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~5. GRZ-R22 to GRZ-R28; and~~
~~6. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28

Activity status: NC

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~
~~7. GRZ-R29 to GRZ-R40; and~~
~~8. all General Residential Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40

~~For any activity statuses, any activity will need to comply with the following general activity standards:~~

- ~~a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~
- ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~

DEV-WR-R2 Activities provided for in Medium Density Residential Zone

Activity status: PER

~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~
~~1. MRZ-R1 to MRZ-R17; and~~

Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17

~~2. all Medium Density Residential Zone Built Form Standards.~~	
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: ~~3. MRZ-R18 to MRZ-R20; and~~ ~~4. all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: ~~5. MRZ-R21 to MRZ-R28; and~~ ~~6. all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: ~~7. MRZ-R29 to MRZ-R40; and~~ ~~8. all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: ~~a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~	
DEV-WR-R3 Activities provided for in Local Centre Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: ~~1. LCZ-R1 to LCZ-R20; and~~ ~~2. all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20

Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS	Activity status when compliance not achieved: see activity status for OSZ-R16

Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8

~~3. SUB-R4 to SUB-R8; and~~ ~~4. all Subdivision Standards.~~	
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: ~~5. SUB-R9; and~~ ~~6. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: ~~7. SUB-R10 to SUB-R11; and~~ ~~8. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: ~~a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~	

Activity Rules – if certification has not been approved

DEV-WR-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: ~~1. RLZ-R1 to RLZ-R16; and~~ ~~2. all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8

~~3. SUB-R4 to SUB-R8; and~~ ~~4. all Subdivision Standards.~~	
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: ~~5. SUB-R9; and~~ ~~6. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: ~~7. SUB-R10 to SUB-R11; and~~ ~~8. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: ~~a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~ ~~b. The activity is in general accordance with the residential development requirements of DEV-WR-APP1.~~	

Development Areas Standards

~~DEV-WR-S1 Certification for West Rangiora Development Area—Criteria~~ <u>West Rangiora Development Area Outline Development Plan</u> Fixed Features	
~~1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area:~~ ~~a. the development will provide additional residential capacity to help achieve or exceed the projected total~~	Activity status where compliance is not achieved: <u>N/ADIS</u>

- ~~residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and~~
- ~~b. residential development within the West Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:~~
- ~~i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;~~
 - ~~ii. on-demand water schemes will have to capacity to deliver greater than 2000 litre connections per day at peak demand;~~
 - ~~iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time;~~
 - ~~iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- ~~c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~

- ~~d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- ~~e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- ~~f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- ~~g. a staging plan including:~~
 - ~~i. the amount of new residential sites created in the development subject to the application for certification;~~
 - ~~ii. number of stages for the development; and~~
 - ~~iii. how many sites will be created per stage;~~
- ~~h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~

~~2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~

1. The following shall be provided as fixed features on the ODP:
 - a. Location of the commercial/business centre at the juncture of Oxford Road and the north/south road
 - b. Green link with cycleway adjoining the north/south road

c. <u>Location of stormwater corridor at eastern edge of the West Rangiora Development Area</u> d. <u>Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road</u> e. <u>Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path</u> f. <u>Integrated road connections with 77A Acacia Avenue (Lot 605 Deposited Plan 407405), Beech Drive, Walnut Way and Sequoia Way</u> g. <u>Flow paths and adjoining green links and cycleways, including any required water body setbacks</u> h. <u>Option A and Option B roading layout for North Block</u>	

Advice Notes

DEV-WR-AN1	~~Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.~~
DEV-WR-AN2	~~For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-WR-S1 are met.~~
DEV-WR-AN3	~~The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows:~~ ~~1. Residential capacity will be calculated at least annually.~~ ~~2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.~~

	~~3. Water and wastewater capacity in Rangiora will be calculated at least annually.~~
DEV-WR-AN4	~~Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.~~
DEV-WR-AN5	~~Guidance on the certification process is available on the District Council's website.~~

Appendix

~~DEV-WR-APP1—West Rangiora Outline Development Plan~~

~~Land Use Plan~~

~~The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.~~

~~A neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of the north/south primary road and Oxford Road, to which the medium density residential activity in this vicinity connects well. This enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population, which has positive flow-on effects on neighbourhood businesses' sustainability. For these reasons, together with the centre's deliberate location on a strategic road (Oxford Road) and primary road (north/south primary road), this is a fixed component of the Outline Development Plan. An optional second, smaller neighbourhood/local centre is located on Johns Road, to provide local convenience goods and services to the largely southern catchment of the Development Area.~~

Land near the Southbrook Stream at the south of the Development Area is likely to be affected by Ashley River/Rakahuri flooding in a 1 in 200-year localised flooding and Ashley River/Rakahuri breakout event. Feasibility of residential development in this area is going to be more challenging as a result.

An area to the west of the main north/south primary road is future-proofed for a potential small community facility. A new primary school, Te Matauru Primary School, is completed at Pentecost Road. It could be feasible that preschool(s) are established in the Development Area.

For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the West Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of these areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the West Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area. This north/south primary road provides structure, connectivity and a high amenity corridor. A green corridor conducive to walking and cycling adjoins it on one side, and medium density residential activity sleeves it, which is also located along Johns Road, as these have public transport links and maximise the proportion of residents accessing high amenity and connectivity areas. This primary road will be designed to promote reduced vehicle speeds and increased safety to other street users. Intersection treatment and/or upgrades need to be considered at the main intersections of the north/south primary road and Oxford/Johns Roads to reduce traffic speeds and enhance safety.

East/west movement patterns, largely through a number of secondary roads, provide subdivision structure, are integrated with existing roading connections east of the Development Area, and reflect intentions signalled through current Outline Development Plans for adjacent zoned land in the south-eastern portion of the Development Area to connect to Townsend Road and further to Pentecost Road. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. Te Matauru Primary School is located at the juncture of Pentecost Road and Johns Road and the anticipated movement network connects the residential growth area to the school well.

No new east/west roading connections will intersect with Lehmans Road to recognise and reinforce this western urban edge and continue to ensure the safety and legibility of Lehmans Road for bypassing traffic. However the Outline Development Plan identifies two key greenways connecting to Lehmans Road to allow future flexibility in this regard. The exact locations of these are flexible, and subject to detailed subdivision design, however their provision is required including the appropriate widths to enable conversion into a roadway if necessary in the future.

Development of the Brick Kiln area north of Oxford Road is envisaged to function optimally with a road through the centre of the existing property boundaries that then connects to Charles Upham Drive. Brick Kiln Road to the east, and the currently shared accessway to the west, will be formalised into roads.

Cycling infrastructure is provided within a number of key movement corridors. A separated shared cycling path adjoins the main north/south primary road, continues along the edge of the southern stormwater management reserve and connects to a cycling path along the South Brook. A separated shared use path also connects the main north/south primary road to Te Matauru Primary School to provide a safe, active journey. Driveways to new properties immediately adjoining separated shared use paths must be provided from the rear to avoid vehicle/cyclist/pedestrian conflict. A green link along the length of Lehmans Road includes a cycleway, and further on-road cycling infrastructure is shown at key routes along Oxford Road and Johns Road. These connect to the wider cycling network for Rangiora west, outside of the Development Area.

Pedestrian footpaths will be provided on at least one side of each internal road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green linkages. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the West Rangiora Development Area indicates two open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

One open space reserve is located to the west of the key north/south primary road, and adjoins a green link and small community facility. The total size of this asset will be approximately 0.5ha. A second open space reserve is located south of Johns Road, east of the north/south primary road shown for the Development Area. These reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the West Rangiora Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius of the northern and southern residential areas in the West Rangiora Development Area respectively. To provide functionality, access and visibility, open reserves must be bordered by at least one road and either a second road or public accessway, such as a green link.

A network of green links is shown, some of which provide formal cycling paths as outlined in the movement plan. Green links must be bordered by at least one road frontage to provide appropriate access, visibility, amenity and safety for users (except where they provide short connections or serve to future-proof the option of a roadway). Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

Existing Oak trees on the north side of Oxford Road near the Lehmans Road intersection should be retained, including one notable tree listed in the District Plan at 100 Oxford Road. New trees could be planted on the south of Oxford Road to compliment these and strengthen the west Rangiora gateway.

The key north/south primary road through the centre of the West Rangiora Development Area includes a green corridor adjacent to it that is conducive to walking, cycling and recreation. This strip provides high amenity for the neighbouring medium density residential developments. This green corridor allows for additional plantings for street enhancement and a physically separated cycling and walking path from the primary road. Green links also join up to stormwater management reserves and corridors that can have a passive recreational purpose for walking, cycling and playing, such as along the eastern edge of the Development Area. This stormwater corridor, which is anticipated to be approximately 15m wide, is required to avoid runoff in larger rainfall events entering the existing urban area of Rangiora.

A network of stormwater reserves are identified for the West Rangiora Development Area to respond to separate stormwater catchments: immediately north of Johns Road, and at the south and south-eastern points of the Development Area. The southern stormwater reserve east of Lehmans Road is proposed to be constructed in the Ashley River breakout zone, as this land would not be particularly suitable for the construction of residential dwellings. The ground in this area is known to have relatively high groundwater and therefore it is assumed this would need to be a wet basin. The south-eastern stormwater reserve west of Townsend Road, already constructed for the Townsend Fields development, are all wet basins which have allowances for conveyance of spring water. The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land. However, fragmented property ownership within the Development Area north of Oxford Road and consequently, a possibly site by site development pattern may dictate alternative stormwater management solutions, such as the use of on-site smaller (temporary or otherwise) stormwater reserves, soak pits, swales and/or raingardens. Therefore, stormwater management must be investigated and considered by individual landowners in reference to neighbouring development opportunities and servicing implications in order to achieve, as much as possible, an integrated solution.

Streams, springs and waterways are protected and included in the stormwater reserves where relevant, particularly in the south where they are present. Both southern flow paths are protected and green links provided at either side. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of the Johns Road stormwater reserve in particular provides opportunities for the adjacent medium density residential areas to look out onto it and benefit from its amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. All of West Rangiora Development Area's stormwater catchment discharges to ground or to the South Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the West Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the West Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades are required to service West Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. New mains along key roads are required to upgrade the Southwest Rangiora Supply Main, Johns Road West Supply Main, Lehmans Road Ring Main and Ayers Street Supply Main.

Development in the West Rangiora, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

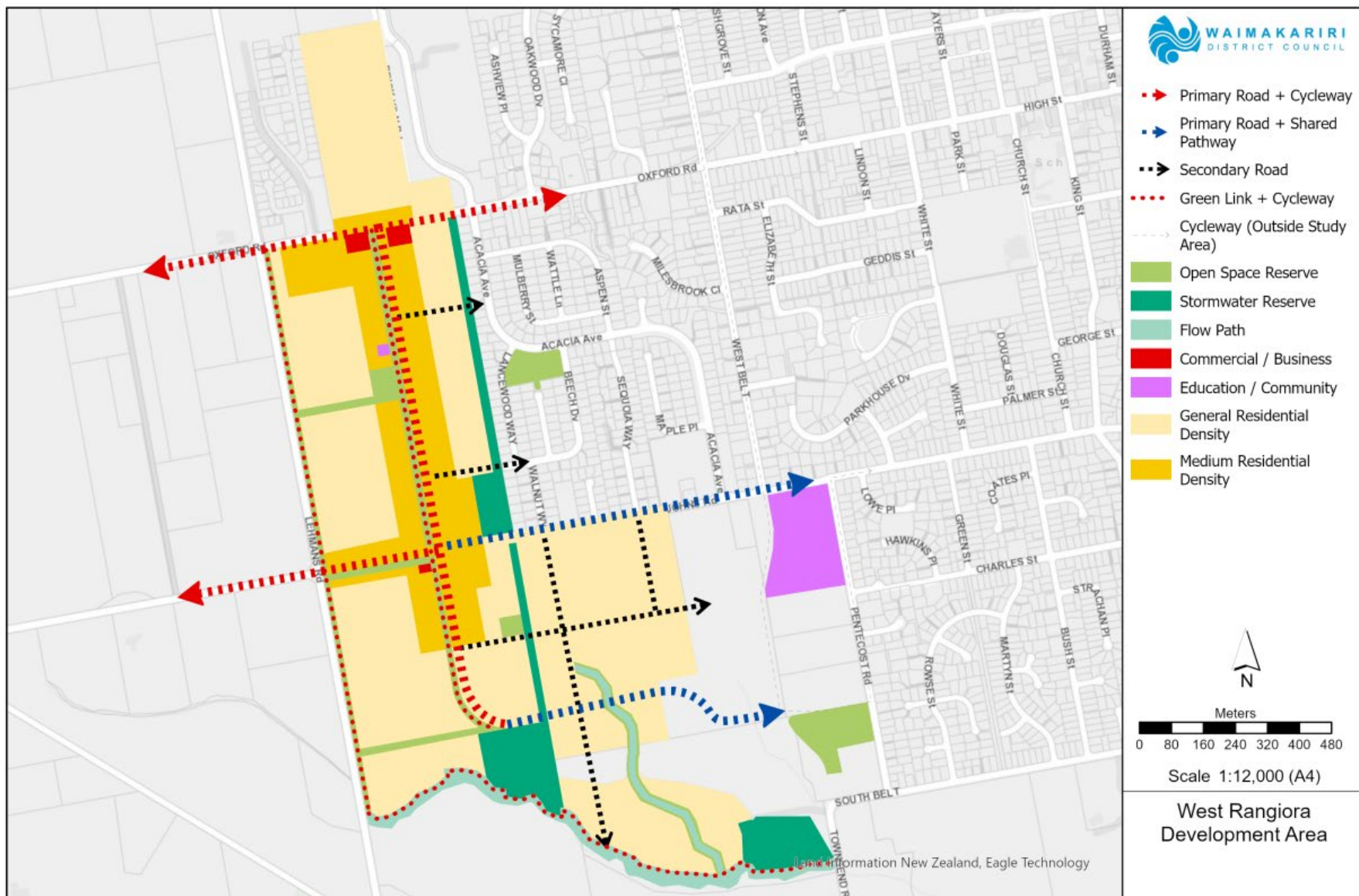
Existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight forward to connect to the scheme. High groundwater levels in the very southern portions of the Development Area may lead to some elevated costs.

Gravity wastewater infrastructure will service the West Rangiora Development Area and only the key trunk infrastructure is shown. Trunk mains run through the centre of the catchments to eventually connect to the Townsend Fields trunk main (and the Rangiora Central Sewer Upgrades). Ideally, the network would be constructed from south to north, so that there is infrastructure for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

Fixed Outline Development Plan Features for the West Rangiora Development Area:

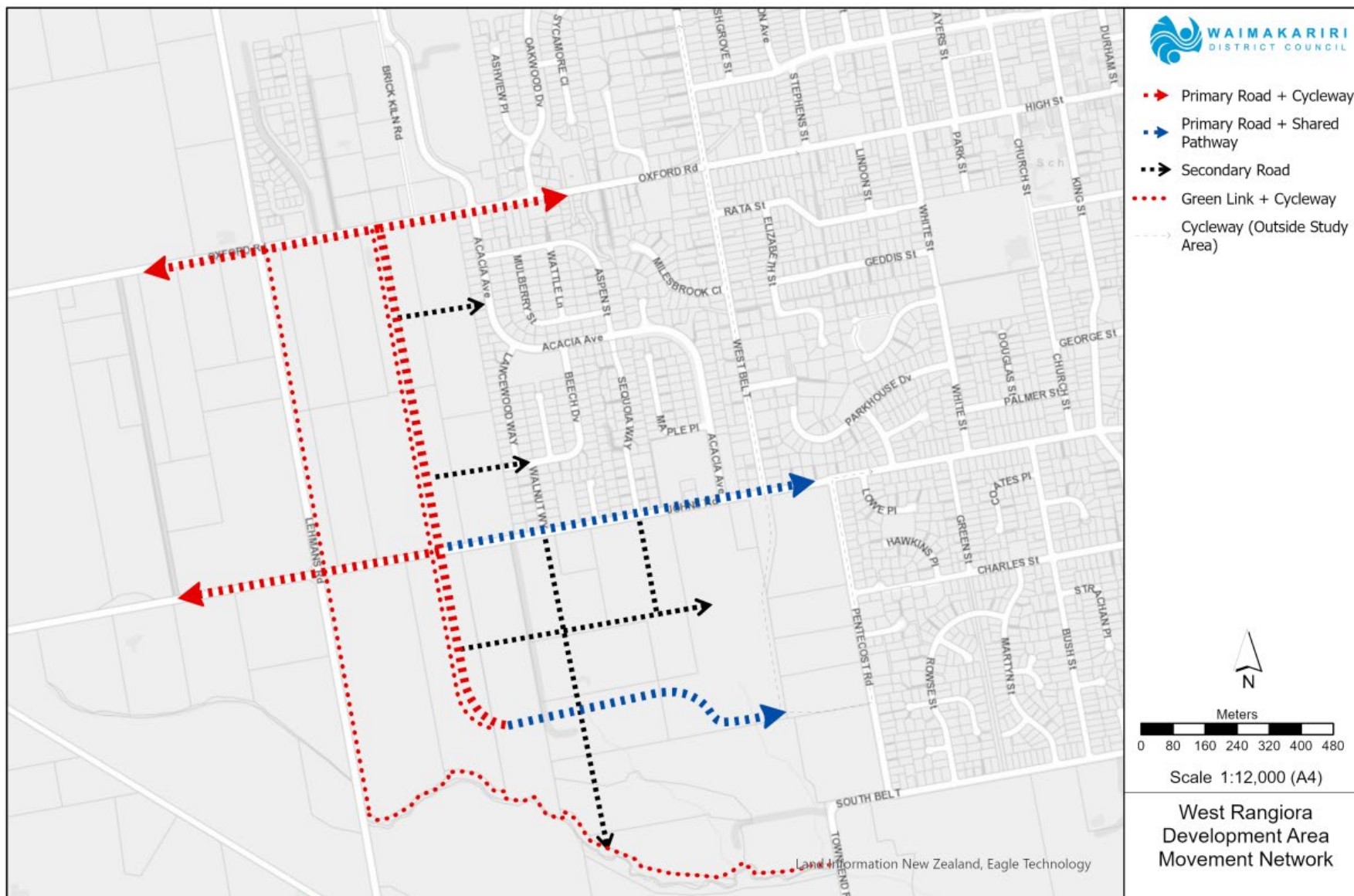
- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road
- Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road
- Green link with cycleway adjoining the north/south road
- Location of stormwater corridor at eastern edge of the West Rangiora Development Area
- Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road
- Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path
- Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way
- Flow paths and adjoining green links and cycleways, including any required water body setbacks

West Rangiora Outline Development Plan - Overall



West Rangiora Outline Development Plan - Land Use

West Rangiora Outline Development Plan - Movement Network



West Rangiora Outline Development Plan - Open Space and Stormwater Reserve



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West Rangiora Outline Development Plan - Water and Wastewater



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NWR - Northwest Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none">• Doncaster [PDP 290, V1 26] |
| <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> |

Introduction

The Northwest Rangiora Development Area is located to the east of Lehmans Road and to the south of the Rangiora Racecourse. The National Grid lines run through the development area. ~~The area includes a mixture of General Residential Zone and Open Space Zone land, as well a Local Centre Zone as part of the Arlington Shops.~~ If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

~~The DEV-NWR-APP1 area includes:~~

- ~~• connections from the development through to Lehmans Road;~~
- ~~• pedestrian/cycle connections;~~
- ~~• stormwater treatment areas; and~~
- ~~• identified reserve areas at Arlington Park.~~

Activity Rules Land use, development, and subdivision

DEV-NWR-R1 <u>Activities in the</u> Northwest Rangiora Development ~~Area~~ Outline Development Plan <u>Area</u>

Activity status: PER

1. Where land use, development and subdivision shall be is in accordance with DEV-NWR-APP1.

Activity status when compliance not achieved: DIS**Advisory Note**

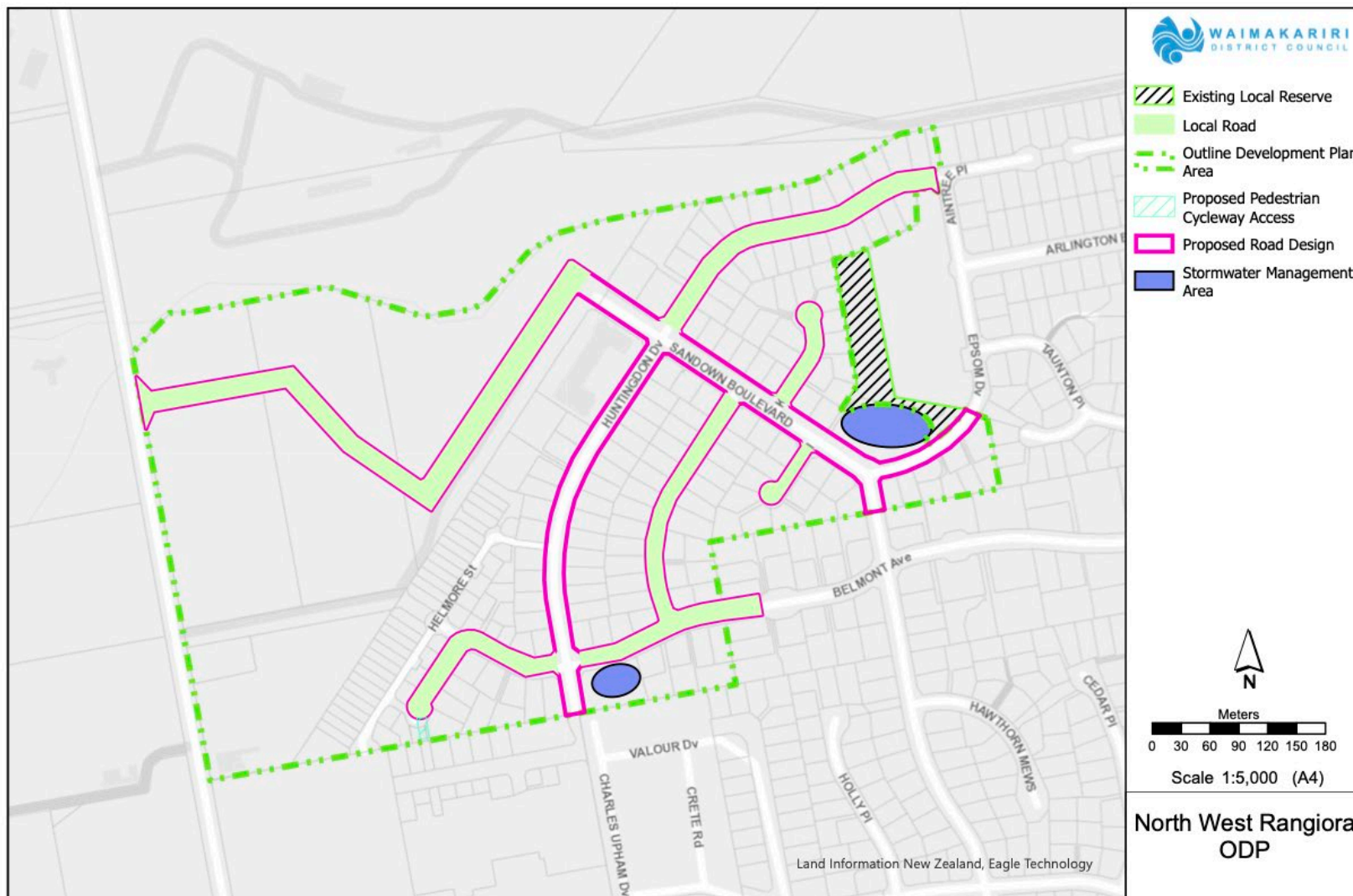
~~For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.~~

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.

Built Form Standards

There are no area-specific ~~built form~~ standards for the Northwest Rangiora ODP area.

Appendix**DEV-NWR-APP1 Northwest Rangiora ODP**



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NER - North East Rangiora Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none">• <i>Bellgrove Rangiora Ltd [PDP 408, V1 79], The Board of Trustees of Rangiora High School [149], Survus Consultants Limited [250]</i>• <i>Carolyn Hamlin [314], David Whitfield [96], James Lennox [313], Nick Thorp [109], Survus Consultants Limited [250], Rachel Hobson and Bernard Whimp [179]</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> |

Introduction

~~Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.~~

~~Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-NER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. North East Rangiora has been identified as a Development Area.~~

~~Urban development within a Development Area is managed through a certification process, where land is released for development by the Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.~~

~~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.~~

The Outline Development Plan for the North East Rangiora Development Area provides for a variety of site sizes and medium density residential activity, with the primary development being Bellgrove North, but the development area now extends east to Golf Links Road and the Hobson and Whimp land beyond. There is substantial additional capacity within the area, however, some of this land is currently utilised as the Rangiora school farm, and this land use may continue for the long term. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

The education precinct is retained within its current footprint and the multi-sports precinct

would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

A stormwater management area is shown to the south-east of the Development Area, with the first stage of this area established as part of Bellgrove North Stage 1.

Objectives	
DEV- NER-O1	Development Area North East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV- NER-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-NER-APP1—North East Outline Development Plan) through a certification process by the Chief Executive Officer or their delegate when: 4. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 5. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 6. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.
DEV- NER-P2	Subdivision and activities Only allow subdivision and activities where: 3. after certification by the Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the Medium Density Residential Zone, Local Centre Zone and the relevant District wide provisions; and 4. prior to certification by the Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the North East Rangiora Outline Development Plan.

Activity Rules – if certification has been approved

DEV-NER-R1 Activities provided for in General Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18

Activity status: RDIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 3. ~~GRZ-R19 to GRZ-R21; and~~ 4. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. ~~GRZ-R22 to GRZ-R28; and~~ 6. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. ~~GRZ-R29 to GRZ-R40; and~~ 8. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	
DEV-NER-R2 Activities provided for in Medium Density Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. ~~MRZ-R1 to MRZ-R17; and~~ 2. ~~all Medium Density Residential Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. ~~MRZ-R18 to MRZ-R20; and~~ 4. ~~all Medium Density Residential Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. ~~MRZ-R21 to MRZ-R28; and~~	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28

6. all Medium-Density Residential Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. MRZ-R29 to MRZ-R40; and 8. all Medium-Density Residential Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Medium-Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.	
DEV-NER-R3 Activities provided for in Local Centre Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: 1. LCZ-R1 to LCZ-R20; and 2. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. LCZ-R21 to LCZ-R24; and 4. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards:	

a. ~~The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	
DEV-NER-R4 Activities provided for in Open Space Zone	
Activity status: PER ~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~ ~~1. OSZ-R1 to OSZ-R15; and~~ ~~2. all Open Space Zone Built Form Standards.~~	~~Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15~~
Activity status: RDIS ~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~ ~~3. OSZ-R16; and~~ ~~4. all Open Space Zone Built Form Standards.~~	~~Activity status when compliance not achieved: see activity status for OSZ-R16~~
Activity status: DIS ~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~ ~~5. OSZ-R17 to OSZ-R18; and~~ ~~6. all Open Space Zone Built Form Standards.~~	~~Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18~~
Activity status: NC ~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~ ~~7. OSZ-R19 to OSZ-R21; and~~ ~~8. all Open Space Zone Built Form Standards.~~	~~Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21~~
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ a. ~~The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	
DEV-NER-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~1. SUB-R1 to SUB-R3; and~~ ~~2. all relevant Subdivision Standards.~~	~~Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3~~

Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. ~~SUB-R4 to SUB-R8; and~~ 4. ~~all relevant Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. ~~SUB-R9; and~~ 6. ~~all relevant Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. ~~SUB-R10 to SUB-R11; and~~ 8. ~~all relevant Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	

Activity Rules -- if certification has not been approved

DEV-NER-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. ~~RLZ-R1 to RLZ-R16; and~~ 2. ~~all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. ~~RLZ-R17 to RLZ-R23; and~~ 4. ~~all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. ~~RLZ-R24 to RLZ-R38; and~~	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38

~~6. all Rural Lifestyle Zone Built Form Standards.~~	
Activity status: NC ~~Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:~~ ~~7. RLZ-R39 to RLZ-R41; and~~ ~~8. all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ ~~a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	
DEV-NER-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~1. SUB-R1 to SUB-R3; and~~ ~~2. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~3. SUB-R4 to SUB-R8; and~~ ~~4. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~5. SUB-R9; and~~ ~~6. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~7. SUB-R10 to SUB-R11; and~~ ~~8. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ ~~a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-NER-APP1.~~	

Development Areas Standards

DEV-NER-S1 Certification for North East Rangiora Development Area—Criteria	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the North East Rangiora Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the North East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater	Activity status where compliance is not achieved: N/A

network necessary for the servicing of potential development that is being released; ~~e. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~ ~~d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~ ~~e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~ ~~f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~ ~~g. a staging plan including:~~ ~~i. the amount of new residential sites created in the development subject to the application for certification;~~ ~~ii. number of stages for the development; and~~ ~~iii. how many sites will be created per stage;~~ ~~h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~ ~~2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~	

Advice Notes

DEV-NER-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-NER-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-NER-S1 are met.

DEV-NER-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 4. Residential capacity will be calculated at least annually. 5. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 6. Water and Wastewater capacity in Rangiora will be calculated at least annually.
DEV-NER-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-NER-AN5	Guidance on the certification process is available on the District Council's website.

Activity Rules Land use, development, and subdivision

DEV-NER-R1 Activities in the North East Rangiora Outline Development Plan Area	
Activity status: PER - Where land use, development, and subdivision: 1. <u>shall be</u> is in accordance with DEV-NER-APP1; and 2. <u>complies with</u> DEV-NES-S1.	Activity status when compliance not achieved: DIS
<u>Advisory Note</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.	
DEV-NER-S1 North East Development Area Outline Development Plan Fixed Features	
The following shall be provided as fixed features on the ODP: 1. <u>Roading alignment through Hobson and Whimp ODP</u>	Activity status when compliance not achieved: DIS

2. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 3. <u>Location of esplanade reserves</u> 4. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 5. <u>Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue (established as part of Bellgrove North Stage 1)</u> 6. <u>A road to connect the new north/south road to East Belt</u> 7. <u>A road to connect the new north/south road to Golf Links Road</u> 8. <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u> 9. <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u> 10. <u>Separated shared pedestrian / cycleway at the north/south road corridor</u>	

Appendix

DEV-NER-APP1 - North East Rangiora Outline Development Plan

There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant landowners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options.

Land Use Plan

The Outline Development Plan for the North East Rangiora Development Area provides for a variety

of site sizes and medium density residential activity is located in the general south/southwest portion of the Development Area, closest to the Rangiora town centre, and immediately adjacent to a neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, located at the key north/south primary road that connects Kippenberger Avenue to Coldstream Road. This maximises opportunities for walking/cycling proximity to local amenity and services, and enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population which has positive flow on effects on neighbourhood businesses' sustainability.

Option A, which sees the education precinct shifted slightly north, enables the land located in the south-west of the North East Rangiora Development Area to be utilised for medium density residential development. Locating medium density residential activity close to the Rangiora town centre takes advantage of the opportunity of a maximised resident population being able to access the Rangiora town centre in close proximity, and reinforces the intent of the Council's Rangiora Town Centre Strategy. The latter anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area, with a possible additional crossing over the railway to connect to Keir Street. Option B, which retains the education precinct within its current footprint, enables less medium density residential development in the south-west of the Development Area. Under both options and the multi-sports precinct would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

For both options, the location of these medium density residential areas are fixed in the Outline Development Plan. This requires a concentration of medium density in these locations, meaning a minimum ratio of 70% medium density residential zone density and maximum of 30% general residential zone density. Additionally, medium density residential development could be located adjacent to the Rangiora Golf Course at the north-eastern edge of the Development Area, as well as adjacent to any internalised stormwater management areas or open space reserves, such as shown in the north-eastern reserve. This takes advantage of opportunities to overlook such high amenity features and offset limited private outdoor space feasible in medium density residential development. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, The North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

The neighbourhood/local centre is strategically located to take advantage of high visibility, activity and traffic flow, including public transport, generated by the north/south primary road, in a location to which the medium density residential activity in this vicinity connects well. The co-location of the neighbourhood/local centre with a flow path in both development options offers opportunities for the commercial activity, particularly hospitality, to benefit from adjacent high amenity natural features. For these reasons, this is a fixed component of the Outline Development Plan.

The Rangiora High School is located within the North East Rangiora Development Area. Development option A for this Development Area anticipates that the education precinct moves slightly northward to border the recreation and sports sites at the north, allowing greater connection to adjacent sports facilities and maximised opportunities for residential development closer to the town centre. This remains subject to agreement of all directly affected landowners and parties. Option B sees the education precinct remain in its existing location. The school grounds also encompass the North Canterbury Community College. It is also feasible that preschool(s) are established in the Development Area. The historic Belgrove farmhouse and setting, located at 52 Kippenberger

Avenue, has historic heritage value and is protected under the District Plan as a heritage site (HH052).

Development within the North East Rangiora Development Area is to be contiguous the Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the North East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and the ability to match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the North East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the North East Rangiora Development Area is a main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that extends southward through the Rangiora North East Development Area and beyond to connect to Lineside Road. This road's entry into the North East Rangiora Development Area is fixed at the site of 76 Kippenberger Ave, to enable it to connect to MacPhail Avenue south of Kippenberger Avenue. The latter has been installed at a configuration that future-proofs it to fulfil this wider roading function. The northern exit of this north/south primary road connection must intersect with Coldstream Road between the District Council's Multi Sports Facility site at the northwest of the Development Area, and the Golf Course at the northeast of the Development Area. This primary road will be suitable for public transport, and will include separated shared pedestrian and cycle paths to allow for active modes. Its design will promote reduced vehicle speeds and increased safety to other street users. Rear access for driveways must be provided to new properties immediately adjoining the separated shared use path to avoid vehicle/cyclist/pedestrian conflict. The installation of an appropriate intersection with Kippenberger Avenue and MacPhail Avenue will be required, as well as at its exit to Coldstream Road.

Intersecting the main north/south primary road will be a number of secondary roads, to provide subdivision structure and logical east/west movement corridors for vehicles, pedestrians and cyclists. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. A fixed component of the movement network is a secondary road that connects the north/south primary road with East Belt in the west, and includes cycling facility. This optimises opportunities foreshadowed in the District Council's Rangiora Town Centre Strategy, which anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area through a possible additional crossing over the railway to connect to Keir Street. It also strengthens the close proximity between the North East Rangiora Development Area and the Rangiora town centre.

A secondary road connection into the North East Rangiora Development Area from the south is located west of Devlin Avenue, which extends into the South East Rangiora Development Area.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the North East Rangiora Development Area includes cycleways along the two flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the North East Rangiora Development Area indicates two open space reserves locations together with a network of stormwater management areas, identified and protected overland flow paths, and green links throughout the site.

The two open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is shown in the northeast within the site, and is connected by green links to the east and west of it. A second open space reserve is located near the centre of the site. This reserve is located adjacent to a flow path, and lies within the medium density residential area, making this key amenity particularly accessible to a large number of residents. Some flexibility of the exact location of the open space reserves is possible, as long as they are accessible within a 500m radius of the respective north-eastern and south-western residential areas. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

There are two flow paths through the North East Rangiora Development Area that to the southeast form the Taranaki Stream (northern flow path) and the Cam River (southern flow path), together with springs partway along. Protection of the flow paths, their carrying capacity, and appropriate setbacks is critical in any development, in order to convey floodwater in a localised flooding event and/or Ashley River breakout. Springs, identified or discovered, need to be protected and the downstream channel separated from proposed stormwater management areas.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

A green link sleeves both sides of the flow paths, to enable high amenity planting and community value through walking and cycling paths. Appropriate waterbody setbacks apply where required by the Natural Character and Freshwater Bodies Chapter of the District Plan. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land

between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are maintained and all future lots in the stormwater catchments can discharge into the appropriate basins.

Stormwater reserves provide attractive open space and visual relief in a built-up residential environment, and can present opportunities for residential development adjacent to them to look out onto it and benefit from their amenity. Stormwater management reserves can also have a passive recreational purpose for walking, cycling and playing. Streams, springs and waterways are protected and included in the stormwater reserves where relevant. All stormwater ponds are subject to design detailing, but will be managed by an appropriately designed stormwater treatment system with high amenity values. The Outline Development Plan for the North East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the North East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the Rangiora North East Development Area's three catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new pipes and upgrades related to the East Belt Booster Main, East Rangiora Northern Link Main, North Northeast and Northeast Rangiora Supply Main, East Rangiora Northern Link Main, and Northbrook Road Booster Main.

Development in the Rangiora West, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Three catchments make up the North East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pump stations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network. There is sufficient capacity in the existing network to service the catchment that forms roughly the western half of the North East Rangiora Development Area, which can be discharged into the existing pipeline along MacPhail

Avenue. A small catchment at the southeast of the North East Rangiora Development Area can be discharged into the existing pipeline along Devlin Avenue, provided the pipeline is extended to Northbrook Road. A third large catchment to the east of the Development Area requires a new pumpstation at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant.

Fixed Outline Development Plan Features for the North East Rangiora Development Area:

- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the southwest of the Outline Development Plan (Option A) or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/neighbourhood centre
- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Separated shared pedestrian / cycleway at the north/south road corridor

SER - South East Rangiora Development Area

Submission scope for recommended PDP changes

• <i>Survus Consultants Limited [250], Bellgrove Rangiora Limited [408, V1 79] Gregory E Kelley [391], Richard and Geoff Spark [183]</i>
• <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>

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

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.

Objectives	
DEV-SER-O1	Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV-SER-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SER-APP1 – South East Rangiora Outline Development Plan through a

	certification process by the District Council's Chief Executive Officer or their delegate when: 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 2. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transport infrastructure.
DEV-SER-P2	Subdivision and activities Only allow subdivision and activities where: 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.

Activity Rules - if certification has been approved Land use, development and subdivision

DEV-SER-R1 Activities in the South East Rangiora Outline Development Plan Area provided for in General Residential Zone	
Activity status: PER Where ~~this activity complies with the following activity rules/standards in the General Residential Zone land use, development, and subdivision:~~ 1. ~~is in accordance with DEV-SER-APP1; and~~ 2. ~~complies with DEV-SER-S1 and DEV-SER-S2;~~ 1. ~~GRZ-R1 to GRZ-R18; and~~ 2. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved <u>with DEV-SER-R1(1): DIS see activity status for GRZ-R1 to GRZ-R18</u> <u>Activity status when compliance not achieved with DEV-SER-R1(2): as set out in the relevant standards</u>
Activity status: RDIS	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21

~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~ ~~3. GRZ-R19 to GRZ-R21; and~~ ~~4. all General Residential Zone Built Form Standards.~~	
Activity status: DIS ~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~ ~~5. GRZ-R22 to GRZ-R28; and~~ ~~6. all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28
Activity status: NC ~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~ ~~7. GRZ-R29 to GRZ-R40; and~~ ~~8. all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ ~~a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ ~~b. The activity is in general accordance with the residential development requirements of DEV-SER-APP1.~~	
DEV-SER-R2 – Marsh Lane Block C Industrial Precinct	
<u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> <u>1. Is in accordance with DEV-SER-APP1; and</u> <u>2. Complies with DEV-SER-S1, DEV-SER-S2; and</u> <u>3. Where only preliminary site works are undertaken before either the Rangiora Eastern Link road (REL) has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and</u> <u>4. Where a geotechnical assessment and flood assessment for the area</u>	<u>Activity status when compliance not achieved: DIS</u>

has been prepared for this area by a suitably qualified expert demonstrating that any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; and

5. Where a transport effects assessment has been developed for this area by a suitably qualified expert demonstrating that any effects identified within the assessment can be mitigated as part of subdivision design and consent; and

6. Any subdivision application includes the location of:

- a. an indicative stormwater management area in the vicinity of the REL-Marsh Road;
- b. appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects;
- c. proposed primary and secondary roads within the Precinct, and external connections;
- d. safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.

Advisory Note:

<u>This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.</u>	
<u>DEV-SER-R23 Activities provided for in Medium Density Residential Zone Construction or alteration of or addition to any building or other structure in the Spark Lane Cultural Precinct</u>	
Activity status: PER ~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~ 1. ~~MRZ-R1 to MRZ-R17; and~~ 2. ~~all Medium Density Residential Zone Built Form Standards:~~ 1. ~~Where the activity complies with The following built form standards apply:~~ <u>SPZ(MCC) BFS 1-4, 6</u>	Activity status when compliance not achieved: <u>RDIS see activity status for MRZ-R1 to MRZ-R17</u> <u>Matters of discretion are restricted to:</u> <u>SPZ(MCC) MD1 – Urban design¹</u> <u>SPZ(MCC) MD2 – Internal boundary setback</u> <u>SPZ(MCC) MD3 – Internal boundary landscaping</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>	
<u>DEV-SER-S1 South East Rangiora Development Area Outline Development Plan Fixed Features</u>	
<u>The following shall be provided as fixed features on the ODP:</u> <u>1. Extension of Devlin Avenue containing a cycleway</u> <u>2. Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway</u> <u>3. Location of new north/south road connecting Kippenberger Avenue with Northbrook Road</u> <u>4. Realignment of Northbrook Road to cross Devlin Avenue extension</u>	<u>Activity status when compliance not achieved: DIS</u>

¹ Currently wrongly entitled as “Internal boundary landscaping” in the PDP, also recommend cl 16(2) change to “urban design”

<u>and connect to the new north/south road east of Devlin Avenue</u> 5. <u>Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane</u> 6. <u>Location of flow paths and adjoining green links, cycleways, and required water body setbacks</u>	
<u>DEV-SER-S2 Vehicle Crossings and Intersections on the Rangiora Eastern Link Between Boys Road and the Northbrook Stream</u>	
1. <u>For the section of the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream there shall be:</u> <u>A maximum of 12 vehicle crossings; and</u> <u>The minimum spacing between any two vehicle crossings on the same side of the road, shall be 30m, measured from the closest point of each vehicle crossing.</u> 2. <u>New road intersections to the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream shall:</u> <u>Be limited to three roads intersecting with the REL on the eastern side, and two roads intersecting with the REL on the western side, and</u> <u>Be separated a minimum distance of 75m from another road intersection, and</u> <u>The separation distance shall be measured along the Rangiora Eastern Link between the points where the road centrelines intersect.</u> <u>Where the requirements in 1. and 2. above conflict with any rule in the Transport Chapter, the above requirement will prevail</u>	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>In respect of 1. Vehicle Crossings:</u> <u>Effects of additional vehicle crossings on the safety and efficiency of the Rangiora Eastern Link, including cyclists and pedestrians.</u> <u>In respect of 2. Intersection Spacing:</u> <u>TRAN-MD1 - Road design</u> <u>TRAN-MD20 - Extent of effects</u>

and replace the requirement of the Transport Chapter.	
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. ~~MRZ-R18 to MRZ-R20 and~~ 4. ~~all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. ~~MRZ-R21 to MRZ-R28; and~~ 6. ~~all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. ~~MRZ-R29 to MRZ-R40; and~~ 8. ~~all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	
DEV-SER-R3 Activities provided for in Local Centre Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone: 1. ~~LCZ-R1 to LCZ-R20; and~~ 2. ~~all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20
Activity status: RDIS	Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24

Where this activity complies with the following activity rules/standards in the Local Centre Zone: 3. ~~LCZ-R21 to LCZ-R24; and~~ 4. ~~all Local Centre Zone Built Form Standards.~~	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. ~~LCZ-R25; and~~ 6. ~~all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. ~~LCZ-R26 to LCZ-R27; and~~ 8. ~~all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	
DEV-SER-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. ~~OSZ-R1 to OSZ-R15; and~~ 2. ~~all Open Space Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. ~~OSZ-R16; and~~ 4. ~~all Open Space Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for OSZ-R16

Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. ~~OSZ-R17 to OSZ-R18; and~~ 6. ~~all Open Space Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. ~~OSZ-R19 to OSZ-R21; and~~ 8. ~~all Open Space Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	
DEV-SER-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. ~~SUB-R1 to SUB-R3; and~~ 2. ~~all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. ~~SUB-R4 to SUB-R8; and~~ 4. ~~all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. ~~SUB-R9; and~~ 6. ~~all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC	Activity status when compliance not achieved: see activity status for SUB-R10

Where this activity complies with the following activity rules/standards in subdivision: 7. ~~SUB-R10 to SUB-R11~~ ; and 8. all Subdivision Standards.	~~to SUB-R11~~
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ b. ~~The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	

Activity Rules – if certification has not been approved–

DEV-SER-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. ~~RLZ-R1 to RLZR16~~ ; and 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. ~~RLZ-R17 to RLZ-R23~~ ; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. ~~RLZ-R24 to RLZ-R38~~ ; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. ~~RLZ-R39 to RLZ-R41~~ ; and	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41

~~8. all Rural Lifestyle Zone Built Form Standards.~~	
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ ~~a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	
DEV-SER-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~1. SUB-R1 to SUB-R3; and~~ ~~2. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~3. SUB-R4 to SUB-R8; and~~ ~~4. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~5. SUB-R9; and~~ ~~6. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC ~~Where this activity complies with the following activity rules/standards in subdivision:~~ ~~7. SUB-R10 to SUB-R11; and~~ ~~8. all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ ~~a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and~~ ~~b. The activity is in accordance with the residential development requirements of DEV-SER-APP1.~~	

Development Areas Standards

DEV-SER-S1 Certification for South East Rangiora Development Area – Criteria	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and	Activity status where compliance is not achieved: N/A

iv. ~~surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~ c. ~~a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~ d. ~~there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~ e. ~~a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~ f. ~~a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~ g. ~~a staging plan including:~~ ~~i. the amount of new residential sites created in the development subject to the application for certification;~~ ~~ii. number of stages for the development;~~ ~~iii. how many sites will be created per stage;~~ h. ~~an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~	

2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.	

Advice Notes

DEV-SER-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-SER-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SER-S1 are met.
DEV-SER-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 7. Residential capacity will be calculated at least annually. 8. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 9. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-SER-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-SER-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

DEV-SER-APP1 - South East Rangiora Outline Development Plans

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline

Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.

A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of Northbrook Road and Spark Lane. The latter will form part of the future north/south primary road connection that extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses' sustainability.

The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200-year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more challenging construction of infrastructure.

Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rossburn Receptions, a community asset, at Spark Lane.

Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the South East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the South East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the South East Rangiora Development Area is an extension of Devlin Avenue at the western boundary of the area connecting to Boys Road, with a green link incorporating a cycling path adjoining the length of it. A new north/south primary road connection off Kippenberger Avenue curves to connect to the existing Northbrook Road portion that runs in a south-eastern direction. This is coupled with also extending the existing Northbrook Road at the south of the existing developed and zoned land and intersecting it through the Devlin Avenue extension to meet the new north/south connection. Feedback provided by local property owners is that the existing bend at Northbrook Road causes dangerous driving conditions, and it is proposed that a small section of Northbrook Road at this location is stopped to allow the new

road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys Road as the main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that will ultimately extend to meet Lineside Road in the south and meets Coldstream Road in the north through the South East Rangiora Development Area. This primary road will be adjoined by a green link with a cycleway and be suitable for public transport. Its design will promote reduced vehicle speeds and increased safety to other street users. The installation of appropriate intersections with Northbrook Road and Boys Road will be required.

East/west movement patterns through a number of secondary roads provide subdivision structure and connectivity, and are integrated with existing roading linkages west of the Development Area. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the South East Rangiora Development Area shows ~~three~~four open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and north of a Galatos Street extension, and is connected by green links. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area. A second open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A third optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

A network of green links is anticipated throughout the Development Area, including alongside flow paths and connecting key amenity features such as open space and stormwater reserves. Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided.

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. The South East Rangiora Development Area's stormwater catchment discharges to the North Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the South East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the South East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the South East Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new mains related to South Belt Booster Main and Boys Road Booster Main.

Development in the Rangiora West, North East and South East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

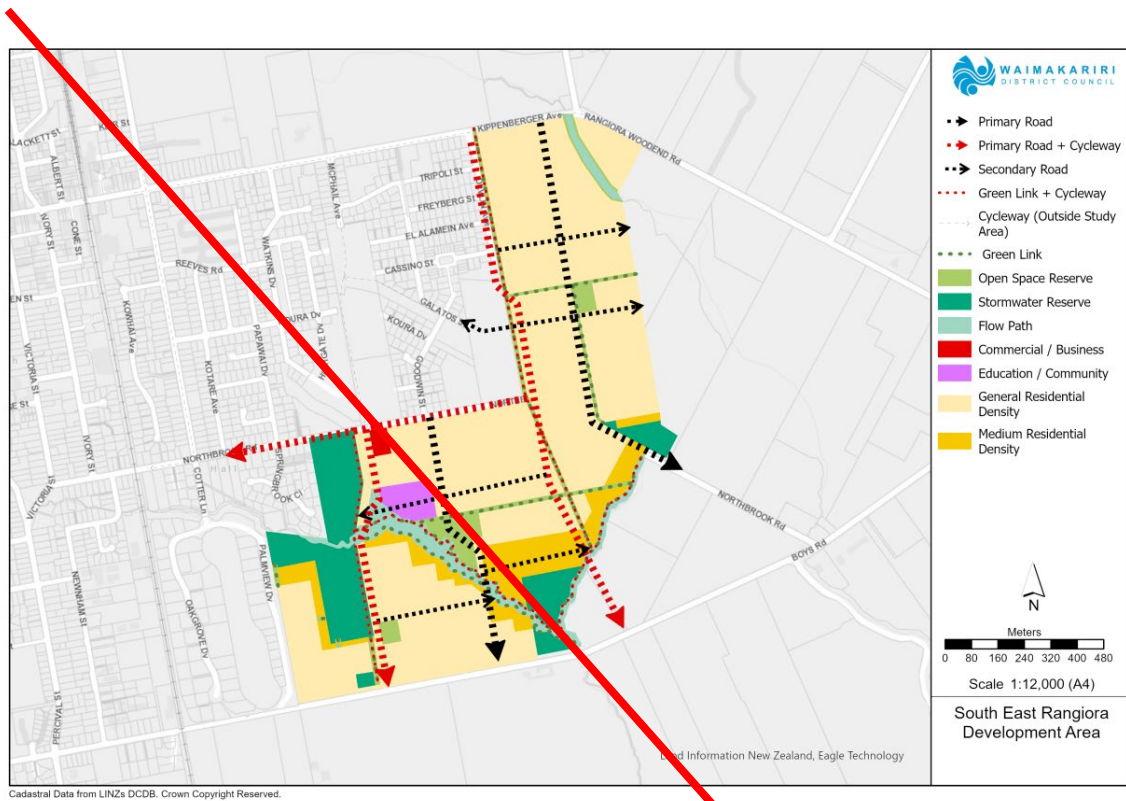
Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network.

The catchment directly east of Devlin Avenue and north of Northbrook Road requires a new pumpstation at the eastern point of the South East Rangiora Development Area at Northbrook Road and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the Rangiora North East Development Area) to the Rangiora Wastewater Treatment Plant. A second catchment south of Northbrook Road, east of the North Brook Stream discharges into a new proposed booster pumpstation at eastern Boys Road, which discharges into a fourth pumpstation at Boys Road/Spark Lane extension via a new rising main. Finally, two smaller catchments west of the North Brook Stream discharge directly into the fourth proposed pumpstation.

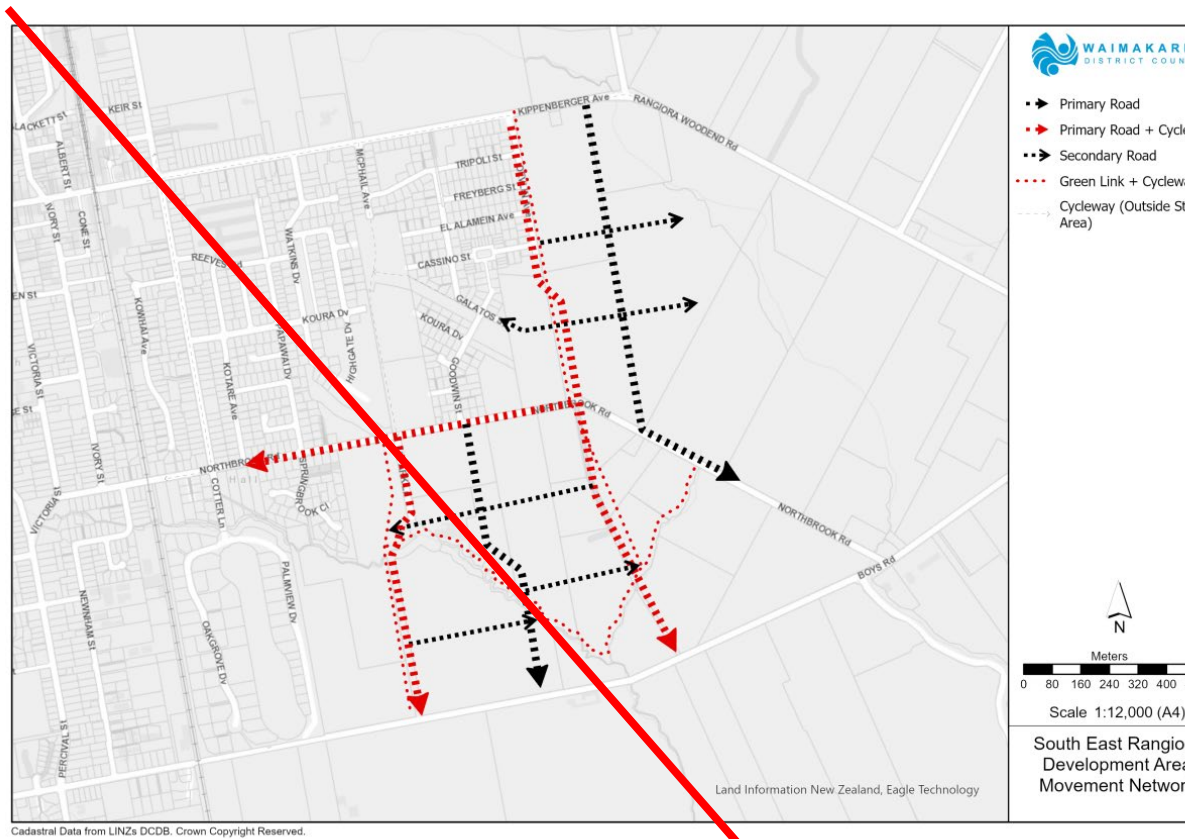
It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas. A pressure system may need to be considered for the South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. Such considerations will inform development feasibility.

Fixed Outline Development Plan Features for the South East Rangiora Development Area:

- Extension of Devlin Avenue with an adjoining green link containing a cycleway
- Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway
- Location of new north/south road connecting Kippenberger Avenue with Northbrook Road
- Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue
- Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane
- Location of flow paths and adjoining green links, cycleways, and required water body setbacks



Rangiora South East Outline Development Plan - Land Use



Rangiora South East Outline Development Plan - Open Space and Stormwater Reserves



Rangiora South East Outline Development Plan - Water and Wastewater



GD – Gressons Road Development Area

Submission scope for recommended PDP changes

• <i>B and A Stokes [211]</i>
• <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>

Introduction

The Gressons Road Development Area covers a 144ha area located between Ravenswood and Waikuku. The development is zoned Medium Density Residential, with a small community hub towards its centre. The area includes two north-south collector roads that link through the site between Gressons Road and the Ravenswood commercial area. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

Activity Rules – Land use, development and subdivision

<u>DEV-GD-R1 Activities in the Gressons Road Development Area Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> 1. <u>is in accordance with DEV-GD-APP1; and</u> 2. <u>complies with DEV-GD-S1.</u>	<u>Activity status when compliance not achieved: DIS</u>
<u>DEV-GD-R2 Gressons Road Development Precinct</u>	
<u>Activity status: PER</u> <u>Where land use, development and subdivision:</u> 1. <u>Is in accordance with DEV-GD-APP1</u> 2. <u>Complies with DEV-GD-S1; and</u> 3. <u>A stormwater and flood assessment for the Gressons Road catchment, including downstream environment, has been prepared by a suitably qualified expert demonstrating that</u>	<u>Activity status when compliance not achieved: DIS</u>

<u>stormwater capacity and drainage sufficient for a 1 in 50 ARI can be achieved.</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>	

<u>DEV-GD-S1 Gressons Road Development Area Outline Development Plan</u> <u>Fixed Features</u>	
<u>The following shall be provided as fixed features on the ODP:</u> <u>1. Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area</u> <u>2. Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area</u> <u>3. Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species</u> <u>4. Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road</u> <u>5. The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous specie;</u> <u>6. A community hub with a maximum Gross Floor Area of 1,500m²</u> <u>7. Site edges, waterways, and collector roads in general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.</u>	<u>Activity status when compliance not achieved: DIS</u>

Appendix

DEV-GD-APP1 – Gressons Road ODP

Chinnerys Road

Mapping

- No ODPs required as area is small, principal roads are already in place, and rezoning is to general residential
- Rezone to general residential and adjust planning maps accordingly

South East Woodend Development Area

Submission scope for recommended PDP changes

• <i>Woodwater [215]</i>
• <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>

SWED - South East Woodend Development Area

Introduction

The South East Woodend Development Area comprises approximately 32 hectares of rural land between Judsons Road and Petries Road, in southeast Woodend, and a portion (7.8ha) of the Copper Beach Large Lot Residential Zone adjoining to the east. The latter property has been included in the ODP area to show how the primary road will eventually connect through to Woodend Beach Road. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

Activity Rules Land use, development, and subdivision

<u>DEV-SEWD-R1 Activities in the South East Woodend Development Area Outline Development Plan Area</u>	
<u>Activity status: PER</u> <u>Where land use, development, and subdivision:</u> 1. <u>is in accordance with DEV-SEWD-APP1 and</u> 2. <u>complies with DEV-SEWD-S1.</u>	<u>Activity status when compliance not achieved: DIS</u>

<u>DEV-SEWD-R2 Activities in the South East Woodend Development Area Precinct (SEWD PREC) Area</u>	
<u>Activity status: PER</u> 1. <u>Where land use, development, and subdivision:</u> a. <u>is in accordance with DEV-SEWD-APP1; and</u> b. <u>complies with DEV-SEWD-S1; and</u> 2. <u>No more than 170 residential allotments are created in the ODP area</u>	<u>Activity status when compliance not achieved with DEV-SEWD-R2(1): DIS</u> <u>Activity status when compliance not achieved with DEV-SEWD-R2(2) to (8): RDIS</u> <u>Matters of discretion are restricted to:</u> • <u>TRAN-MD1 – Road design</u>

accessible via Petries Road, until such time as the Petries Road / SH1 intersection is upgraded OR Woodend Bypass has been constructed and an integrated transport assessment (ITA) has confirmed that the road network can receive traffic from the additional lots; and

3. No road connection is formed from the Site to Judsons Roads prior to relocation of Judsons Road/Woodend Beach Road to the south, as shown on the ODP; and
4. No road connection is formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
5. No road connection is formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
6. No road connection is formed from the Site to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard to the satisfaction of Council; and
7. No road connection is formed to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
8. No road connection is formed to Woodend Beach Road from the ODP area until such time as Woodend Beach Road has been upgraded across

- **TRAN-MD11 – High traffic generators**

<u>the ODP area frontage to a collector road standard.</u> <u>Advisory Note:</u> <u>This rule does not apply to a boundary adjustment or creation of an allotment solely for utility purposes.</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>	

<u>DEV-SEWD-S1 Setbacks from McIntosh Drain</u>	
1. <u>Any residential activity shall be set back a minimum of 10m from the McIntosh Drain / Stream corridor.</u>	<u>Activity status when compliance not achieved: DIS</u>

DEV-SWD-APP1 – Outline Development Plans

K - Kaiapoi Development Area

Submission scope for recommended PDP changes

- | |
|--|
| <ul style="list-style-type: none">• <i>Colin Moore, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250]</i>• <i>Suburban Estates Limited, Momentum Developments Limited [PDP 173, V1 43], Survus Consultants Limited [250]</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> |

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-K-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will

~~remove the Development Area layer and rezone the area to the appropriate zones.~~

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—

Objectives	
DEV-K-O1	Development Area ~~South East Rangiora Development Area contributes to achieving feasible development capacity for <u>residential activities</u>.~~
Policies	
DEV-K-P1	Future urban development ~~Provide for future urban development in a Development Area (in accordance with <u>DEV-SER-APP1</u>—<u>South East Rangiora Outline Development Plan</u> through a certification process by the <u>District Council</u>'s Chief Executive Officer or their delegate when:~~ ~~1.— the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in <u>UFD-O1</u> (for the medium term);~~ ~~2.— <u>water supply, wastewater and stormwater infrastructure</u> capacity is sufficient to support the proposed development; and~~ ~~3.— an agreement is in place between the <u>District Council</u> and the developer on the method, timing and funding of any necessary <u>water supply, wastewater and stormwater infrastructure</u>, open space and transport <u>infrastructure</u>.~~
DEV-K-P2	<u>Subdivision</u> and activities Only allow <u>subdivision</u> and activities where:

	1. ~~after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and~~ 2. ~~prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.~~

Activity Rules – if certification has been approved-

DEV-K-R1 Activities provided for in General Residential Zone	
Activity status: ~~PER~~ Where this activity complies with the following activity rules/standards in the General Residential Zone: 1. ~~GRZ-R1 to GRZ-R18; and~~ 2. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>GRZ-R1 to GRZ-R18</u>
Activity status: ~~RDIS~~ Where this activity complies with the following activity rules/standards in the General Residential Zone: 3. ~~GRZ-R19 to GRZ-R21; and~~ 4. ~~all General Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>GRZ-R19 to GRZ-R21</u>
Activity status: ~~DIS~~ Where this activity complies with the following activity rules/standards in the General Residential Zone:	Activity status when compliance not achieved: see activity status for <u>GRZ-R22 to GRZ-R28</u>

5. ~~GRZ-R22 to GRZ-R28; and~~ 6. ~~all General Residential Zone <u>Built Form Standards</u>.~~	
Activity status: ~~NC~~ ~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~ 7. ~~GRZ-R29 to GRZ-R40; and~~ 8. ~~all General Residential Zone <u>Built Form Standards</u>.~~	Activity status when compliance not achieved: see activity status for <u>GRZ-R29 to GRZ-R40</u>
~~For any activity statuses, any activity will need to comply with the following general activity standards:~~ a. ~~The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and~~ b. ~~The activity is in general accordance with the residential development requirements of <u>DEV-K-APP1</u>.~~	
~~DEV-K-R2 Activities provided for in Medium Density Residential Zone~~	
Activity status: ~~PER~~ ~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~ 1. ~~MRZ-R1 to MRZ-R17; and~~ 2. ~~all Medium Density Residential Zone <u>Built Form Standards</u>.~~	Activity status when compliance not achieved: see activity status for <u>MRZ-R1 to MRZ-R17</u>
Activity status: ~~RDIS~~ ~~Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:~~	Activity status when compliance not achieved: see activity status for <u>MRZ-R18 to MRZ-R20</u>

3. ~~MRZ-R18 to MRZ-R20 and~~ 4. ~~all Medium Density Residential Zone Built Form Standards.~~	
Activity status: ~~DIS~~ Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. ~~MRZ-R21 to MRZ-R28; and~~ 6. ~~all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>MRZ-R21 to MRZ-R28</u>
Activity status: ~~NC~~ Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. ~~MRZ-R29 to MRZ-R40; and~~ 8. ~~all Medium Density Residential Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>MRZ-R29 to MRZ-R40</u>
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the <u>District Council's</u> Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and~~ b. ~~The activity is in accordance with the residential development requirements of <u>DEV-K-APP1</u>.~~	
~~DEV-K-R3 Activities provided for in Local Centre Zone~~	
Activity status: ~~PER~~ Where this activity complies with the following activity rules/standards in the Local Centre Zone:	Activity status when compliance not achieved: see activity status for <u>LCZ-R1 to LCZ-R20</u>

~~1. LCZ-R1 to LCZ-R20; and~~ ~~2. all Local Centre Zone Built Form Standards.~~	
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: ~~3. LCZ-R21 to LCZ-R24; and~~ ~~4. all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>LCZ-R21 to LCZ-R24</u>
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: ~~5. LCZ-R25; and~~ ~~6. all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>LCZ-R25</u>
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: ~~7. LCZ-R26 to LCZ-R27; and~~ ~~8. all Local Centre Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>LCZ-R26 to LCZ-R27</u>
For any activity statuses, any activity will need to comply with the following general activity standards: ~~a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the <u>District Council's</u> Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and~~	

~~b. The activity is in accordance with the residential development requirements of DEV-K-APP1.~~

DEV-K-R4 Activities provided for in Open Space Zone

Activity status: ~~PER~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~1. OSZ-R1 to OSZ-R15; and~~
- ~~2. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15

Activity status: ~~RDIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~3. OSZ-R16; and~~
- ~~4. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R16

Activity status: ~~DIS~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

- ~~5. OSZ-R17 to OSZ-R18; and~~
- ~~6. all Open Space Zone Built Form Standards.~~

Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18

Activity status: ~~NC~~

~~Where this activity complies with the following activity rules/standards in the Open Space Zone:~~

Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21

7. ~~OSZ-R19 to OSZ-R21; and~~ 8. ~~all Open Space Zone Built Form Standards.~~	
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-K-S1</u> are met; and~~ b. ~~The activity is in accordance with the residential development requirements of <u>DEV-K-APP1</u>.~~	
~~DEV-K-R5 Subdivision Activities in the Development Area if certification has been approved~~	
~~Activity status: CON~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 1. ~~SUB-R1 to SUB-R3; and~~ 2. ~~all Subdivision Standards.~~	~~Activity status when compliance not achieved: see activity status for <u>SUB-R1 to SUB-R3</u>~~
~~Activity status: RDIS~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 3. ~~SUB-R4 to SUB-R8; and~~ 4. ~~all Subdivision Standards.~~	~~Activity status when compliance not achieved: see activity status for <u>SUB-R4 to SUB-R8</u>~~
~~Activity status: DIS~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>:	~~Activity status when compliance not achieved: see activity status for <u>SUB-R9</u>~~

5. ~~SUB-R9~~; and 6. ~~all Subdivision Standards.~~	
Activity status: NC - Where this activity complies with the following activity rules/standards in subdivision: 7. ~~SUB-R10 to SUB-R11~~; and 8. ~~all Subdivision Standards.~~	Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u>
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and~~ b. ~~The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.~~	

Activity Rules – if certification has not been approved-

DEV-K-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. ~~RLZ-R1 to RLZR16~~; and 2. ~~all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>RLZ-R1 to RLZ-R16</u>
Activity status: RDIS -	Activity status when compliance not achieved: see activity status for <u>RLZ-R17 to RLZ-R23</u>

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. ~~RLZ-R17 to RLZ-R23;~~ and 4. ~~all Rural Lifestyle Zone Built Form Standards.~~	
Activity status: DIS - Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. ~~RLZ-R24 to RLZ-R38;~~ and 6. ~~all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>RLZ-R24 to RLZ-R38</u>
Activity status: NC - Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. ~~RLZ-R39 to RLZ-R41;~~ and 8. ~~all Rural Lifestyle Zone Built Form Standards.~~	Activity status when compliance not achieved: see activity status for <u>RLZ-R39 to RLZ-R41</u>
For any activity statuses, any activity will need to comply with the following general activity standards: a. ~~The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and~~ b. ~~The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.~~	
DEV-K-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON -	Activity status when compliance not achieved: see activity status for <u>SUB-R1 to SUB-R3</u>

Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 1. <u>SUB-R1 to SUB-R3</u>; and 2. <u>all Subdivision Standards</u>.	
Activity status: ~~RDIS~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 3. <u>SUB-R4 to SUB-R8</u>; and 4. <u>all Subdivision Standards</u>.	Activity status when compliance not achieved: see activity status for <u>SUB-R4 to SUB-R8</u>
Activity status: ~~DIS~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 5. <u>SUB-R9</u>; and 6. <u>all Subdivision Standards</u>.	Activity status when compliance not achieved: see activity status for <u>SUB-R9</u>
Activity status: ~~NC~~ - Where this activity complies with the following activity rules/standards in <u>subdivision</u>: 7. <u>SUB-R10 to SUB-R11</u>; and 8. <u>all Subdivision Standards</u>.	Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u>
For any activity statuses, any activity will need to comply with the following general activity standards:	

- a. ~~The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and~~
- b. ~~The activity is in accordance with the residential development requirements of DEV-K-APP1.~~

Activity Rules Land use, development and subdivision

DEV-K-R1 Activities in the Kaiapoi Development Area Outline Development Plan Area

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-S1

Activity status when compliance not achieved: DIS

DEV-K-R2 – Land use, subdivision and development in Area A Precinct

Activity status: PER

Where land use, development, and subdivision:

1. is in accordance with DEV-K-APP1; and
2. complies with DEV-K-BFS1; and
3. Where an integrated transport assessment has been prepared for Area A Precinct by a suitably qualified expert demonstrating that either:
 - a. the impact on the road network, and particularly the intersection of Beach Road, Smith Street and Williams Street, is acceptable; or
 - b. the road network improvements identified in the integrated transport assessment have been completed.

Activity status when compliance not achieved with DEV-K-R2(1) and DEV-K-R2(1): DIS.

Activity status when compliance not achieved with DEV-K-R2(3): RDIS.

Matters of discretion

TRAN MD-11 – High traffic generators

Advisory Note:

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.

Development Areas Standards

DEV-K-S1 Certification for South East Rangiora Development Area – Criteria

1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:
 - a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-Q1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and
 - b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
 - i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;

Activity status where compliance is not achieved: N/A

- ~~ii. — on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;~~
- ~~iii. — water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and~~
- ~~iv. — surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- ~~c. — a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~
- ~~d. — there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- ~~e. — a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- ~~f. — a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- ~~g. — a staging plan including:~~

i. ~~the amount of new residential <u>sites</u> created in the development subject to the application for certification;~~ ii. ~~number of stages for the development;~~ iii. ~~how many <u>sites</u> will be created per stage;~~ h. ~~an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~ 2. ~~If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~	
<u>DEV-K-S1 Kaiapoi Development Area Outline Development Plan Fixed Features</u> The following shall be provided as fixed features on the ODP: 1. <u>A north/south road corridor that connects with Lees Road in the north and Ranginui Drive in the south, including a separated shared pedestrian/cycleway</u> 2. <u>Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard</u> 3. <u>Location of stormwater reserve corridor at eastern edge of the Development Area</u>	

Activity status when compliance not achieved: DIS

Advice Notes

DEV-K-AN1	~~Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.~~
DEV-K-AN2	~~For certification to be achieved, the <u>District Council</u> must receive information to demonstrate that the criteria in <u>DEV-K-S1</u> are met.~~
DEV-K-AN3	~~The analysis required by criteria (1) of the certification process will be completed and published on the <u>District Council</u> website as follows:~~ ~~1.— Residential capacity will be calculated at least annually.~~ ~~2.— Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.~~ ~~3.— <u>Water</u> and <u>wastewater</u> capacity in Rangiora will be calculated at least annually.~~
DEV-K-AN4	~~Where certification of <u>land</u> in a Development Area depends upon additional or upgraded public <u>infrastructure</u>, the applicant may be required to enter into a Private Development Agreement with the <u>District Council</u>. This will normally be required where the <u>District Council</u>'s Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public <u>infrastructure</u> required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the <u>land</u>, to ensure that the developer meets their agreed obligations.~~
DEV-K-AN5	~~Guidance on the certification process is available on the <u>District Council</u>'s website.~~

Built Form Standards

There are no area-specific built form standards in relation to the Kaiapoi ODP area.

Appendix

DEV-K-APP1—Kaiapoi Outline Development Plan

Land Use Plan

The Outline Development Plan for the Kaiapoi Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed adjacent to a neighbourhood park in the north of the site, in order to take advantage of opportunities to overlook a high amenity facility, as well as at the southern portion of the main Development Area north of Ranginui Drive and the smaller Development Area block north of Beach Road. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in this location. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the Kaiapoi Development Area shall achieve a minimum residential density of 12 households per ha.

Small optional neighbourhood/local centres, shown in the Outline Development Plan as commercial/business, are located at the centre of the Kaiapoi Development Area at the juncture of a Sovereign Boulevard extension and the north/south primary road that connects to the Beach Grove development in the south, and in the southern portion of the main Development Area at the juncture of a Magnolia Boulevard extension and the north/south primary road. The Sovereign Boulevard and Magnolia Boulevard extensions form key connecting routes into the Development Area from the adjacent existing residential development. The locations of the neighbourhood/local centres offer a degree of visibility, activity and traffic generated by the north/south primary road, which has positive flow-on effects on neighbourhood businesses' sustainability. However, the exact location of the optional neighbourhood/local centres is a flexible component of the Outline Development Plan, if constructed, so long as they are located along the north/south primary road to optimise associated opportunities. This recognises some flexibility around staging and implementation of development.

The Kaiapoi Development Area is predicted to be affected by flooding from localised rainfall, an Ashley River/Rakahuri breakout and sea water inundation. The northern-most land in the Kaiapoi Development Area north of the current paper road (which lines up approximately with Lilian Street in the western existing residential subdivision) is likely most suitable for urban development compared to the land south of it, due to the shallower depth of predicted flooding from the identified events in this location. Most of the land within the Kaiapoi Development Area south of the paper road that approximately lines up with Lilian Street is predicted to be affected by greater flood depths in the identified events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability.

Kaiapoi North School is located just north of the smaller Development Area block north of Beach Road, and south of the large portion of the Development Area. It could be feasible that preschool(s) are established in the Development Area.

Development within the Kaiapoi Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The Outline Development Plan for the Kaiapoi Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the Kaiapoi Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The main north/south primary road is seen as a logical future link for traffic movement around Kaiapoi on the north eastern side. It will be designed to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment and/or upgrades are appropriate at the extensions of existing streets to the west entering the Development Area to ensure good integration, reduced traffic speeds and enhanced safety.

Kaiapoi North Primary School is located at the south of the main Development Area and at the northern edge of the small parcel of the Development Area north of Beach Road and the anticipated movement and green networks connect the residential growth area to the school well.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the Kaiapoi Development Area indicates three open space reserve locations together with a stormwater management area and green links throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, complement existing reserves in the established residential area west and south of Development Area, and are within a 500m radius of all residential households in Development Area 4. One open space reserve is located adjacent to the north/south primary road in the northern part of the Kaiapoi Development Area, with another two open space reserves further south along the western and eastern edge of the Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius to the respective residential areas in the Kaiapoi Development Area. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link. The exception to this is the open space reserve within the wider McIntosh's Reserve and green link network along the eastern boundary.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

A number of green links are shown in the Outline Development Plan for the Kaiapoi Development Area. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users.

Four stormwater catchments make up the larger Kaiapoi Development Area and it is the developers'

responsibility to investigate and propose an appropriate and acceptable stormwater solution to respond onsite to stormwater for this growth area. Impacting on any investigations for stormwater solutions will be the Regional Council's responses to legislative requirements relating to freshwater and other matters, and therefore the Regional Council must be engaged during the formulation of proposals. Stormwater must be managed by an appropriately designed stormwater treatment system with high amenity values, and streams, springs and waterways must be protected where present.

The Regional Council identifies the McIntosh Drain as a natural waterway. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. The ground in this area is known to have relatively high groundwater and it is therefore assumed any proposed stormwater reserves would be wet reserves.

A small stormwater management reserve is identified in the southeast of the small portion of the Kaiapoi Development Area just north of Beach Road.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the Kaiapoi Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

All of the reticulation upgrades relating to the Kaiapoi Development Area are proposed to be within the growth area. Previous upgrades have already been undertaken to account for this demand on the scheme. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme. Three District Council driven extra over projects are specified, with upgrades required to maintain the existing levels of service to current and future customers. Existing water reticulation extends to the western edge of the large portion of the Kaiapoi Development Area, making connection relatively straight forward. A new main is shown off Beach Road for the small portion of the Development Area.

Four catchments make up the large portion of the Kaiapoi Development Area for wastewater servicing requirements and only the key trunk infrastructure and pumpstations/rising mains are shown in the Outline Development Plan. As this area in Kaiapoi is flat, it is anticipated that earthworks will be undertaken as part of the development, similarly to what was undertaken at Sovereign Palms to regrade the subdivision for the installation of services. On this basis, three pumpstations in the large northern portion of the Development Area are proposed to service the catchments, with a common rising main to deliver flow to the Kaiapoi Wastewater Treatment Plant. These pumpstations are located in the northern, middle and southern portion of the large portion of Development Area at a similar latitude to the Sovereign Palms and Moorecroft pumpstations. Each catchment has a central pumpstation, and gravity sewer surrounding it. The exact locations of the pumpstation can be shifted to align with final road networks.

Ideally, the network would be constructed from south to north, so that there is infrastructure (common rising main) for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

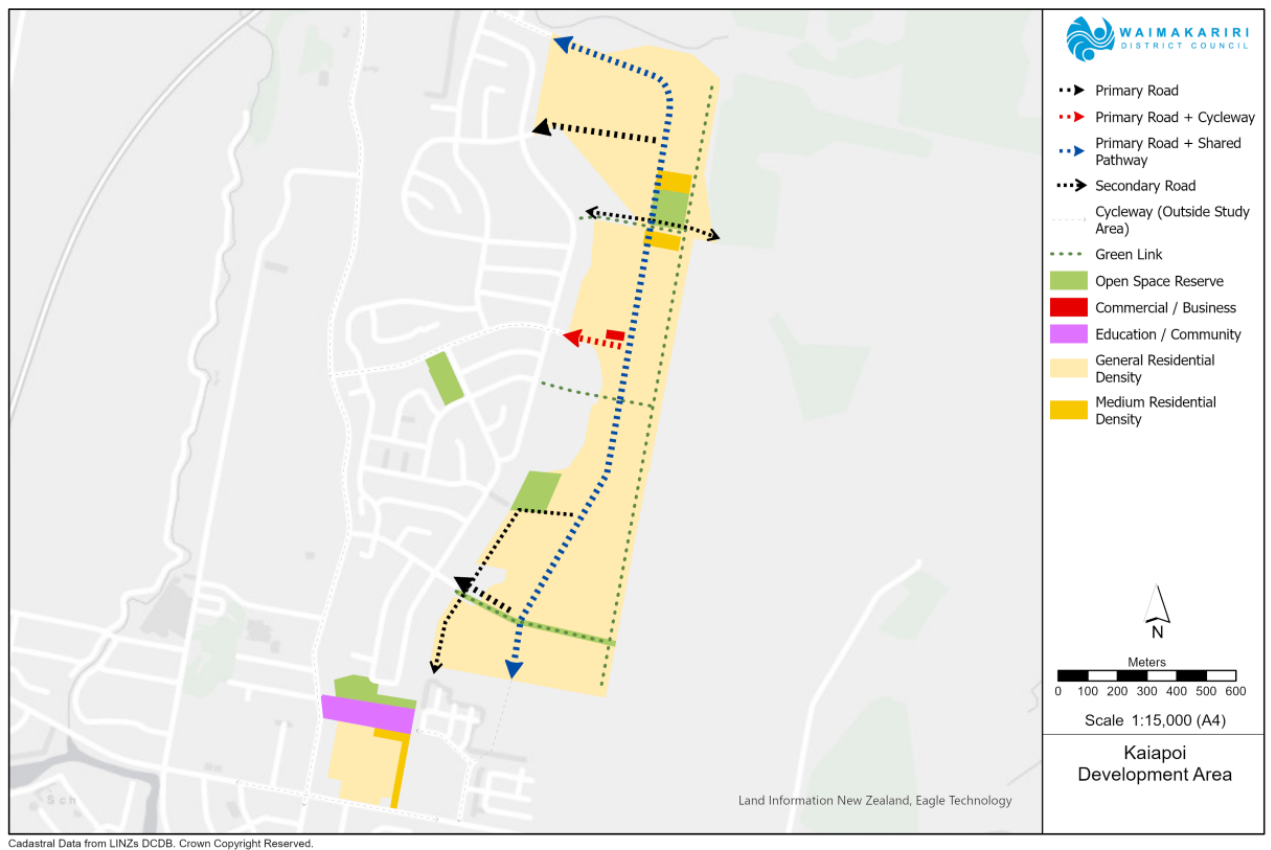
High groundwater is present in the Kaiapoi Development Area together with significant flood risks modelled for localised flooding events, Ashley River/Rakahuri Breakout events, and coastal

flooding events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability. Due to high groundwater, reticulation may have to be low pressure sewer, however if significant earthworks are undertaken, a gravity sewer network may be possible.

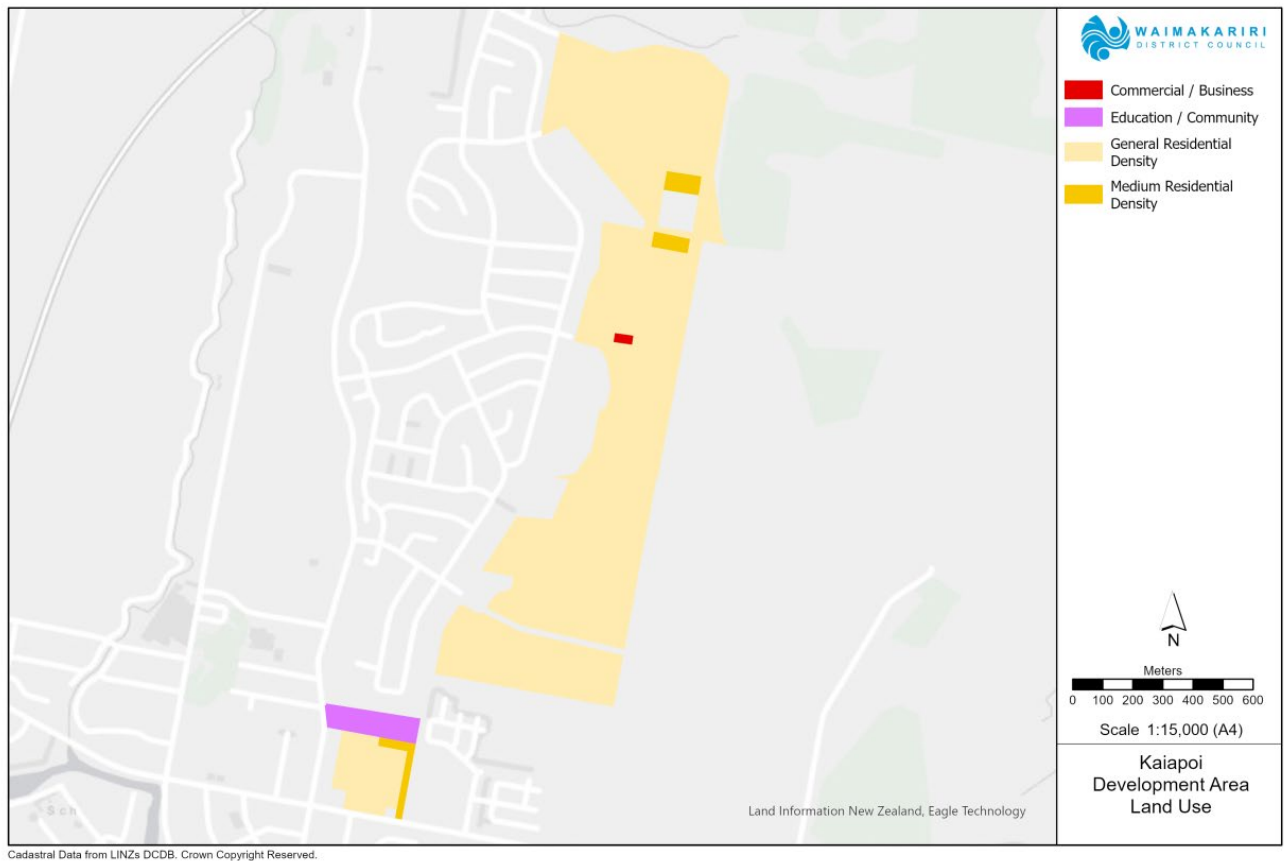
Fixed Outline Development Plan Features for the Kaiapoi Development Area:

- A north/south road corridor that connects with Lees Road in the north and Tuhoe Avenue in the south, including a separated shared pedestrian/cycleway
- Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard
- Location of stormwater reserve corridor at eastern edge of the Development Area

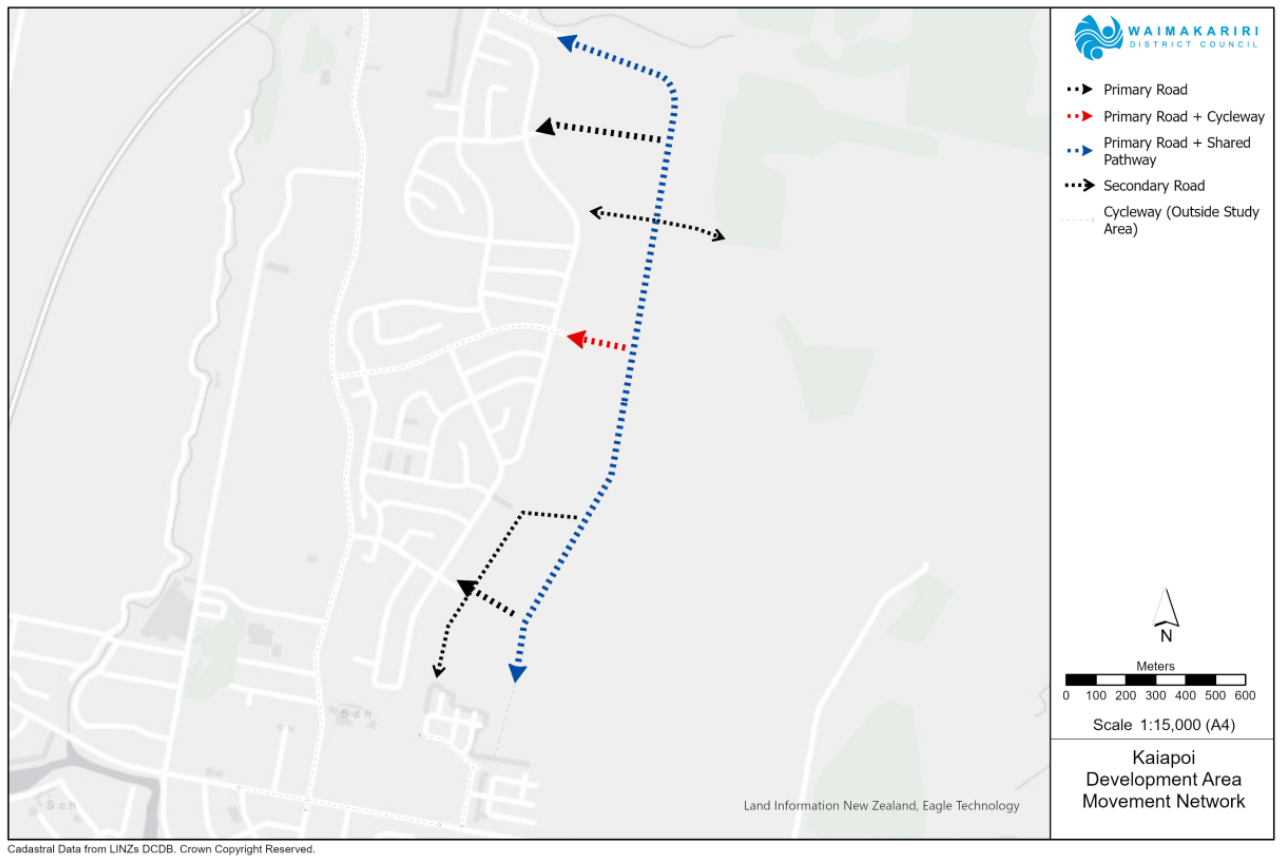
Kaiapoi Outline Development Plan — Overall



Kaiapoi Outline Development Plan - [Land Use](#)



Kaiapoi Outline Development Plan - Movement Network



Kaipoi Outline Development Plan - Open Space and [Stormwater](#) Reserves



Kaipoi Outline Development Plan - [Water](#) and [Wastewater](#)



SK- South Kaiapoi Development Area

Submission scope for recommended PDP changes

• <i>Mike Greer Homes [PDP 332, V1 43], W J Winter and Sons Limited [PDP 257]</i>
• <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>

Introduction

The South Kaiapoi Development Area is located at the southern end of Kaiapoi and sits between the Main North Road, Kaikainui Stream, the Main North Railway line and Courtenay Stream. The area is a Medium Density Residential Zone that provides for medium density residential activities. The area is within a location that has the potential to experience overland flooding which has the potential to result in flooding impacts if not appropriately managed through subdivision design and development.

Activity Rules Land use, development and subdivision

<u>DEV-SK-R1 Activities in the South Kaiapoi Outline Development Plan Area</u>	
<u>Activity status: PER</u> Where land use, development and subdivision: 1. <u>is in accordance with DEV-SK-APP1; and</u> 2. <u>complies with DEWV-SK-S1</u>	<u>Activity status when compliance not achieved: DIS</u>
<u>Advisory Note</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-SK-S1 South Kaiapoi Outline Development Plan Fixed Features</u>	
<u>Activity status: PER</u> The following shall be provided as fixed features on the ODP: 1. <u>Proposed road and pedestrian layout</u>	<u>Activity status when compliance not achieved: DIS</u>

2. <u>Pedestrian access over the Kaikainui and Stream</u> 3. <u>Esplanade reserves along Kaikainui and Courtenay Streams</u> 4. <u>Proposed location and size of stormwater ponds</u>	

Appendix

DEV-SK- APP1 – South Kaiapoi ODP

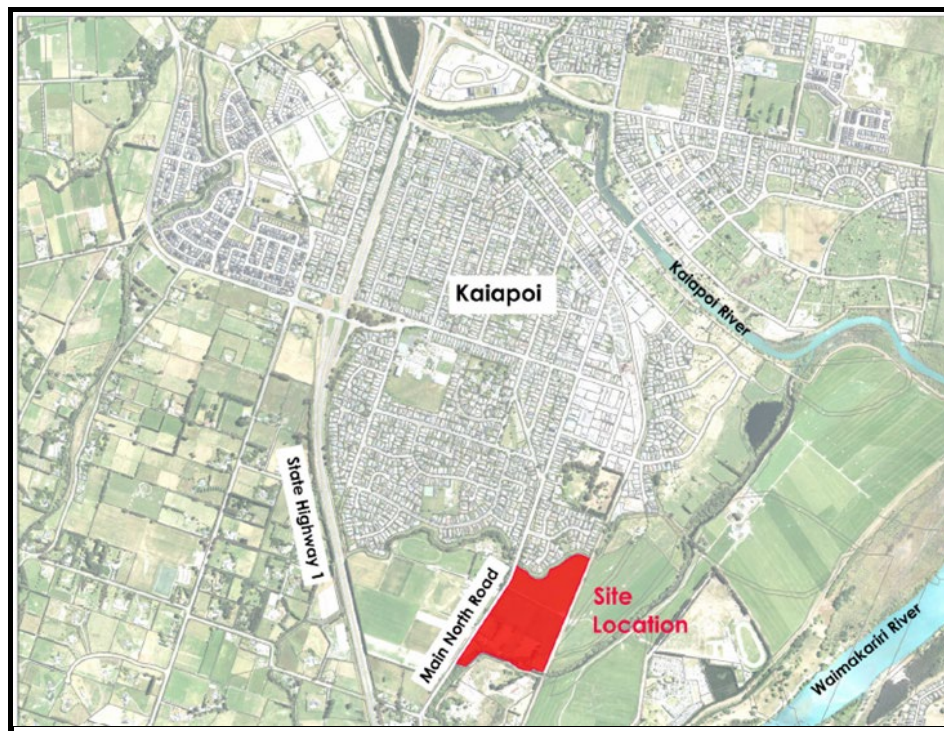


Figure 1

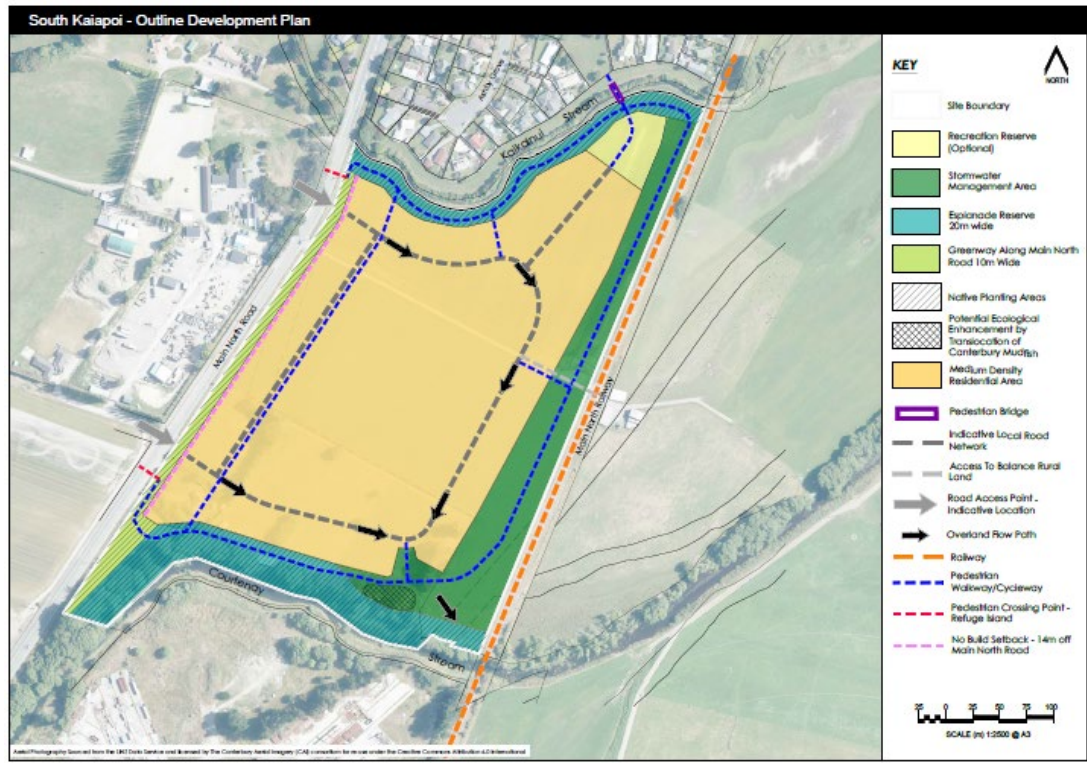


Figure 2 - South Kaiapoi Outline Development Plan (SK-ODP)