

Before the Independent Hearing Commissioner  
Appointed by the Christchurch City Council

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Under the Resource Management Act 1991

In the matter of Plan Change 18 (Hendersons Residential Rezoning) to the  
Christchurch District Plan

**Cashmere Fields**

Applicant

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**Evidence of Bryan John McGillan**

14 August 2026

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**anderson  
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## Introduction

- 1 My name is Bryan McGillan.
- 2 I have completed a Bachelor of Applied Science (Resource Management). I have worked in the field of resource management for over 20 years with extensive experience in subdivision and development. More recently I have been involved in preparing and reviewing subdivision and comprehensive development consent applications.
- 3 I am a member of the Resource Management Law Association and a full member of the New Zealand Planning Institute.
- 4 I have extensive experience in resource management planning, district plan processes, and private plan change applications across the Canterbury region. My role involves leading the Eliot Sinclair planning team, mentoring junior planners, and providing quality assurance and depth-of-knowledge review on consent applications and plan changes.
- 5 I have prepared a planning assessment for a private plan change request (PC18) by Cashmere Fields Ltd, seeking to rezone the below sites (the Site) from Residential New Neighbourhood (RNN) and Rural Urban Fringe (RuUF) zones to RNN, excluding the stormwater management areas which will remain RuUF (the Proposal):
  - (a) 126 Sparks Road (Lot 1 DP 412488)
  - (b) 17 Northaw Street (Lot 2 DP 412488)
  - (c) 36 Leistrella Road (Lot 3 DP 412488)
  - (d) 240 Cashmere Road (Lot 23 DP 3217)
  - (e) 236 Cashmere Road (RS 41613)
  - (f) 200 Cashmere Road (Lot 1 DP 547021)
  - (g) 60 Leistrella Road, Part of Lot 406 DP 561520 (Balance Lot 349 as per RMA20213829)
- 6 I have undertaken site visits to the Subject Site on a number of occasions most recently on 11 August 2026. The site is located between Cashmere Road (south) and Sparks Road (north), adjacent to the established Hoon Hay suburb to the east. The majority of the 25.1 ha site comprises pastureland with two existing residential dwellings.

7 In preparing this evidence I have considered the following documents:

- (a) PC18 Private Plan Change Request — Cashmere Fields Ltd (Final Request, 20 November 2025), including all technical appendices (Apps A–S) prepared by Eliot Sinclair & Partners Limited.
- (b) Submissions received on PC18 as notified by Christchurch City Council.
- (c) Section 42A Hearing Report
- (d) Canterbury Regional Policy Statement 2013
- (e) National Policy Statement on Urban Development 2020
- (f) National Policy Statement for Highly Productive Land 2022 (including Amendments December 2025)
- (g) Operative Christchurch District Plan
- (h) Mahaanui Iwi Management Plan 2013
- (i) PC14 Decisions (publicly notified 12 December 2024).

#### **Code of Conduct for Expert Witnesses**

8 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

#### **Scope of evidence**

9 I have prepared evidence in relation to planning. This evidence addresses:

- (a) The planning and legislative context for PC18, including the relationship to PC14, the NPS-UD 2020, NPS-HPL 2022, and the Canterbury Regional Policy Statement 2013.
- (b) Assessment of the Section 32 evaluation, residential yield, infrastructure and servicing capacity, transport, flood risk, highly productive land, and tangata whenua matters.
- (c) S42A Planning officer's report

- 10 The Proposal is described at paragraphs [21] – [42] of the evidence of Jade McFarlane. I rely on that description and only provide further detail where this is necessary for the purposes of my evidence.

### **Executive summary**

- 11 PC18 relates to approximately 25.3 ha, currently zoned Rural Urban Fringe (RuUF) and Residential New Neighbourhood (RNN). PC18 seeks to extend the area zoned RNN, retaining stormwater management areas as RuUF, and insert a revised ODP and ODP text. The PC18 request was prepared by Eliot Sinclair & Partners Limited and lodged under section 73(2) of the Resource Management Act 1991 (RMA). The Final Request was notified on 20 November 2025.
- 12 The NPS-UD requires Council's to ensure there is sufficient housing capacity to enable a range of housing typologies, in a range of locations, at all times. The Private Plan Change 18 (PC18) is consistent with the NPS-UD and the obligation of Council to provide for a diverse range of housing typologies.
- 13 The rezoning will enable a potential yield of 246 to 328 residential lots (approximately 300 households as stated in the notification). Further detail of the additional yield is provided in the table below.

| Density | Existing RNN | PC18 RNN | Additional yield from PC18 |
|---------|--------------|----------|----------------------------|
| 15hh/ha | 81           | 246      | 165                        |
| 18hh/ha | 97           | 295      | 198                        |
| 20hh/ha | 108          | 328      | 220                        |

- 14 The Plan Change 14 (PC14) process while increasing supply for more intensive development has left a shortfall of greenfield land suitable for varying housing typologies including stand-alone residences.
- 15 There is an evident shortfall over the medium term for greenfield land and likely to be a medium term shortfall for housing capacity in south-west Christchurch. This proposal will add significant capacity, on a greenfield site, within the inner south-west edge of Halswell.
- 16 PC18 has been many years in development which has provided opportunity to consider and observe the changing environment of the wider area. Consideration of the elements that provide for a well-functioning urban environment has been enabled over time.
- 17 Connectivity and continuity with the surrounding neighbourhood both through roading and walking and cycling connectivity. RNN development of the Site is

compatible with the surrounding residential neighbourhoods, and changes to the ODP layout and text have been advanced to ensure integration and connectivity.

- 18 For new housing capacity to be realised it is necessary for appropriate servicing to be feasible. The infrastructure report and the evidence of Ms Bull confirms this is achievable for water supply, wastewater and stormwater.
- 19 Mr Leckie's evidence and supporting assessments also confirms appropriate transport outcomes can be achieved.
- 20 It is also important for natural hazard risks to be appropriately managed. The NPS-NH provides a new, nationally consistent, policy approach for assessing and managing these risks. Liquefaction risks are able to be managed through well-established engineering solutions.
- 21 Mr Traylen elaborates on these aspects in his evidence in chief as does Mr Whyte in respect of flooding.
- 22 The Proposal also provides for ecological enhancement of the Site, and contributes to the wider ecological enhancement of the Hendersons basin. CCC already own substantial land parcels to the west of the site and adjoining Hendersons Road. Approximately 200m to the west of the site is a wetland complex that supports rare plant species, provides habitat for native waterfowl, and contains potential lizard habitat, lies west of the Site (Head 2025<sup>1</sup>).
- 23 As noted in the evidence of Ms Drummond no natural wetlands have been identified within the site<sup>2</sup>. The Cashmere Fields development intends to enhance and naturalise Stilwell Drain (west-east) to improve current aquatic ecology values.
- 24 I consider that PC18 results in the provision of a well-functioning urban environment consistent with the objectives and policies of the NPS-UD and the surrounding urban form.
- 25 The PPC has been assessed against the NPS-UD 2020, NPS-HPL 2022, Canterbury Regional Policy Statement 2013, CDP and Part 2 RMA. The s32 evaluation concludes that Option 2 (rezoning to RNN) is the most appropriate, efficient, and effective means of achieving the purpose of the RMA. Key reasons are:

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<sup>1</sup> Head N (2025). Wetland Assessment: Sparks, Hendersons Road. Christchurch City Council Report .

<sup>2</sup> Based on aerial review and a wetland delineation at a proposed stormwater management area found no natural wetlands within the assessed area or within 100 m (Instream Consulting 2025).

- (a) Appropriateness: The site is proximate to existing infrastructure, services, employment, and public transport, including bus stops within a 10-minute walk and connections to the Quarryman's Trail cycleway.
  - (b) Efficiency: Utilising existing infrastructure networks minimises additional investment. Wastewater will discharge via the existing Cashmere Park Stage 1 connection. Stormwater will be managed through ODP-designated retention areas with compensatory storage.
  - (c) Effectiveness: The rezoning directly addresses the identified shortfall of residential development capacity within the locality, consistent with NPS-UD obligations. Updated DHI flood modelling (addressed in the Evidence of Greg Whyte) confirms the proposed development will not increase flood risk to surrounding properties beyond a modelled increase of less than 5 mm in some areas, to be addressed through engineering solutions at detailed design.
  - (d) Highly Productive Land: The site is primarily rural lifestyle grazing and hay production with limited productive value. The s32 assessment concludes the rezoning is appropriate given the urban growth context and NPS-UD housing supply obligations. There are also significant limiting factors in the site geographical isolation and reverse sensitivity effects.
  - (e) Tangata Whenua: Mahaanui Kurataiao confirmed no opposition during the PC14 submission stage (2023). Contact was renewed in January 2025. The Mahaanui IMP 2013 has been assessed at section 11.1 of the PPC request.
- 26 On the basis of the assessments undertaken, I consider that PC18 should be approved, subject to any conditions or plan provisions recommended in this evidence.

## **Statutory Framework**

- 27 The statutory framework for decision makers assessing private plan change applications will be familiar to the Commissioner. Ms Parnwell sets these out in section 4 of the s42A report. I agree with her summary of the framework. I likewise agree with Ms Parnwell's summation of the procedural steps taken to date regarding how PC18 has been processed.
- 28 I have assessed the changes sought by the applicant through PC18 as notified, along with further refinement to the provisions set out in this evidence in response to matters raised in the s42A report and submissions, against the various statutory documents as set out below.

## Site Description and Background

- 29 The site is described in detail in the plan change request<sup>3</sup> and a project description is provided in the evidence of Jade McFarlane.
- 30 The site is located in Henderson's Basin, between Sparks Road and Cashmere Road. It is approximately 4.0m from Christchurch city centre, borders the suburbs of Somerfield, Spreydon, Hoon Hay, Westmorland, Halswell, Cracroft, and Cashmere. To the east of the site is existing residential development and to the west is a mix of rural lifestyle and RNN zoned land currently under development.
- 31 The site is currently bisected by RNN zoned land through its centre, with land at the north and south of the site zoned RuUF. Of note is the summary below which identifies existing RNN zoned land and the amount of additional RNN zoned land sought by PC18.

| EXISTING ZONING (CCC OPERATIVE DISTRICT PLAN) |                | PROPOSED ZONING (PC 18)             |                |
|-----------------------------------------------|----------------|-------------------------------------|----------------|
| Zone                                          | Area (ha)      | Zone                                | Area (ha)      |
| Residential New Neighbourhood (RNN)           | 5.40           | Residential New Neighbourhood (RNN) | 16.39          |
| Rural Urban Fringe (RuUF)                     | 19.93          | Rural Urban Fringe (RuUF) retained  | 8.95           |
| <b>Total (surveyed title area)</b>            | <b>25.3352</b> | <b>Total (surveyed title area)</b>  | <b>25.3352</b> |

| ZONING CHANGE ASSESSMENT - NET EFFECT OF PC 18 |              |                                                               |
|------------------------------------------------|--------------|---------------------------------------------------------------|
| Description                                    | Area (ha)    | Notes                                                         |
| <b>New RNN created (net gain)</b>              | <b>10.99</b> | <b>Proposed RNN (16.39 ha) minus existing RNN (5.40 ha)</b>   |
| <b>RuUF lost (net loss)</b>                    | <b>10.98</b> | <b>Existing RuUF (19.93 ha) minus retained RuUF (8.95 ha)</b> |
| RuUF retained for stormwater management        | 8.95         | Stormwater management areas remain as RuUF under PC 18        |

- 32 Henderson's Basin, is a natural stormwater storage area with parts of the site identified in the District Plan as Flood Management and Flood Ponding Areas. While these overlays influence development potential and extent, detailed modelling for this application has refined the proposed residential zone - using compensatory storage and contouring adjustments (refer to servicing report).

## Effects on the Environment

- 33 The full range of actual and potential effects of PC18 on the environment have been assessed in the technical reports prepared in support of the Application and the expert evidence provided on behalf of the Applicant.

<sup>3</sup> PC18 s32 report section 2.

- 34 The s42A assessment officer team have also provided a comprehensive assessment of their potential effects arising from PC18 and inclusive of topic identified by submitters.
- 35 The concerns of submitters are acknowledged but I consider these are appropriately addressed in the applicants' expert witnesses' responses. Those responses cover potential flooding, infrastructure demand, traffic and amenity effects. In addition, these matters and submitted concerns have been addressed in the comprehensive s42A officers report.

**Land suitability (Geotechnical/Liquefaction, Flood Hazards, Soil Contamination and Tsunami) and the National Policy Statement on Natural Hazards (NPS-NH)**

- 36 The NPS-NH came into force on 15 January 2026. It was therefore not in play at the time PC18 was prepared and according was not explicitly assessed as part of the s32 report.
- 37 The NPS-NH provides a nationally consistent framework for managing natural hazard risk associated with subdivision, use and development. Given that the Site is identified in the District Plan as being exposed to potential natural hazard risks (flooding and liquefaction), the introduction of the NPS-NH is timely in informing the assessment of these matters as part of PC18.

*National Policy Statement on Natural Hazards (NPS-NH)*

- 38 The NPS-NH contains a single objective which seeks that "natural hazard risk to people and property associated with subdivision, use and development is managed using a risk-based proportionate approach".
- 39 The NPS-NH policy framework requires the following:
- (a) Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.
  - (b) Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.
  - (c) Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.
  - (d) Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.

- (e) Policy 5: Natural hazard risk assessment and decisions must be based the best available information and must be made even when that information is uncertain or incomplete.
- (f) Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.

#### *Flooding Risk and Stormwater Management*

- 40 Flood risk is a key concern raised by a large number of submitters, drawing on their local experience. Areas are likewise identified in the District Plan as being subject to a number of flood related overlays. PC18 does not seek to amend these overlays, thereby ensuring that future earthworks or development within the overlays will remain subject to the well-established natural hazard provisions that ensure flood risk is considered as part of any future earthworks or subdivision consenting processes.
- 41 Mr B Norton<sup>4</sup> notes in his evidence he agrees with the findings of DHI that development is unlikely to provide measurable increase in flood levels affecting other properties. In some cases, it may result in flood level decreases.
- 42 It is noted that the proposal will be subject to further assessment and testing through detailed engineering design and consenting phases. This will enable the proposal to be further refined and adjusted to manage potential effects.
- 43 Flood risk and stormwater matters are more specifically addressed in the evidence submitted by Mr G Whyte (DHI). In his evidence Mr Whyte concludes that the proposed development of the Site will provide a better outcome than the status quo for managing floodwater in the wider Hendersons Basin area

#### *Liquefaction*

- 44 Mr Traylen has assessed the site's geotechnical condition and has identified how associated risks can be appropriately managed. Councils' expert Mr Charters is in agreement with Mr Traylen and considers that any risk can be mitigated using relatively standard geotechnical techniques.

#### *Conclusions regarding natural hazards*

- 45 The PC18 site is subject to potential natural hazards associated primarily with liquefaction and flooding. Due to the flat nature of the Site and its inland location, no other natural hazard risks are considered to be present to the extent that explicit mitigation is required.

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<sup>4</sup> Statement of Primary Evidence Norton, Brian para 40

- 46 Natural hazard risks have all been assessed by the Applicant's experts in accordance with the NPS-NH risk matrix and as directed by NPS-NH Policy. The risks, following mitigation, have been assessed as follows:
- (a) Liquefaction risk - low
  - (b) The Site is flat lying and not adjacent to sloping ground and therefore there are no hazards from falling debris or slope instability
  - (c) Flood risk – low
  - (d) The Site is not in a Tsunami zone; and
  - (e) Volcanic and geothermal activity are not known hazards in the Canterbury Region.
- 47 All relevant risks have been found to be either low or moderate, and therefore well within the NPS-NH direction to avoid development of land assessed as having a very high natural hazard risk. I consider that the Proposal gives effect to the direction set out in the NPS-NH.

#### *Soil Contamination*

- 48 The plan change application included a Preliminary Site Investigation (PSI) that provided a desktop assessment of likely sources of soil contamination. The PSI identified that whilst the majority of the site does not appear to pose significant soil contamination risks, there are a number of localised areas where contamination may have occurred.
- 49 Based on the PSI, HAIL activities have historically and currently been carried out on the site (HAIL A8, HAIL A10, and HAIL E1 and HAIL I). Depending on the future land use/site development there could a risk to human health.
- 50 This land is suitable for re-zoning under the assumption that all potential HAIL areas listed above are investigated further prior to subdivision and any earthworks taking place.
- 51 A detailed site investigation will occur at consenting stage which may require the development of a remediation action plan and a site validation report. These are standard processes in land development.
- 52 No additional evidence was considered necessary in respect soil contamination. If the process as outlined in the PSI are followed it is considered that any potential risk to human health can be addressed at consenting stage.

## Infrastructure Servicing (Water Supply, Wastewater, and Stormwater)

### *Water Supply*

- 53 Water supply, including fire-fighting water supply, is addressed in the evidence of Ms Bull. Ms Bull also addresses the matters raised by Ms McDonald.
- 54 It is anticipated that the detailed design and funding of water supply systems to achieve national standards is a matter that will form part of the subdivision consent process.
- 55 I consider a number of matters have been addressed by proposed changes to the ODP would be better addressed at consenting, detailed design and engineering approval stages. Expert conferencing is currently being sought in order to further refine this aspect and identify areas of agreement.
- 56 Due to the various overlays currently on the site any subdivision application under current legislation will be a non-complying activity as was the case in RMA20213829.<sup>5</sup>
- 57 A summary of current relevant subdivision and associated rules from other chapters of the Christchurch Operative plan is included in **Appendix A**. It is concluded Council has sufficient scope within those rules to address any potential matters or effects of concern in relation to the development of the site.

### *Wastewater*

- 58 Ms Bull's evidence on wastewater confirms that the Site is proposed to be serviced via connection to the Council's reticulated network and Bromley wastewater treatment plant. As such, no on-site wastewater disposal to ground (i.e. septic tanks) or self-contained package plant is proposed.
- 59 As with potable water, it is common for developers to fund the construction of the necessary pipework to enable on-site wastewater infrastructure to be connected to the Council's reticulated network, along with matters such as localised pump station upgrades. There is therefore no barrier to being able to service the Site with reticulated wastewater infrastructure.

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<sup>5</sup> RMA/2021/3829 - 200 Cashmere Road, 40 and 75 Leistrella Road, Hoon Hay. 34 lot fee simple subdivision RNN Zone. Activity status Non-complying

### *Stormwater basin functionality and stormwater quality*

- 60 Stormwater quality is to be managed via stormwater basins located around the edge of the site.
- 61 Mr. Norton considers that the PCC18 proposal area is able to mitigate its effects on downstream flooding by providing sufficient onsite stormwater storage and by providing compensatory flood storage for any proposed filling of land within the existing floodplain.
- 62 This assessment is confirmed in the application documents. Mr Whyte addresses this aspect further in his evidence.
- 63 Mr Norton has proposed changes to the ODP narrative and the areas of agreement in respect of that wording are anticipated to be the subject of a joint witness statement.
- 64 It is concluded from the evidence of Mr Norton, Mr Whyte and the modelling undertaken that effects can be appropriately mitigated.

### **Transport effects**

- 65 Transport effects associated with the development have been addressed in the evidence of Mr Leckie. There has been some confusion in respect of what household capacity has been assessed. This aspect has been clarified in Mr Leckie's evidence.
- 66 There were a number of other concerns raised by submitters and by Councils expert Mr Chen. These matters have also been addressed in the evidence of Mr Leckie.
- 67 In conclusion it is considered that matters raised have either been adequately addressed or do not form an impediment to approval of PC18.

### **Ecological effects and the National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB), National Policy Statement for Freshwater Management 2020 (NPS-FM), and Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F)**

- 68 The NPS-FM and the associated NES-FM together provide nationally consistent policy direction and regulation to control activities that may affect freshwater environments, including freshwater wetlands and waterways.
- 69 The NPS-IB likewise provides consistent national direction on how effects on indigenous terrestrial biodiversity are to be managed, noting that the NPS-IB does not apply to aquatic habitats.

- 70 In the evidence of Mr A Crossland he notes that the site does not provide habitat supporting significant avifauna values. Mr Crossland concludes that the proposed plan change is unlikely to result in significant adverse effects on avian biodiversity.
- 71 Ms Drummond concludes in her evidence that the plan change has the potential to result in an improvement to current aquatic ecology values.
- 72 It is acknowledged more detailed assessments will be required at the subdivision consenting stage. Having been involved in a number of large-scale developments within the Greater Christchurch area, I consider these matters can be appropriately addressed at subdivision consenting stage.

### **Highly Productive Land and the National Policy Statement for Highly Productive Land 2022 (NPS-HPL)**

- 73 The NPS-HPL has a single objective that “highly productive land is protected for use in land-based primary production, both now and for future generations”. Of direct relevance to PC18, the objective is to be achieved via policies that seek that the urban rezoning, subdivision, or development for rural lifestyle purposes are avoided unless the exemptions in the NPS-HPL apply.<sup>6</sup>
- 74 Whether the Site contains highly productive land (HPL) was considered in detail in the PC18 application. In summary, there are significant and long term constraints in respect of,
- a) Productive capacity as HPL
  - b) Lack of irrigation capability
  - c) Reverse sensitivity
  - d) Exclusion of horticulture
  - e) Limitations of arable
  - f) Pastoral landuse limitations
- 75 I note that a recent Fast Track decision determined that RuUF was more akin to a Rural Lifestyle Zone than a General Rural Zone and therefore the NPS-HPL did not apply to the RuUF zone. The categorisation of the RuUF zone relative to the NPS-HPL will be discussed in further detail in legal submissions.

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<sup>6</sup> NPS-HPL, Policies 5, 6, and 7.

## **Cultural effects**

- 76 Recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga is a matter of national importance under the RMA<sup>7</sup>, with the need to take into account the principles of Te Tiriti o Waitangi also forming a key component of Part 2 of the RMA.<sup>8</sup>
- 77 Initial consultation has occurred with mana whenua through preliminary feedback from Mahaanui Kurataiao Limited for the proposed residential development of a portion of the plan change area.
- 78 As is standard practice, the Council notified the relevant Te Ngāi Tūāhuriri Rūnanga advisory body for them to provide feedback on behalf of mana whenua as part of the submission process. Mana whenua chose not to provide a submission on this Plan Change.
- 79 The Plan Change consultant team have nonetheless been aware of the need to design the Plan Change in a manner that respects known cultural values.
- 80 The Site is not identified in either the Mahaanui Iwi Management Plan (MIMP) or the District Plan as containing any significant cultural values i.e. it is not a 'silent file' area, and neither is it identified as a Ngā Tūranga Tūpuna site.
- 81 The Ōpāwaho - Heathcote River is however identified as a Ngā Wai Site containing cultural values associated with the health and wairua of the waterway.
- 82 The PC18 application included an assessment of the proposal against the MIMP, drawing on the feedback from mana whenua.<sup>60</sup> The Applicant has endeavoured to design the Plan Change in a manner that is consistent with the values expressed by mana whenua through the MIMP. In my view, relying on feedback from mana whenua, there is no cultural reason to prevent PC18 from proceeding, with future design of subdivision, earthworks, and waterway enhancements all to be subject to more detailed assessments, including the consideration of cultural values.

## **Amenity, Urban design and Landscape effects**

- 83 The Eliot Sinclair Urban Design Statement concludes that the proposed replacement Outline Development Plan has been carefully developed to respond to the proposal area's landscape, environmental, and cultural context, while enabling residential growth in a way that maintains amenity and supports connectivity.

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<sup>7</sup> Resource Management Act 1991, section 6(e).

<sup>8</sup> Ibid, section 8

- 84 The request achieves a high-quality urban form that aligns with the objectives of the NPS-UD and delivers a well-integrated and liveable neighbourhood. The section 32 report assesses the interface between the proposed development area, adjoining residential, rural land, and landscape effects.
- 85 I note that Mr Hattam agrees with Mr. McFarlane's conclusion that the proposal provides an opportunity to improve the peri-urban character of the area through the careful design and management of the rural-urban interface.
- 86 Mr. Hattam notes that retaining existing trees, particularly those adjacent to Cashmere Road, would be beneficial given their contribution to the visual amenity and established character of the area.
- 87 While I agree with Mr Hattam to a certain extent, I consider any assessment of what trees should or should not be retained, if they are introduced indigenous or endemic has not been made. In the absence of any robust assessment or identification of specific trees I consider alternative wording is proposed to the ODP wording as detailed in **Appendix B**.
- 88 There are no significant trees identified on the site nor any protection afforded to existing trees under the Resource Management Act (1991). Mr McFarlane elaborates further on this aspect in his evidence.
- 89 It is the intention that trees of value to the development will be retained where possible but detailed assessment on the tree's health and positioning in relation to any proposed transport connections will need to be considered.
- 90 As expressed previously I believe these are matters that can be appropriately dealt with at subdivision consent stage.

#### *Residential New Neighbourhood (RNN) Zone*

- 91 Mr Hattam agrees that the proposed RNN zoning is the most appropriate for the proposal area.
- 92 Concerns were raised by a number of submitters in respect of the interface between the existing Residential Suburban zoned sites and the proposed RNN. Mr Hattam notes in his evidence that this occurs in a number of existing ODP areas. In Mr Hattam's opinion these examples demonstrate that this interface can be successfully managed. I concur with Mr Hattam's assessment.

#### *Landscaping outcomes*

- 93 Ms Smith, Council's Senior Landscape Architect, has reviewed the landscape and visual amenity effects of the proposal and generally agrees with the conclusions reached by Mr McFarlane in the Urban Design Statement.

- 94 Ms Smith proposed a number of amendments to the ODP wording. I am in agreement with the s42A reporting officer Ms Parnwell that existing provisions in the ODP narrative, RNN provisions and through future subdivision consenting can be adequately addressed.
- 95 I concur with Mr McFarlanes evidence that a buffer in the method suggested could create residual, less supervised land and interrupt the intended cohesive residential extension. *The western stormwater and open-space network is the more appropriate location for landscape and ecological buffering, public access, wetland restoration and connected paths as proposed. Detailed subdivision design can address Crime Prevention Through Environmental Design (CPTED) and potential sunlight and daylight effects within these reserves, with council discretion over these latter processes.*<sup>9</sup>

## **Economic effects, housing capacity, and the National Policy Statement on**

### **Urban Development 2020 (NPS-UD)**

- 96 The NPS-UD applies to and informs an assessment of this Plan Change. Objective 1 of the NPS-UD is that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:

(a) Policy 1 defines 'well-functioning urban environments', as urban environments that, as a minimum:

(a) have or enable a variety of homes that:

(i) meet the needs, in terms of type, price, and location of different households; and

(ii) enable Māori to express their cultural tradition and norms; and

(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(e) support reductions in greenhouse gas emissions; and

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<sup>9</sup> Mr J McFarlane evidence in Chief

(f) are resilient to the likely current and future effects of climate change.

- 97 Objective 2 of the NPS-UD seeks that planning decisions improve housing affordability by supporting competitive land and development markets. PC18 promotes housing affordability and increases the overall efficiency of the housing market through improving market competitiveness, especially for greenfield environments.
- 98 Objective 6 of the NPS-UD seeks that local authority decisions on urban development that affect urban environments are integrated with infrastructure planning and funding decisions; strategic over the medium term and long term; and are responsive, particularly in relation to proposals that would supply significant development capacity.
- 99 Objective 6 of the NPS-UD is highly relevant to this proposal and relates to the responsive planning framework. This Objective is implemented by:
- (a) Policy 2, which requires that, at all times, at least sufficient development capacity is provided within the district to meet the expected demand for housing, in the short, medium and long terms.
- (b) Policy 6, which guides decision-makers to have particular regard to (amongst other things) “any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity”
- 100 Policy 8, which requires that local authorities are responsive to plan changes that would add significantly to development capacity contribute to a well-functioning urban environment.
- 101 Policy 2 and clause 3.2 of the NPS-UD requires the Council, as a 'Tier 1' local authority, to have sufficient land zoned for housing in an operative district plan and infrastructure-enabled to support development of the land to meet short to medium term demand for housing.
- 102 Such short and medium term capacity is to have a 20% competitive margin buffer built in to ensure it is sufficient.<sup>10</sup>
- 103 In meeting Policy 2. the NPS-UD clause 3.2 requires the Council to provide at least sufficient capacity in the district to meet expected demand for housing:
- (a) In existing and new urban areas; and

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<sup>10</sup> National Policy Statement on Urban Development 2020, clause 3.22.

(b) For both standalone and attached dwellings; and

(c) In the short term, medium term, and long term.

- 104 The housing needs of the community are not homogenous, differing housing typologies in different locations are required. Such diversity of housing choice is inherent in delivering a well-functioning urban environment under Policy 1(a)(i) and clause 3.2.
- 105 In particular, the Proposal is required to ensure that Council is able to provide at least sufficient development capacity in line with its obligations under the NPS-UD, although given recent strong growth in the locality, additional residential supply may need to be created even if the Proposal is approved.
- 106 Council's assessment indicates that insufficient infill capacity is feasible in the locality, meaning greater intensification within existing urban areas will not be able to provide the required capacity.
- 107 The following NPS-UD assessment is therefore focussed on whether or not the plan change delivers a 'well-functioning urban environment' and can be serviced.

*Policy 8 – Responsive Planning Framework*

- 108 Policy 8 states that:

Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or
- (b) out-of-sequence with planned land release.

- 109 The Plan Change is located within the Christchurch Tier 1 urban environment. Decisions on urban environments need to be responsive to proposals that meet Policy 8 criteria. "Responsive" does not mean that such proposals must be granted; rather, Policy 8 provides a pathway for proposals to be considered notwithstanding that they are "unanticipated" by RMA documents.
- 110 The NPS-UD goes on to direct that when considering proposals which meet that Policy 8 criteria, "particular regard" must be had to the development capacity that they provide. Policy 8 therefore 'opens the door' for considering proposals seeking to rezone land that is not identified as a Greenfield Priority Area (GPA) or Future Development Area (FDA) in the CRPS i.e. proposals that are 'unanticipated by an RMA planning document'.

- 111 A substantial area of the site is identified in the CRPs as within an existing urban as a GPA. This proposal seeks to unify that isolated portion of the site to provide for a better functioning and connected Urban Environment. That this outcome can be achieved is elaborated on in the evidence of Mr McFarlane.
- 112 I am also of the opinion that irrespective of the current zoning of the cashmere Road and Sparks Road ends they are also part of an existing urban environment
- 113 Under Policy 8, being in an unanticipated location does not preclude rezoning of the Site provided that:
- (a) The proposal adds significantly to development capacity; and
  - (b) It would contribute to a well-functioning urban environment.
- 114 Guidance in terms of the application of Policy 8 is found within the NPS-UD itself. Clause 3.8 states that:
- (2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:
    - (a) would contribute to a well-functioning urban environment; and
    - (b) is well-connected along transport corridors; and
    - (c) meets the criteria set under subclause (3); and
  - (3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.
- 115 In terms of (3) above, no such criteria have been included in the CRPS and, as such, only the first two matters listed in (2)(a) and (b) are relevant.
- 116 Policy 8 and Clause 3.8 of the NPS-UD implement Objective 6(c) by providing for the consideration of proposals that are unanticipated by RMA planning documents or out-of-sequence with planned land release. Council must be responsive to, and have particular regard to the development capacity provided by, plan change proposals that:
- (a) provide significant development capacity
  - (b) contribute to well-functioning urban environments, and
  - (c) enable development that is well-connected along transport corridors.

*Provide for significant development capacity*

- 117 In order to be considered under Policy 8 a proposal therefore first needs to be capable of delivering “significant development capacity”.
- 118 The economic impact assessment prepared by Mr Foy indicates growth in southwest Christchurch has continued at a substantially faster rate than in his original assessment. Mr Foy concludes in his evidence that the proposal would enable a significant increase in development capacity in the locality.<sup>11</sup>

*Contribute to a ‘well-functioning urban environment’*

- 119 The second test set out in Policy 8 is whether that additional capacity will “contribute to a well-functioning urban environment”. Such an assessment is informed by the other objectives and policies of the NPS-UD which work as a package.
- 120 Policy 1 of the NPS-UD sets out criteria for what at a minimum constitutes a “well-functioning urban environment” and requires that planning decisions contribute to such environments. PC18 would assist in meeting the following Policy 1 criteria:
- (a) Have or enable a variety of homes that meet the needs, in terms of type price and location of different households.
- 121 PC18 will enable a variety of homes to meet the needs of different households and will support the competitive operation of land and development markets. The ODP anticipates that a range of section sizes will be delivered, with larger lots located around the Site perimeter, and medium density typologies located adjacent to higher amenity areas with outlooks to more open space.
- (b) Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size
- 122 The proposal is essentially a residential development that will enhance existing local businesses in the location. Small-scale ‘work from home business opportunities are also provided for within the standard RNN zone framework, along with enablement of a range community facilities.
- (c) Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.

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<sup>11</sup> Para 51 of the Economic evidence of Mr Foy

- 123 As discussed above, PC18 provides for enhanced walking and cycling links to both the local primary school and the Barrington Mall. These trail links also enhance connectivity to the wider recreational trail network.
- 124 The Site includes extensive areas of greenspace with linked cycling and walking routes and an interconnected roading layout to facilitate easy internal movement within the development.
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development market
- 125 Provision of additional capacity is considered to make a meaningful contribution towards the competitive operation of land markets. The proposal will have minimal adverse effects on the competitive operation of the market.
- (e) support a reduction in greenhouse gas emissions
- 126 The appropriate comparison is not emissions generated from the site compared with nil growth, but rather emissions compared with those same future households locating in alternative greenfield locations in Greater Christchurch.
- 127 Relative to other greenfield locations, the site is well located for encouraging the reduction in emissions due to its proximity to Christchurch, its existing public transport services that can be expanded to meet increased customer growth, and the ability to establish cycle and pedestrian links to nearby settlements and suburbs.
- 128 The clear shortfall of greenfield capacity within Christchurch means that households seeking a new, stand-alone house, are forced to look to Selwyn and Waimakariri Districts if typologically similar alternatives are limited in their availability.
- (f) are resilient to the effects of climate change
- 129 The modelling which underpins the identification of flood management areas includes a conservative allowance of the effect of rainfall events. Refinement of stormwater detention areas and associated matters will occur at detailed design stage. Ms Bull concludes in her evidence that this can be achieved within the site itself.
- 130 Drawing from the above Policy 1 assessment and the wider assessment above on urban form and connectivity outcomes, I consider that the Proposal will deliver a well-functioning urban environment.

*Overall conclusions regarding the NPS-UD*

- 131 In summary, the NPS-UD requires councils at a minimum to be able to clearly demonstrate that they have plan-enabled sufficient short and medium-term capacity to meet housing demand (including a 20% buffer) on an ongoing basis. The NPS-UD is clear that housing markets are not homogenous, and that capacity needs to be available across a range of housing typologies and locations.
- 132 There is a clear shortfall over the short to medium term for greenfield standalone house capacity in greenfield locations at a City-level. Mr Foy also concludes that there is likely to be a medium term shortfall of housing capacity in southwest Christchurch. In my opinion, the Council is therefore not meeting its current NPS-UD obligations. This is a key finding in terms of properly informing an assessment of the costs and benefits arising from the Plan Change.
- 133 Even were current capacity to be sufficient for meeting medium term demand, there is agreement across planning and economic experts that there is no NPS-UD policy barrier to providing more capacity than is needed, provided that the additional capacity is located and designed to contribute to a well-functioning urban environment.
- 134 Policy 8 provides a pathway that obliges decision-makers to be responsive to proposals for significant capacity in unanticipated locations. The majority of the Site already has an urban zoning, and therefore much of the proposal constitutes appropriate intensification of an already urban-zoned area. As such, decision-makers must be responsive to PC18 and must have particular regard to the development capacity and the wider benefits that it will provide.<sup>12</sup> For the RuUF zoned parts of the site, the Proposal meets the Policy 8 tests of providing significant development capacity, being infrastructure ready, and delivering a well-functioning urban environment.
- 135 The economic evidence provided by Mr Foy would enable a significant increase in development within the locality. Mr Foy elaborates on this further in his evidence.
- 136 The Proposal therefore meets the NPS-UD criteria for delivering a well-functioning urban environment; will deliver significant development capacity; is able to be integrated with the necessary infrastructure to support growth; is accessible for a range of transport modes; and is located in an area with excellent proximity to the existing Christchurch urban area, especially in comparison to alternative greenfield locations in Greater Christchurch.

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<sup>12</sup> National Policy Statement on Urban Development 2020, policy 8, clause 3.9, policy 6(c).

- 137 As such the Proposal better gives effect to the NPS-UD than the current mix of RNN and RuUF zoning outcomes provided for in the District Plan.

### **The Canterbury Regional Policy Statement (CRPS)**

- 138 Changes to the District plan must give effect to the CRPS. The PC18 s32 Report included a detailed assessment of the proposal against the CRPS. The CRPS includes directive policies regarding the need for new urban development to be located within greenfield growth areas and Future Development Areas shown on Map A of the CRPS. The NPS-UD provides a pathway that enables urbanisation of those areas which PC18 proposed rezone from RuUF to RNN.

### **The Our Space Strategy 2018-2048 (OSS)**

- 139 The OSS is a Future Development Strategy (FDS) in terms of the NPS-UD. As a strategy prepared under the LGA, it is also a matter that the plan change must have regard to.

### **The District Plan Policy Framework**

- 140 The District Plan provides a more fine-grained mechanism for the assessment of development within the city. The s32 report has considered all the higher-level documents that the District Plan gives effect to. A detailed assessment of proposal against the Strategic Directions chapter which crafts the other chapters of the plan has been provided.
- 141 The section 32 assessment concludes that PC18 is consistent with the outcomes sought by the District Plan.

### **Part 2 RMA and Overall Conclusions**

- 142 Assessment of the proposal to rezone the land for RNN and RuUF purposes is considered to achieve the purpose of the RMA. The proposal provides for the social well-being of residents of Christchurch City and the Greater Christchurch area by providing an efficient residential development form to increase residential housing capacity and choice in a location that is more proximate to the centre of Christchurch than many other greenfield alternatives in the Greater Christchurch area.

### **Conclusion**

- 143 The purpose of the RMA is set out in Section 5 of the Act, being the sustainable management of natural and physical resources. This purpose is subject to Sections 6, 7 and 8 of the Act which set out that matters that are to be taken into consideration in achieving the purpose.

- 144 The proposal recognises and provides for Section 6(a), (c), and (d) matters through facilitating the ecological restoration and enhancement of the area. The proposal also aligns with the outcomes sought in s6(e) relating to the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga and s8. The careful design of the ODP with the ability to mitigate residual flood and liquefaction risks through proven solutions at time of subdivision provides for the need to manage any significant risks from natural hazards required under s6(h).
- 145 In terms of section 7, the matter of most relevance to the residential zoning and further development of this site are the efficient use and development of natural and physical resources (s7(b)), the maintenance and enhancement of amenity values (s7(c)), the intrinsic values of ecosystems (s7(d)), the maintenance and enhancement of the quality of the environment (s7(f)), and the finite characteristics of natural and physical resources (s7(g)).
- 146 The site is a finite physical resource in terms of land adjacent to the Christchurch City that are capable of urban development. The Proposal seeks to utilise this finite resource in a more efficient manner than the operative RuUF zoning.
- 147 The quality of environment and amenity values are anticipated to be high, with existing District Plan rules prescribing density standards and associated built form controls to ensure a suitable standard of development and amenity.
- 148 An overall assessment of the proposal to rezone the land for RNN purposes is considered to achieve the purpose of the RMA. The proposal provides for the social well-being of residents of Christchurch City and the Greater Christchurch area by providing an efficient residential development form to increase residential housing capacity and choice in a location that is more proximate to the centre of Christchurch than many other greenfield alternatives in the Greater Christchurch area.

Dated 14 August 2026

**Bryan McGillan**

**Appendix A: Relevant Rules and Objective and Policies of Operative Christchurch District Plan.**

## Objectives and Policies Schedule

| Provision                                       | Objective / policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strategic directions and natural hazards</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 3, Obj 3.3.6</b>                     | New subdivision, use and development, other than new critical infrastructure or strategic infrastructure to which paragraph b. applies: (i) is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and (ii) in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated. New critical infrastructure or strategic infrastructure may be located in areas where the risks are otherwise assessed as unacceptable only where there is no reasonable alternative, the infrastructure is designed to maintain its integrity and form as far as practicable during natural hazard events, and the natural hazard risks are appropriately mitigated. The objective also seeks increased public awareness of natural hazard events and facilitates repair of earthquake-damaged land as part of recovery. |
| <b>Chapter 5, Obj 5.2.1.1</b>                   | The objective for Chapter 5 is Objective 3.3.6 in Chapter 3 Strategic Directions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 5, Pol 5.2.2.1.1</b>                 | Avoid new subdivision, use and development, including new urban zonings, where the risk from a natural hazard is assessed as being unacceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 5, Pol 5.2.2.1.2</b>                 | Manage activities in all areas subject to natural hazards in a manner that is commensurate with the likelihood and consequences of a natural hazard event on life and property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 5, Pol 5.2.2.1.3</b>                 | Avoid locating new critical infrastructure where it is at risk of being significantly affected by a natural hazard unless, considering functional and operational requirements, there is no reasonable alternative location or method. Enable critical infrastructure to be designed, maintained and managed to function to the extent practicable during and after natural hazard events. Recognise the benefits of infrastructure and the need for its repair, maintenance and ongoing use in areas affected by natural hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Chapter 5, Pol 5.2.2.1.4</b>                 | Ensure that subdivision, use and development, including proposals for hazard mitigation works or hazard removal, do not transfer or create unacceptable natural hazard risk to other people, property, infrastructure or the natural environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 5, Pol 5.2.2.1.5</b>                 | Protect natural features which assist in avoiding or reducing the risk of natural hazards, such as natural ponding areas, coastal dunes, wetlands, water body margins and riparian vegetation, from inappropriate subdivision, use and development and, where appropriate, restore, maintain or enhance the functioning of these features.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Chapter 5, Pol 5.2.2.1.6</b>                 | Ensure people are informed about the natural hazards relating to their properties and surrounding area, including through relevant information on Land Information Memoranda and hazard mapping on the Council website. Encourage property owners to incorporate measures into buildings beyond existing use rights or minimum building standards to avoid or mitigate natural hazards affecting their property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 5, Pol 5.2.2.1.8</b>                 | Ensure that the level of assessment undertaken for plan changes, subdivision or development reflects the potential scale and significance of the hazard, and the nature and scale of the rezoning, subdivision or development and its susceptibility to those hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Chapter 5, Pol 5.2.2.2.1</b>                 | For flooding, maintain the flood storage capacity and function of natural floodplains, wetlands and ponding areas, including Hendersons Basin and the Cashmere Stream Floodplain. Except for filling required to meet minimum floor levels, ensure that filling in urban areas at risk of flooding in a major flood event does not transfer flooding risk to other people, property, infrastructure or the natural environment. Reduce potential flood damage by ensuring floor levels for new buildings or additions are above flooding predicted to occur in a major flood event, including an appropriate freeboard.                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 5, Pol 5.2.2.3.1</b>                 | Provide for rezoning, subdivision, use and development on flat land where liquefaction risk has been appropriately identified and assessed, and can be adequately remedied or mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Water bodies, waterways and margins</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| <b>Provision</b>                | <b>Objective / policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 6, Obj 6.6.2.1</b>   | Activities and development in water body margins are managed in a way that protects and/or enhances the values and functions of the water body and its margins, including flood management, water quality, riparian or aquatic ecosystems, natural character and amenity values, historic heritage or cultural values, and access where appropriate for recreation, customary practices including mahinga kai, or maintenance.                                                                                                                                                                                                                                                                                          |
| <b>Chapter 6, Pol 6.6.2.1.1</b> | Take a catchment-wide approach to protecting and/or enhancing the natural form, function and ecology of water bodies and their margins in order to maintain or improve water quality, flood control, biodiversity, bank stability, mahinga kai and amenity values. In city and settlement areas, support ecological corridors and public access where possible. In rural areas, provide for rural activities while managing adverse effects on the functions of water bodies and recognising that protecting or improving water quality is a priority. In natural areas, minimise development in water body setbacks.                                                                                                   |
| <b>Chapter 6, Pol 6.6.2.1.2</b> | Manage adverse effects of activities on water bodies and their margins within water body setbacks in a manner that is consistent with the classification of the water body. Setback functions include buffering natural erosion, sedimentation and land movement; minimising flood risk and damage; improving water quality and catchment-wide ecosystem health; allowing space for riparian planting; and providing maintenance access. Depending on classification, setbacks also provide for habitat, riparian vegetation, open space character, amenity, customary uses, ecological corridors and recreational opportunities.                                                                                       |
| <b>Chapter 6, Pol 6.6.2.1.3</b> | Where buildings, earthworks, other structures, impervious surfaces, or maintenance and enhancement works are undertaken within a water body setback, manage the activity so that cultural significance is recognised; water quality, biodiversity and mahinga kai values are maintained or enhanced; connectivity is retained or enhanced; bank and land stability are maintained and erosion and sedimentation minimised; maintenance access is enabled; water storage and conveyance are not impeded; flood events are not exacerbated; flooding or erosion effects are not transferred to another site; amenity and natural character are retained or enhanced; and public access is provided for where appropriate. |
| <b>Transport</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Chapter 7, Obj 7.2.1</b>     | An integrated transport system for Christchurch District that is safe and efficient for all transport modes; responsive to current and future needs and enabling economic development; integrated with land use to support safe, healthy and liveable communities; reduces dependency on private motor vehicles and promotes public and active transport; and is managed using the one network approach.                                                                                                                                                                                                                                                                                                                |
| <b>Chapter 7, Pol 7.2.1.1</b>   | Identify a road network that connects people and places and recognises different access and movement functions for all people and transport modes, while supporting safe and efficient transport operation; providing public places and space for utility services; reflecting neighbourhood identity and amenity values; recognising cross-boundary connections; and providing for the efficient and effective functioning of the strategic transport network, including freight.                                                                                                                                                                                                                                      |
| <b>Chapter 7, Pol 7.2.1.2</b>   | Manage the adverse effects of high trip generating activities by considering their location and design, including accessibility by a range of transport modes, encouragement of public and active transport, safe and efficient use of the transport system, optimisation of the existing transport system, mitigation of effects on communities and amenity, transport needs of people whose mobility is restricted, and integration with proposed transport infrastructure and service improvements.                                                                                                                                                                                                                  |
| <b>Chapter 7, Pol 7.2.1.3</b>   | Provide vehicle access and manoeuvring, including for emergency service vehicles, compatible with the road classification and ensuring the safety and efficiency of the transport system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Chapter 7, Pol 7.2.1.4</b>   | Outside the Central City, require mobility parking spaces and loading spaces that provide for the expected needs of an activity in a way that manages adverse effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 7, Pol 7.2.1.5</b>   | Require car parking areas and loading areas to be designed to operate safely and efficiently for all transport modes and users; to be compatible with the character and amenity values of the surrounding environment; and to be accessible for people whose mobility is restricted.                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| <b>Provision</b>                                               | <b>Objective / policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 7, Pol 7.2.1.6</b>                                  | Promote public and active transport by ensuring new and upgraded road corridors provide sufficient space and facilities for safe walking, cycling and public transport in accordance with the road classification; ensuring adequate, safe, secure and convenient cycle parking and associated end-of-trip facilities outside the Central City; encouraging travel demand management; and requiring opportunities for public transport interchanges in new Town Centres.                                                                              |
| <b>Chapter 7, Pol 7.2.1.7</b>                                  | Improve or maintain safety at road and rail level crossings by requiring safe visibility at uncontrolled crossings, managing vehicle accesses close to crossings and managing the creation of new level crossings.                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 7, Pol 7.2.1.8</b>                                  | Avoid or mitigate adverse effects and promote positive effects from new transport infrastructure and changes to existing transport infrastructure on air and water quality, connectivity of communities, noise, vibration and glare, amenity and the built environment, and the well-being and safety of users.                                                                                                                                                                                                                                       |
| <b>Chapter 7, Pol 7.2.1.9</b>                                  | In Urban Intensification Areas, design pedestrian access to meet the access requirements of residents and visitors, including persons with a disability or limited mobility and emergency services.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Chapter 7, Obj 7.2.2</b>                                    | Enable Christchurch District's transport system to provide for the transportation needs of people and freight whilst managing adverse effects from the transport system.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 7, Pol 7.2.2.1</b>                                  | Manage adverse effects from the ongoing use, repair and development of the strategic transport network, recognising its national and regional scale and economic importance and its role in the recovery of Christchurch.                                                                                                                                                                                                                                                                                                                             |
| <b>Chapter 7, Pol 7.2.2.2</b>                                  | Enable activities for transport purposes and ancillary activities within the Transport Zone that provide, maintain or improve the safety, amenity, efficiency and functionality of the Transport Zone, particularly the strategic transport network, and its structures, facilities, services and installations. Manage other activities so they do not adversely affect the transport function or the future use of the Transport Zone.                                                                                                              |
| <b>Chapter 7, Pol 7.2.2.3</b>                                  | Manage adverse effects of activities within the Transport Zone so they are consistent with the amenity values and activities of adjacent land uses while allowing the transport network, particularly the strategic transport network, to function efficiently and safely. Ensure adjacent land uses avoid reverse sensitivity effects on the strategic transport network.                                                                                                                                                                            |
| <b>Subdivision, development, infrastructure and earthworks</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Chapter 8, Obj 8.2.2</b>                                    | An integrated pattern of development and urban form through subdivision and comprehensive development that provides allotments for anticipated or existing land uses; consolidates development for urban activities; improves connectivity and accessibility to employment, transport, services and community facilities; improves energy efficiency and provides for renewable energy and use; and enables recovery of the district.                                                                                                                 |
| <b>Chapter 8, Pol 8.2.2.2</b>                                  | Ensure that subdivision incorporates the distinctive characteristics of the place's context and setting, promotes the health and wellbeing of residents and communities, and provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places and affirm connections between mana whenua and place.                                                                                                                                                                                                       |
| <b>Chapter 8, Pol 8.2.2.3</b>                                  | Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses. In residential subdivisions, provide for a variety of allotment sizes to cater for different housing types and affordability.                                                                                                                                                                                                                                                                           |
| <b>Chapter 8, Pol 8.2.2.4</b>                                  | Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place by ensuring that subdivision, where relevant, incorporates and responds to existing site features, cultural elements and values, amenity values, public spaces, the existing and planned urban context, open space, community facilities, views, density, roads, landform, stormwater facilities and development requirements in an Outline Development Plan, and incorporates and responds to Ngāi Tahu cultural identity and values. |
| <b>Chapter 8, Pol 8.2.2.5</b>                                  | Enable resource efficiency, renewable energy, community safety and development by ensuring blocks and allotments maximise solar gain through orientation and dimension; providing a development pattern that supports walking, cycling and public transport; and ensuring visibility and interaction between private and public spaces and providing well-lit public spaces.                                                                                                                                                                          |

| Provision                      | Objective / policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 8, Pol 8.2.2.6</b>  | Ensure effective integration within and between developments and existing areas, including public open space networks, infrastructure and movement networks. Manage boundaries between new and existing developments to avoid or mitigate adverse effects. Outside the Central City, avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.                                                                                                                                                                                                                          |
| <b>Chapter 8, Pol 8.2.2.7</b>  | Ensure, where appropriate, the provision and development of public open space networks that are accessible and safe; are within 400m of new residential allotments in greenfield and brownfield areas outside the Central City; link to natural features, other open space, community facilities, commercial centres, higher-density residential areas and roads; protect or enhance significant natural features, landscapes, ecological function and biodiversity; and provide access to heritage places, natural and cultural landscapes, waterways and wetlands.                                                                                     |
| <b>Chapter 8, Pol 8.2.2.8</b>  | In RNN residential development areas, achieve a minimum net density of 15 households per hectare averaged across the whole residential development area within the relevant Outline Development Plan, except for identified development constraints. Where a proposal would result in a lower density, demonstrate through appropriate legal mechanisms that the required density across the Outline Development Plan can still be achieved. Encourage higher-density housing to support and have ready access to commercial centres, community facilities, public transport and open space, and to support well-connected walkable communities.         |
| <b>Chapter 8, Pol 8.2.2.9</b>  | An Outline Development Plan must demonstrate, as relevant, the distribution of land uses; provision of community land; adequate infrastructure capacity; effective integration of infrastructure and transport connections; coordinated development between landowners; integrated management of natural hazards; and protection of significant natural and cultural heritage features, sites of Ngāi Tahu cultural significance and surface water and groundwater quality. Subdivision, use and development must be in accordance with the relevant Outline Development Plan development requirements, or otherwise achieve similar or better outcomes. |
| <b>Chapter 8, Pol 8.2.2.10</b> | In the RNN Zone, encourage comprehensive residential developments that are in accordance with the relevant Outline Development Plan as a means of achieving coordinated, sustainable and efficient development outcomes.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Chapter 8, Pol 8.2.2.11</b> | Provide for appropriate public access and customary access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except where such provision is inappropriate for public safety or security reasons at the Lyttelton Port of Christchurch.                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 8, Obj 8.2.3</b>    | Subdivision design and development promotes efficient provision and use of infrastructure and transport networks. A legible, well-connected, highly walkable and comprehensive movement network for all transport modes is provided. Outside the Central City, land is set aside for services that can also be used for other activities, such as pedestrian or cycle ways. Development and intensification in areas with vacuum sewer system constraints does not increase wastewater volumes in the existing system unless this can be accommodated within existing system capacity.                                                                   |
| <b>Chapter 8, Pol 8.2.3.2</b>  | Manage subdivision and development so that development resulting from additional allotments does not occur where infrastructure is not performing, serviceable or functional and is appropriately connected to, and adequately serviced by, infrastructure, including required upgrades. Ensure new network infrastructure is resilient to significant seismic or other natural events and that adequate capacity is provided for wastewater, potable water, firefighting water, telecommunications and electric power.                                                                                                                                  |
| <b>Chapter 8, Pol 8.2.3.3</b>  | Ensure comprehensive movement networks for all transport modes are legible, well connected, highly walkable, safe and efficient, and enable access by people of all ages and physical abilities to public open space, public transport, suburban centres, community facilities, neighbourhoods and the wider urban area. Ensure movement networks provide for property access including fire appliances, landscaping, safety and visibility, navigation, surface water management and utility services. Ensure existing roads are of an appropriate standard where new road or property access is created.                                               |

| Provision                                 | Objective / policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Chapter 8, Pol 8.2.3.4</b>             | Avoid increases in sediment and contaminants entering water bodies from stormwater disposal. Maintain or enhance surface water and groundwater quality, provide sufficient stormwater control and disposal systems, and ensure stormwater management avoids inundation within the subdivision or adjoining land. Outside the Central City, encourage low-impact or water-sensitive designs, multiple uses of stormwater management areas, appropriate indigenous planting, ecological enhancement through watercourse realignment, birdstrike risk management and on-site rainwater collection where appropriate.                                                  |
| <b>Chapter 8, Pol 8.2.3.5</b>             | Ensure the requirements of infrastructure, including ongoing operation, development and maintenance, are recognised in subdivision design, including potential adverse effects and reverse sensitivity effects from subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Chapter 8, Obj 8.2.4</b>               | Earthworks facilitate subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 8, Pol 8.2.4.1</b>             | Ensure earthworks do not result in erosion, inundation or siltation and do not have an adverse effect on surface water or groundwater quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 8, Pol 8.2.4.3</b>             | Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 8, Pol 8.2.4.4</b>             | Ensure that, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detracting from the amenity values enjoyed by those living or working in the locality.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Chapter 8, Obj 8.2.5</b>               | People and property are protected during, and subsequent to, earthworks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Chapter 8, Pol 8.2.5.1</b>             | Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 8, Pol 8.2.5.2</b>             | Subject to Policy 8.2.4.3, ensure earthworks avoid more than minor adverse effects on the health and safety of people and property and do not generate continuous or persistent noise, vibration, dust or odour nuisance.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Chapter 8, Pol 8.2.5.3</b>             | Subject to Policy 8.2.4.3, ensure that transportation to and from a site of earth, construction or filling material is safe and minimises adverse transport network and local amenity value effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Chapter 8, Pol 8.2.5.4</b>             | Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Chapter 8, Pol 8.2.5.5</b>             | Enable earthworks where necessary to appropriately manage land contamination.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Residential New Neighbourhood Zone</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 14, Obj 14.2.5</b>             | Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 14, Pol 14.2.5.1</b>           | Use and development shall be in accordance with the development requirements in the relevant Outline Development Plan, or otherwise achieve similar or better outcomes, except as provided for in relation to interim use and development. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline Development Plan.                                                                                                                                                                                                                                                                                     |
| <b>Chapter 14, Pol 14.2.5.2</b>           | Encourage comprehensive residential developments that are in accordance with the relevant Outline Development Plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Chapter 14, Pol 14.2.5.3</b>           | In residential development areas, achieve a minimum net density of 15 households per hectare averaged across the whole residential development area within the relevant Outline Development Plan, except for the stated Prestons exception and areas shown on an Outline Development Plan as subject to development constraints. Where lower density results, demonstrate through appropriate legal mechanisms that the required density can still be achieved. Encourage higher-density housing to support and have ready access to commercial centres, community facilities, public transport and open space and to support well-connected walkable communities. |
| <b>Chapter 14, Pol 14.2.5.4</b>           | Ensure that use and development contributes to a strong sense of place and a coherent, functional and safe neighbourhood; contributes to neighbourhoods with a diversity of housing types; retains and supports, and where possible enhances, recreational, heritage and ecological features and values; and achieves a high level of amenity.                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 14, Pol 14.2.5.5</b>           | Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| <b>Provision</b>                     | <b>Objective / policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <b>Chapter 14, Pol 14.2.5.6</b>      | Ensure effective integration within and between developments and existing areas, including public open space networks, infrastructure and movement networks. Manage boundaries between new and existing developments to avoid or mitigate adverse effects and avoid significant adverse effects, remedying or mitigating other adverse effects on existing businesses, rural activities or infrastructure.                                                                                                                                                                                                                                             |
| <b>Chapter 14, Pol 14.2.5.7</b>      | Ensure protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1 and recognition of other sites identified in Appendix 9.5.6 using culturally appropriate methods; identify and utilise opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and protect the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.                                                                                                                                                                                                       |
| <b>Rural Urban Fringe</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 17, Obj 17.2.1.1</b>      | Subdivision, use and development of rural land that supports, maintains and, where appropriate, enhances the function, character and amenity values of the rural environment; avoids significant, and remedies or mitigates other, reverse sensitivity effects on rural productive activities and natural hazard mitigation works; maintains a contrast to the urban environment; and maintains and enhances the distinctive character and amenity values of Banks Peninsula and the Port Hills, including indigenous biodiversity, Ngāi Tahu cultural values, open space, natural features and landscapes and coastal environment values.             |
| <b>Chapter 17, Pol 17.2.2.3</b>      | Recognise that rural character and amenity values vary across the Christchurch District. The elements that characterise an area as rural include a landscape dominated by openness and vegetation, significant visual separation between residential buildings, buildings integrated into a predominantly natural setting where appropriate, and natural character elements of waterways, water bodies, indigenous vegetation and natural landforms. Recognise that rural productive activities may produce noise, odour, dust and traffic consistent with a rural working environment.                                                                |
| <b>Chapter 17, Pol 17.2.2.4</b>      | Ensure the nature, scale and intensity of subdivision, use and development recognise the different natural and physical resources, character and amenity values, conservation values and Ngāi Tahu values of rural land, including rural productive activities, flood management and groundwater recharge functions, open character, natural features and landscapes, cultural landscapes, sites of Ngāi Tahu cultural significance and mahinga kai.                                                                                                                                                                                                   |
| <b>Chapter 17, Pol 17.2.2.7</b>      | Ensure a density and distribution of residential units that maintains and enhances the working function of the rural environment; supports a consolidated urban form; maintains the predominance of larger sites and abundant open space; supports amalgamation of multiple small sites; avoids creating new sites less than 4ha; avoids the expectation of land use change of rural land to urban or rural residential activities; avoids reverse sensitivity effects on strategic infrastructure and rural productive activities; and retains a low density of built form with a high degree of openness appropriate to the surrounding environment. |
| <b>Chapter 17, Pol 17.2.2.10</b>     | Ensure the design and location of new habitable buildings achieve adequate separation distances or use other on-site mitigation methods to mitigate potential reverse sensitivity effects with lawfully established rural productive activities. Maintain adequate separation distances between new plantation forestry, intensive farming and quarrying and incompatible activities. Protect strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on rural land.                                                                                                                 |
| <b>Chapter 17, Pol 17.2.2.11</b>     | Encourage integrated subdivision and development on rural land at a catchment level that implements the principles of ki uta ki tai, maintains or enhances water quality, maximises openness, protects productive potential and enables biodiversity enhancement or recreation opportunities while avoiding, remedying or mitigating adverse effects on the rural environment.                                                                                                                                                                                                                                                                         |
| <b>Natural and cultural heritage</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 9, Obj 9.1.2.1.1</b>      | Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected so as to ensure there is no net loss of indigenous biodiversity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Chapter 9, Obj 9.1.2.1.2</b>      | The Christchurch District's indigenous biodiversity is maintained and enhanced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Chapter 9, Pol 9.1.2.2.3</b>      | Recognise that maintenance and protection of indigenous biodiversity, including Sites of Ecological Significance, will be achieved through mechanisms including listing significant sites, rules regulating vegetation clearance and habitat disturbance, legal protection by covenants, and landowner commitment to conservation and stewardship.                                                                                                                                                                                                                                                                                                     |

| Provision                       | Objective / policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>Chapter 9, Pol 9.1.2.2.6</b> | Recognise and protect indigenous vegetation and habitats within Sites of Ecological Significance so as to ensure no net loss of indigenous biodiversity by avoiding adverse effects as far as practicable, then remedying effects that cannot be avoided, then mitigating effects that cannot be remedied, and offsetting significant residual adverse effects in accordance with Policy 9.1.2.2.14.                                                                                                                                                                                                                                                                      |
| <b>Chapter 9, Obj 9.3.2.1.1</b> | The overall contribution of historic heritage to the Christchurch District's character and identity is maintained through the protection and conservation of significant historic heritage in a way that enables ongoing retention, use, adaptive reuse, maintenance, repair, upgrade, restoration and reconstruction, while recognising condition and relevant engineering and financial factors.                                                                                                                                                                                                                                                                        |
| <b>Chapter 9, Pol 9.3.2.2.3</b> | Manage the effects of subdivision, use and development on scheduled heritage items, heritage settings and heritage areas so that ongoing use and adaptive reuse is provided for in a manner sensitive to heritage values, repairs and other works are enabled where appropriate, and particular heritage values are protected from inappropriate subdivision, use and development.                                                                                                                                                                                                                                                                                        |
| <b>Chapter 9, Pol 9.3.2.2.4</b> | Assist Heritage New Zealand Pouhere Taonga in the identification and protection of archaeological sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 9, Obj 9.5.2.1.1</b> | The historic and contemporary relationship of Ngāi Tahu mana whenua with their ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for in the rebuild and future development of Ōtautahi, Te Pātaka o Rākaihautū and the greater Christchurch Area.                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 9, Obj 9.5.2.1.2</b> | Ngāi Tahu cultural values, including natural character values associated with water bodies, repo or wetlands, waipuna or springs and the coastal environment, are maintained or enhanced as part of the rebuild and future development of the District through ki uta ki tai.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Chapter 9, Pol 9.5.2.2.2</b> | Recognise the historic and contemporary relationship of Ngāi Tahu with areas and landscapes identified as Ngā Tūrangā Tūpuna. Facilitate opportunities to provide information about historic occupation or use, incorporate representation of the association of Ngāi Tahu into subdivision and development, manage earthworks below depths not previously disturbed, enhance mahinga kai and customary use opportunities, enhance the natural character and cultural values of water bodies, springs, wetlands and coastal waters, maintain or restore natural features with cultural values, and recognise cultural values in the design and installation of utilities. |
| <b>Chapter 9, Pol 9.5.2.2.3</b> | Recognise the cultural significance of water bodies, springs, wetlands and parts of the coastal environment identified as Ngā Wai. Protect or enhance natural character, recognise customary uses and values, enhance customary use and access, avoid adverse effects on taonga species and customary uses, ensure new land uses do not create additional demand to discharge sewage or stormwater directly into Ngā Wai or other water bodies, and recognise cultural values in the design and installation of utilities.                                                                                                                                                |
| <b>Chapter 9, Pol 9.5.2.2.4</b> | Avoid damage to or destruction of Ngāi Tahu mana whenua archaeological sites within identified sites of Ngāi Tahu cultural significance or any unmarked or unrecorded archaeological site when undertaking earthworks, building or utility activities.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 9, Pol 9.5.2.2.5</b> | Ngāi Tahu and Council are to encourage and facilitate engagement of landowners and resource consent applicants with the relevant rūnanga before undertaking activities or applying for resource consent within or adjacent to identified sites of Ngāi Tahu cultural significance, including silent file areas. Where prior engagement has not occurred, Council will consult with the relevant rūnanga.                                                                                                                                                                                                                                                                  |

## Applicable Rules Schedule

Note: Any subdivision application of the site under the Operative District Plan would be a **Non-Complying Activity**. The following rules would need to be considered and assessed.

| Chapter / rule                                             | Applicable rule / requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Rule hierarchy and general subdivision requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 8, rule 8.3.1</b>                               | The subdivision and earthworks rules applying in all zones are contained in Rules 8.5 and 8.9, with activity standards in Rule 8.6. The activity status tables and standards in Chapters 4, 5, 6, 7, 9 and 11 also apply where relevant. The zone chapters in Chapters 13 to 18 do not apply to subdivision or earthworks, other than quarrying activities, except where referenced.                                                                                                                                                                                                |
| <b>Chapter 8, rule 8.4.1.1</b>                             | Unless this chapter states otherwise, controlled and restricted discretionary subdivision applications are not publicly or limited notified, subject to the stated exceptions. Discretionary and non-complying subdivision applications may be publicly or limited notified. Where subdivision seeks access to a State Highway, the New Zealand Transport Agency is to be notified unless it has provided written approval.                                                                                                                                                         |
| <b>Chapter 8, rule 8.4.1.3</b>                             | For the purpose of determining the activity status of subdivision in relation to Rule 8.6.8(b), the applicant must demonstrate that the wastewater system has adequate capacity for the potential land uses on all proposed allotments. The Council certification is valid for six months and is not necessary where a relevant Outline Development Plan shows that adequate wastewater capacity is available.                                                                                                                                                                      |
| <b>Chapter 8, rules 8.3.4 &amp; 8.3.5</b>                  | Subdivision may be completed in stages if each stage meets the conditions appropriate to that stage and the balance land complies with the District Plan or a resource consent. Where section 106 applies, the applicant must provide information about hazards and show how the land will be made suitable for the proposed use, including legal and physical access. The same requirement applies where land contains contamination.                                                                                                                                              |
| <b>Natural hazard and overlay rules</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 5, rule 5.4.5.3 NC1</b>                         | Any filling or excavation activity listed in Rule 5.4.5.1 that does not meet one or more activity-specific standards, or any filling or excavation activity not listed in Rules 5.4.5.1 or 5.4.5.2, is non-complying where located in the Flood Ponding Management Area.                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 5, rule 5.4.5.3 NC2</b>                         | Any subdivision which creates an additional vacant allotment or allotments from a site within a Flood Ponding Management Area is non-complying except where the additional allotment or allotments is entirely outside the Flood Ponding Management Area, or, if partly within it, contains a net site area capable of containing a complying residential unit entirely outside the Flood Ponding Management Area.                                                                                                                                                                  |
| <b>Chapter 5, rule 5.4.6.3 NC1</b>                         | Any subdivision which creates an additional vacant allotment or allotments from a site within a High Flood Hazard Management Area is non-complying except where the additional allotment or allotments is entirely outside the High Flood Hazard Management Area, or, if partly within it, contains a net site area capable of containing a complying residential unit entirely outside the High Flood Hazard Management Area. The rule also states exceptions for allotments entirely within the Specific Purpose Ōtākaro Avon River Corridor Zone in the circumstances specified. |
| <b>Chapter 5, rule 5.5.2 C1</b>                            | Subdivision which creates an additional vacant allotment or allotments within the Liquefaction Management Area is a controlled activity, subject to the requirements of Chapter 8. Control is limited to the location, size and design of allotments, structures, roads, access, services and foundations as they relate to liquefaction; the timing, location, scale and nature of earthworks; and liquefaction hazard remediation methods. Applications under this rule are not publicly or limited notified.                                                                     |

| <b>Chapter / rule</b>                                                   | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Chapter 5, rule 5.7.3.1</b>                                          | Subdivision applications in the Liquefaction Management Area must include detailed liquefaction susceptibility assessment and reporting. The information must address ground strengthening and other mitigation, areas to be excluded from built development, geotechnical setbacks, lateral spread risk near waterways and stormwater areas, and layout recommendations for land use, transport and infrastructure. Reports must be prepared by a suitably qualified geotechnical professional.                              |
| <b>Chapter 8, rule 8.8.7</b>                                            | For subdivision in a Flood Management Area, the matters include measures to reduce susceptibility to flooding, effects on adjoining land and mitigation, and the extent to which flood hazard areas impinge on the intended activities on each allotment.                                                                                                                                                                                                                                                                     |
| <b>Chapter 8, rule 8.9.2.1 P1</b>                                       | Earthworks are permitted only where the relevant standards in Rule 8.9.2.1 P1 and Table 9 are met. The standards address volume, depth, gradient, vibration, noise, hours of work, clean fill, protection near heritage items and other specified matters. Chapter 5 contains additional requirements for earthworks in Flood Management Areas and Flood Ponding Management Areas.                                                                                                                                            |
| <b>Chapter 8, rules 8.9.2.3 RD1, 8.9.2.4 D1 &amp; 8.9.2.5 NC1</b>       | Earthworks that do not meet one or more permitted or controlled earthworks standards may be restricted discretionary under Rule 8.9.2.3 RD1. Earthworks exceeding specified volume limits within overlays identified in Table 9 may be discretionary under Rule 8.9.2.4 D1. Activities that do not meet the specified P3, P4 or P5 earthworks standards are non-complying under Rule 8.9.2.5 NC1.                                                                                                                             |
| <b>Waterways and water body setbacks</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Chapter 6, rule 6.6.3</b>                                            | Classified water bodies are identified on the planning maps and in Appendix 6.11.5.4. The applicable setback rules depend on the site zoning, with city and settlement rules in Rule 6.6.4 and rural rules in Rule 6.6.5. Activities within setbacks are also subject to relevant rules in Chapters 4, 5, 6, 7, 8, 9 and 11. Where another chapter specifies a water body setback, that provision supersedes Sub-chapter 6.6 for the specified matter.                                                                        |
| <b>Chapter 6, rule 6.6.4, city &amp; settlement water body setbacks</b> | The setback widths include: downstream waterway, generally 30m; downstream waterway at Mona Vale, 15m; upstream waterway, 10m; environmental asset waterway, 7m; network waterway, 5m measured from the banks; hill waterway, 10m measured from the centreline; and environmental asset standing water body, 7m measured from the banks. Where setbacks overlap, the larger setback applies. The exact waterway classification applying to the site requires confirmation from the current planning maps.                     |
| <b>Chapter 6, rule 6.6.5, rural water body setbacks</b>                 | The setback widths include: downstream waterway, 30m measured from the banks; upstream waterway, 20m; environmental asset waterway, 10m; network waterway, 5m measured from the banks; hill waterway, 15m measured from the centreline; environmental asset standing water body, 20m measured from the banks; and Banks Peninsula waterway, 15m measured from the banks. Where setbacks overlap, the larger setback applies. The rural table is relevant to any RuUF land, subject to confirmation of the applicable mapping. |
| <b>Chapter 6, rules 6.6.4.1 &amp; 6.6.5.1</b>                           | The permitted activity tables regulate activities within water body setbacks. The listed activities include geotechnical or contaminated land test pits and boreholes, existing buildings and impervious surfaces, limited extensions, building removal, impervious surfaces, fences, culvert crossings for network waterways, water storage tanks and water body maintenance or enhancement works. The activity-specific standards must be met.                                                                              |
| <b>Chapter 6, rules 6.6.4.1 P5 &amp; 6.6.5.1 P5</b>                     | The total area of impervious surfaces must not exceed 10 percent of the water body setback area within a site in any zone, except that impervious surfaces are not restricted in an Open Space Zone or Transport Zone under the stated rule.                                                                                                                                                                                                                                                                                  |
| <b>Chapter 6, rules 6.6.4.1 P6 &amp; 6.6.5.1 P6</b>                     | Fences must not be built over any part of a water body, must allow maintenance access, must not be located closer to the water body bank than 3m or one-third of the normal water body setback width, whichever is greater, and must contain no more than 20 percent solid structure, subject to the stated exceptions.                                                                                                                                                                                                       |

| <b>Chapter / rule</b>                               | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Chapter 6, rules 6.6.4.1 P7 &amp; 6.6.5.1 P8</b> | Culvert crossings for network waterways must be designed in accordance with the Council Waterways, Wetlands and Drainage Guide. Council stormwater and land drainage authorisation is also identified in the advice note.                                                                                                                                                                                    |
| <b>Chapter 6, rules 6.6.4.3 RD1 &amp; RD2</b>       | Within city and settlement water body setbacks, earthworks not permitted by Rule 6.6.4.1, and new buildings, structures or impervious surfaces not provided for by the permitted rules, are restricted discretionary activities. The matters of discretion are in Rule 6.6.7.                                                                                                                                |
| <b>Chapter 6, rules 6.6.5.3 RD1 &amp; RD2</b>       | Within rural water body setbacks, earthworks not permitted by Rule 6.6.5.1, and new buildings, structures or impervious surfaces not provided for by the permitted rules, are restricted discretionary activities. The matters of discretion are in Rule 6.6.7.                                                                                                                                              |
| <b>Chapter 6, rule 6.6.7.1 to 6.6.7.6</b>           | The matters of discretion for water body setback activities address natural hazards; natural values; amenity and character; cultural values; maintenance access; and public or recreational access. The applicable matters vary according to the water body classification and activity.                                                                                                                     |
| <b>Subdivision activity status rules</b>            |                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 8, rule 8.5.1.1</b>                      | There are no permitted subdivision activities under the general subdivision activity status table.                                                                                                                                                                                                                                                                                                           |
| <b>Chapter 8, rule 8.5.1.2 C4</b>                   | Controlled subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves. The minimum net site area requirements do not apply. The matter of control is Rule 8.7.3.                                                                                                                                                                                               |
| <b>Chapter 8, rule 8.5.1.2 C5</b>                   | Controlled subdivision in an area subject to an Outline Development Plan or development plan, except as otherwise specified. The relevant standards include Rules 8.6.1 to 8.6.12, and the subdivision must be undertaken in accordance with the relevant Outline Development Plan or development plan, including the RNN requirements in Rule 8.6.11 (a).                                                   |
| <b>Chapter 8, rule 8.5.1.2 C6</b>                   | Controlled subdivision providing for residential activity in all Rural Zones other than Rural Quarry, subject to the Rule 8.6.1 to 8.6.9 and 8.6.12 standards and the requirement for an identified building area on each allotment where a residential unit is anticipated. The existing residential unit must be included in the identified building area or be removed or relocated as specified.         |
| <b>Chapter 8, rule 8.5.1.2 C10</b>                  | Controlled subdivision in any zone, except where other listed rules apply, subject to the relevant standards in Rules 8.6.1 to 8.6.9 and 8.6.12 and Rule 8.7.4 matters, together with relevant additional matters for the applicable zone or overlay.                                                                                                                                                        |
| <b>Chapter 8, rule 8.5.1.3 RD2</b>                  | Subdivision in any zone that does not meet one or more relevant standards in the listed controlled, restricted discretionary, discretionary or non-complying subdivision rules is restricted discretionary. The matters include Rule 8.7.4 and relevant additional matters. For RNN subdivision, the matters include the Outline Development Plan, residential net density and the standards in Rule 8.6.11. |
| <b>Chapter 8, rule 8.5.1.3 RD4</b>                  | Subdivision in a Flood Management Area is restricted discretionary except where Rules 8.5.1.4 D1 to D5 or Rules 8.5.1.5 NC1 to NC6 and NC8 apply. The matters include Rule 8.7.4 and, where relevant, Rules 8.7.5 to 8.7.11 and Rule 8.8.7.                                                                                                                                                                  |
| <b>Chapter 8, rule 8.5.1.4 D1</b>                   | Subdivision in a rural zone resulting in allotments that do not meet the minimum net site area standards in Rule 8.6.1 is discretionary, unless specified otherwise.                                                                                                                                                                                                                                         |
| <b>Chapter 8, rule 8.5.1.5 NC4</b>                  | Subdivision in a rural zone resulting in an allotment with a minimum net site area less than 4ha is non-complying, except as specified in Rules 8.5.1.2 C7 or 8.5.1.3 RD7.                                                                                                                                                                                                                                   |
| <b>Subdivision activity standards</b>               |                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 8, rule 8.6.1</b>                        | Allotments in zones other than RNN must meet the minimum net site area and other requirements in Tables 1 to 5. The minimum net site area for the Rural Urban Fringe Zone is 4ha. Allotments in the RNN Zone must meet Rule 8.6.11. The rule also contains minimum dimension requirements and provisions relating to significant trees.                                                                      |

| <b>Chapter / rule</b>            | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Chapter 8, rule 8.6.2</b>     | Where an allotment is created around an existing or proposed building, Rule 8.6.1 does not apply to that allotment, subject to the building meeting relevant standards or having resource consent. No allotment may be less than the minimum net site area in Table 6. Where a building is not yet constructed, it must be erected before the section 224 certificate is obtained, subject to the rule.                                                                                                                                                |
| <b>Chapter 8, rule 8.6.3</b>     | All sites must have legal and physical access for vehicles and/or pedestrians to pass to and from a formed road. Access must comply with Appendix 8.10.2 and Chapter 7. Access must not be to a State Highway, limited access road or across a railway line.                                                                                                                                                                                                                                                                                           |
| <b>Chapter 8, rule 8.6.4</b>     | All roads must be laid out, constructed and vested in accordance with Appendix 8.10.3 and Chapter 7, except where alternative standards are set out in an Outline Development Plan.                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 8, rule 8.6.5</b>     | Service lanes, cycle ways and pedestrian access ways must be laid out and vested in accordance with Table 7. Minimum legal and formed widths are: service lanes, 6m legal and 4m formed; public cycle ways and pedestrian access ways, 8m legal and 2.5m formed; and private pedestrian access ways, 1.5m legal and 1.5m formed. Table 7 also specifies turning, passing, sealing, drainage and height clearance requirements.                                                                                                                         |
| <b>Chapter 8, rule 8.6.7</b>     | All allotments must have the ability to connect to a safe potable water supply. Sufficient water supply and access to water supplies for firefighting must be provided consistently with SNZ PAS:4509:2008, except for utility, road, reserve or access allotments.                                                                                                                                                                                                                                                                                    |
| <b>Chapter 8, rule 8.6.8</b>     | All allotments must have the ability to connect to a wastewater system. A valid wastewater capacity certificate is required unless the relevant Outline Development Plan shows adequate capacity. Where reticulated sewer is available and discharge is accepted by Council, each new allotment must have a piped outfall laid at least 600mm into the net site area. If reticulated sewer is unavailable, each allotment must have a means of disposing of sanitary sewage within its net site area.                                                  |
| <b>Chapter 8, rule 8.6.9</b>     | All allotments must have a means of managing collected surface water from impervious surfaces. Where discharge is accepted into the Council network, each new allotment must have a piped outfall laid at least 600mm into the net site area.                                                                                                                                                                                                                                                                                                          |
| <b>Chapter 8, rule 8.6.11(a)</b> | Subdivision in the RNN Zone must be in accordance with the development requirements specified in the relevant Outline Development Plan.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Chapter 8, rule 8.6.11(b)</b> | Except for the stated exceptions, subdivision must achieve a minimum net density of 15 households per hectare within residential development areas. Where an Outline Development Plan identifies a development-constrained area, the minimum density specified in that plan applies, or no minimum density applies if the plan specifies none. Density shortfalls may be addressed through the nominated-site and legal-instrument mechanism in the rule.                                                                                              |
| <b>Chapter 8, rule 8.6.11(c)</b> | Where subdivision is not associated with comprehensive residential development, the land subject to the subdivision application must have a minimum area of 4ha. Where subdivision is associated with comprehensive residential development with land use consent sought concurrently, the site being developed and subdivided must have a minimum net site area of 6,000m <sup>2</sup> . Where land use consent has already been obtained for comprehensive residential development, there is no minimum net site area for the site being subdivided. |
| <b>Chapter 8, rule 8.6.11(d)</b> | For ordinary RNN subdivisions, corner allotments require a minimum net site area of 400m <sup>2</sup> . Other allotments require a minimum net site area of 300m <sup>2</sup> , except that up to 20 percent of allotments may be between 180m <sup>2</sup> and 299m <sup>2</sup> . Comprehensive residential development has no minimum net site area under Table 8.                                                                                                                                                                                  |

| <b>Chapter / rule</b>                                | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 8, rule 8.6.11(e) to (i)</b>              | The RNN standards also address minimum allotment dimensions, maximum cul-de-sac length, road frontage to public reserves, reserve width and walkable block size. The stated standards include: 14m minimum on each road boundary for corner allotments; 7m for terrace allotments and 10m for corner and end terrace sites; 10m along a public open space boundary, or 7m for mid-block terraces; 10m on road boundaries for other allotments; cul-de-sacs limited to 150m where there is a pedestrian connection and 100m otherwise; 25 percent minimum road frontage to a public reserve; 8m minimum reserve width for utility, pedestrian access or stormwater conveyance reserves; and a publicly accessible maximum block perimeter of 800m. |
| <b>Chapter 8, rule 8.6.13</b>                        | A Neighbourhood Plan consists of a Context and Site Analysis, Detailed Design Statement and Neighbourhood Plan Set. The advice note states that a Neighbourhood Plan provides the basis for understanding how a larger subdivision is to be comprehensively developed and that the minimum area covered is 8ha. The subject site is identified in PC18 material as approximately 8ha, so the relevance of this provision requires confirmation.                                                                                                                                                                                                                                                                                                   |
| <b>Subdivision matters of control and discretion</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Chapter 8, rule 8.7.4.1</b>                       | Subdivision design matters include allotment size and dimensions, solar gain, corner rounding, the relationship with adjoining subdivision and land uses, natural topography and drainage, reserves and easements, integration within an Outline Development Plan, density, housing typologies, street interaction and socio-economic diversity.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 8, rule 8.7.4.2</b>                       | Hazard constraints include contaminated or potentially contaminated land, liquefaction, flooding, rockfall, cliff collapse and other hazards addressed in Chapter 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 8, rule 8.7.4.3</b>                       | Servicing and infrastructure matters include water supply, wastewater, stormwater, electricity, telecommunications, stormwater treatment, catchment-based networks, integrated naturalised surface water networks, birdstrike risk, maintenance and inspection access, infrastructure upgrades and firefighting water supply.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Chapter 8, rule 8.7.4.4</b>                       | Transport matters include the location, design, safety and efficiency of roads, frontage roads, access, firefighting access, pedestrian access ways, service lanes, cycle ways, intersections, landscaping and parking. The rule also addresses walking, cycling, public transport, road network upgrades and Outline Development Plan transport requirements.                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chapter 8, rule 8.7.4.5</b>                       | Open space and reserve matters include the need, type, location and layout of reserves, active frontages, esplanade reserves and strips, links to natural features and community facilities, and the protection or enhancement of waterways, natural features, biodiversity and cultural values.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Chapter 8, rule 8.7.4.6</b>                       | Natural and cultural value matters include springs, surface water and groundwater, drainage and ponding areas, flood storage and conveyance, erosion and sediment discharge, Ngāi Tahu history and cultural values, archaeological sites and the values in Chapter 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Chapter 8, rule 8.7.4.7</b>                       | The requirement for consent notices where a condition is to be complied with on a continuing basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Chapter 8, rules 8.8.2 to 8.8.4</b>               | Discretionary matters address property access, roads, service lanes, cycle ways and pedestrian access ways, including safe and efficient access, firefighting access, road layout, intersections, road upgrades, public transport, walking, cycling and the design and construction of access networks.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Chapter 8, rule 8.8.6</b>                         | Servicing matters include connections to water, wastewater, stormwater and other services, required upgrades, capacity, design and construction, onsite stormwater treatment, effects on waterways and sites of significance, public health, temporary systems, electricity and telecommunications, firefighting water and strategic infrastructure.                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Chapter 8, rule 8.8.7</b>                         | Flood Management Area matters include reducing susceptibility to flooding, effects on adjoining land, mitigation and the extent to which flood hazard areas impinge on intended activities on allotments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| <b>Chapter / rule</b>                            | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 8, rule 8.8.8</b>                     | Outline Development Plan and density matters include achieving the required household density and housing typologies, not precluding or discouraging future development, integration and connection with surrounding areas, practicability of the layout, natural hazard mitigation, effects on future subdivision stages and compliance with fixed or flexible ODP elements and development requirements.                                                                                                                                                 |
| <b>Chapter 8, rule 8.8.9</b>                     | Additional RNN matters include integration and context, allotments for a range of housing types, solar gain, higher-density typologies, corner allotments, privacy and outlook, rear allotments, comprehensive movement networks, appropriate road widths and speed environments, minimising rights of way, and public spaces with visual interaction and low impact design features.                                                                                                                                                                      |
| <b>Chapter 8, rules 8.7.6 &amp; 8.8.13</b>       | For rural-zone land, matters include consent notices, protection of rural character, ecological and cultural values, identified building areas, clustering, separation of buildings, reverse sensitivity and consistency with Chapter 17. Rule 8.8.13 requires Council to have regard to the Rule 8.7.6 rural matters when considering subdivision consent.                                                                                                                                                                                                |
| <b>Transport rules and standards</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 7, rule 7.3</b>                       | Transport rules applying outside the Specific Purpose (Lyttelton Port) Zone are contained in the activity status tables in Rule 7.4.2 and the standards in Rule 7.4.3. Activities outside the Transport Zone are also subject to relevant zone rules and the activity status tables and standards in Chapters 4, 5, 6, 8, 9 and 11.                                                                                                                                                                                                                        |
| <b>Chapter 7, rules 7.4.2.1 P7, P8 &amp; P10</b> | The transport activity table provides permitted activity pathways for activities with vehicle access that meet Rule 7.4.3.7, activities with vehicle crossings that meet Rule 7.4.3.8, and activities that do not require resource consent under the high trip generator provisions in Rule 7.4.3.10.                                                                                                                                                                                                                                                      |
| <b>Chapter 7, rule 7.4.2.3 RD1</b>               | Any activity that does not meet one or more standards in Rule 7.4.3, or any activity requiring consent under Rule 7.4.3.10 except where Rule 7.4.2.2 C1 applies, is restricted discretionary. The matters are limited to the relevant unmet standard or the high trip generator matters specified in Chapter 7.                                                                                                                                                                                                                                            |
| <b>Chapter 7, rule 7.4.3.7</b>                   | Any activity with vehicle access must provide access in accordance with Appendix 7.5.7. Within an Urban Intensification Area, residential activity with shared pedestrian access to three or more residential units must provide pedestrian access in accordance with Appendix 7.5.7. Queuing spaces are required for activities providing four or more car parks or residential units. Certain higher-volume or key pedestrian frontage accesses must provide an audio and visual warning method or a visibility splay in accordance with Appendix 7.5.9. |
| <b>Chapter 7, rule 7.4.3.8</b>                   | Vehicle crossings must be constructed from the property boundary to the edge of the carriageway or service lane. Additional standards apply to crossings on arterial or collector roads, crossings serving rural produce, spacing on roads with a speed limit of 70 kilometres per hour or greater, maximum numbers of crossings, distances from intersections and sight lines on rural roads.                                                                                                                                                             |
| <b>Chapter 7, rule 7.4.3.10</b>                  | High trip generator rules apply where specified thresholds are exceeded. The full Integrated Transport Assessment thresholds include residential activities exceeding 120 residential units, and other activities generating more than 120 vehicle trips per peak hour or 1,000 vehicle trips per day, subject to the detailed table and exceptions in Rule 7.4.4.18.                                                                                                                                                                                      |
| <b>Chapter 7, rules 7.4.4.9 to 7.4.4.16</b>      | The access and vehicle crossing matters address shared driveways, effects on neighbouring properties and the transport network, pedestrian and cyclist safety, emergency access, queuing, visibility, vehicle crossing design, minimum spacing, maximum numbers, distances from intersections and rural sight lines.                                                                                                                                                                                                                                       |
| <b>Chapter 7, rule 7.4.4.18</b>                  | High trip generator matters include access and manoeuvring, design and layout, heavy vehicles, accessibility by a range of transport modes, network effects, cumulative effects, proposed transport infrastructure and consistency with the local and regional transport policy framework. The rule sets the thresholds for a basic or full Integrated Transport Assessment.                                                                                                                                                                               |

| <b>Chapter / rule</b>                                   | <b>Applicable rule / requirement</b>                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chapter 7, rule 7.4.4.19</b>                         | For transport infrastructure in the Transport Zone, matters include the need for the development, effects on current and future transport safety and efficiency, the scale and location of buildings, effects on adjacent land uses, sunlight, public access and areas of entrapment or concealment. This is relevant if new roads or other land are vested in or otherwise fall within the Transport Zone.                |
| <b>Hendersons Outline Development Plan requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 8, App 8.10.18, rule 8.6.11(a)</b>           | The Hendersons ODP development requirements apply to the RNN subdivision through Rule 8.6.11(a). The requirements include integration between ownership areas through roads, open space and pedestrian and cycle links, and avoiding subdivision designs that preclude or discourage coordinated development of the wider ODP area.                                                                                        |
| <b>Chapter 8, App 8.10.18.D.2</b>                       | Density variations are identified for constrained areas. Area 3 is affected by the realignment of Cashmere Stream, compensatory stormwater storage and existing buildings. The ODP states that Rule 8.6.11(b) density exemptions apply to the relevant constrained areas.                                                                                                                                                  |
| <b>Chapter 8, App 8.10.18.D.3</b>                       | Open space and recreation requirements include land for recreational or conservation use in conjunction with stormwater management, a community park, recreational routes, a link and viewshaft toward the basin, and an extension of the Kaiwara Street reserve where applicable.                                                                                                                                         |
| <b>Chapter 8, App 8.10.18.D.4</b>                       | Access and transport requirements include a secondary road through Area 1, road accesses between the RNN area and surrounding roads, a road connection between Cashmere Road and Hoon Hay, safe junction treatment with Cashmere Road and Penruddock Rise, a fully interconnected local road network, pedestrian and cycle connections, and provision for local road widening along Cashmere Road to manage cyclist needs. |
| <b>Chapter 8, App 8.10.18.D.5</b>                       | Stormwater requirements include land for compensatory stormwater storage or other stormwater management, identification and safeguarding of springs, enhancement or possible realignment of existing waterways and stormwater drains, natural form for watercourses, and integration of wetlands, walkways and cycle ways with stormwater management areas.                                                                |
| <b>Chapter 8, App 8.10.18.D.6</b>                       | Water and wastewater requirements include connection to the available water supply network, further confirmation of infrastructure through Council investigation and subdivision design, pressure sewer servicing where applicable, determination of wastewater servicing for remaining areas at subdivision, and no more than 487 houses in East Hendersons connecting to the Pump Station 68 pressure sewer catchment.   |
| <b>Chapter 8, App 8.10.18.D.7</b>                       | There are no ODP staging requirements other than those relating to infrastructure. Development is generally expected to proceed from existing roads inwards toward the basin.                                                                                                                                                                                                                                              |
| <b>Conditional RNN land-use rules</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 14, rule 14.12.2.15</b>                      | For future residential units in the RNN Zone, sufficient water supply and access to water supplies for firefighting must be available through the Council urban fully reticulated system and in accordance with SNZ PAS:4509:2008.                                                                                                                                                                                         |
| <b>Chapter 14, rule 14.12.2.16</b>                      | Any activity in the RNN Zone must be in accordance with the development requirements in a relevant Outline Development Plan. This rule is included because the Hendersons ODP requirements are relevant to future land use as well as subdivision.                                                                                                                                                                         |
| <b>Chapter 14, rule 14.12.2.17</b>                      | The minimum area of any comprehensive residential development site is 6,000m <sup>2</sup> . This is relevant only if a future comprehensive residential development and land-use proposal is included with the subdivision application.                                                                                                                                                                                    |
| <b>Natural and cultural heritage rules</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Chapter 9, rule 9.4.4.1.1 P12</b>                    | Earthworks within 5m of the base of any tree in Christchurch City parks, public open space or road corridors, or within 10m of the base of any tree in the Riccarton Bush Significant Trees area, are subject to the stated arboricultural and height standards. The rule contains exemptions and does not apply where another specified rule governs the works.                                                           |



**Appendix B: Updated version of ODP text changes District Plan Text  
Amendments with Recommended Changes**

## District Plan Text Amendments with Recommended Changes

As a result of the evidence provided by Council's discipline experts and consideration of submissions, some amendments to the District Plan provisions are recommended.

The following lists the proposed ODP narrative in full. Amendments proposed by the Plan Change as notified that are to be deleted are shown as ~~underlined strikethrough text~~. Any text that is recommended to be added, following consideration of submissions, is shown as **bold underlined** text in red, that is to be moved is shown as **underlined text in red** and that is to be deleted as **~~bold strikethrough in red~~**.

While some of the changes to the ODP text recommended in the section 42A report are supported by the Applicant, some of the changes are recommended to be changed or deleted. Those to be deleted are highlighted in yellow, with new wording proposed in green.

### 8.10.18.A CONTEXT

- a. The Hendersons Basin area was historically a major wetland /raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The City Council owns land within the basin area and intends increasing the opportunities for wetlands, planting of native species and recreational use. Existing and future stormwater facilities will be a major feature of this neighbourhood. As development will not occur in one contiguous area, establishing connections with adjoining residential areas and integrating development with adjoining open spaces is vital to achieving walkable communities.

### 8.10.18.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's New Neighbourhood Design Guide. Further background and guidance is provided in the South West Area Plan, Christchurch City Council, April 2009.

### 8.10.18.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
- 1 The scope for development of the area for residential purposes is limited, as extensive filling for subdivision and building would reduce the storage capacity of the basin and increase the risk of flooding to local and downstream residential areas. Land development around parts of the basin's periphery is however

possible and can be maximised through engineering works, in particular compensatory stormwater storage. Development of areas zoned Rural Urban Fringe is severely constrained due to its location in the flood ponding area.

- 2 Area 1 is to connect with SE Halswell Residential New Neighbourhood Zone, Area 3 will form an extension of the Westmorland neighbourhood, Area 4 will form a link between the Westmorland and Cracroft neighbourhoods, but is to have its own identity.
- 3 New development is to be designed to take maximum advantage of the outlook across Hendersons Basin wetlands and allow visual and physical access to the basin for the wider community. This will be achieved through the provision of view shafts, alignment of roads and footpaths, orientation of allotments and convenient access points for pedestrians and cyclists.
- 4 Cashmere Stream and its enhancement will be a key feature of this area. The Cashmere Drainage system is registered as an historic area under the Historic Places Act 1993 (List number 7482) this includes the drain which runs between Area 4a and 4b. This should be safeguarded and recognised through on-site interpretation.
- 5 Kahikatea stumps are noted in the South West Area Plan (Plan 5). These should be further investigated and addressed as necessary, through the development process.
- 6 An open and attractive interface should be created between the edge of new residential areas and adjacent open land. This may require roads to be located along the boundary with stormwater basin/recreational/conservation or rural land, or if private property boundaries back onto the open area, appropriate boundary planting or fencing is required.
- 7 Where public access along the Hendersons Basin edge is expected, a design solution which addresses privacy and security issues will be required. Consideration is to be given to the view of urban development across the basin from Sparks, Cashmere and Hendersons Roads.
- 8 To provide a less harsh edge to development, a more sinuous alignment of the boundary between the residential development area and adjacent rural zoned land is encouraged, providing there is no increase in the total development area.
- 9 All development is to have a good interface with adjacent roads . In general the subdivision design should encourage houses to front onto roads and the interface treatment should be consistent along the length of the road .

- 10 Where existing properties are to remain, distribution lines cross the residential area or new residential areas adjoin rural or existing residential areas, larger section sizes and planting buffers may be required.
- 11 Higher density development, above 15 hh's/ha, is anticipated in Area 4a, particularly at the eastern end and/or adjacent to the stormwater basin.
- 12 There is an opportunity for interpretation boards and structures alongside the Cashmere Stream route to include history of the floodplain, raupo swamp and significance to tangata whenua.
- 13 In Area 4c, where proposed residential land directly adjoins existing northern or eastern residential properties, buildings should be set back at least 4 m from the common boundary to reduce visual bulk of future development.

#### **8.10.18.D DEVELOPMENT REQUIREMENTS**

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.
1. INTEGRATION
    - a. There are multiple land owners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road , open space and pedestrian and cycle way linkages.
  2. DENSITY VARIATIONS
    - a. Area 2 – The land slopes steeply up to Cashmere Road making both access to Cashmere Road and development on the slope difficult. There are also existing properties here. Rule 8.6.11(b) density exemptions apply to this constrained area.
    - b. Area 3 – The developable area will be impacted in Area 3.a by the realignment of Cashmere Stream and the need for compensatory stormwater storage and in 3.b., where there are existing buildings . Rule 8.6.11(b) density exemptions will apply to this constrained area.
    - c. Area 4b – There are existing substantial properties, including those in Boonwood Close. Rule 8.6.11(b) density exemptions apply to this area.
    - d. Area 4c – Areas of higher density should be focused near stormwater management and open-space areas, with lower density at the northern and eastern interfaces, where practicable.
  3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES
    - a. Land for recreational/conservation use in conjunction with use for stormwater management.

- b. A community (neighbourhood) park along Sutherlands Road.
- c. The development of parts of a recreational route that connects from Sutherlands Road and runs through to Hendersons Road, running predominantly alongside Cashmere Stream.
- d. A recreational route to provide a link and a viewshaft from Westmorland to the basin area.

~~e. An extension of the existing Kaiwara Street reserve. Should a road connection to Blakiston Street through the existing reserve prove acceptable, including from a parks planning perspective, the loss of the reserve will need to be compensated for through an enlarged reserve on the south side of the new road.~~

~~e. Existing trees within Area 4C are retained, recognising the visual amenity benefits they provide.~~

e. Within Area 4c, and particularly along the frontage with Cashmere Road, development should seek to retain existing quality specimen trees and groupings of these where they can be integrated into subdivision design, do not cause safety or other nuisance effects such as shading issues, and contribute to landscape quality, amenity and character.

#### 4. ACCESS AND TRANSPORT

- a. A secondary road through Area 1 to run from Sutherlands Road from a point immediately opposite the collector road running through South East Halswell RNN to Sparks Road. At least two road links are to be created from Sutherlands Road to the new secondary road .
- b. Road accesses between this RNN area and Sutherlands, Sparks and Cashmere Roads. These are to be safely located in relation to road accesses into S.E. Halswell and North Halswell RNN's, Redmond Spur subdivision and Westmorland.
- c. A road network which provides a connection between Cashmere Road and Hoon Hay but is designed to avoid traffic shortcutting between Westmorland and Hoon Hay. This is likely to be via Leistrella Road. Alternatively a connection from the end of Blakiston Street, may be possible.
- d. The junction with Cashmere Road is to be spaced a safe distance from Penruddock Rise. Alternatively a signalised crossroads with Penruddock Rise may be constructed.
- e. A fully interconnected local road network within Area 1 and Area 4, that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- f. Pedestrian and cycle connections between residential areas and public spaces.

- g. Where development interfaces with Cashmere Road, provision will be made to enable local road widening to better manage the needs of cyclists in the area.

## 5. STORMWATER

- a. Land to be set aside for compensatory stormwater storage or other stormwater management as shown on the ODP. Where no such land is shown on an allotment which also has a residential development area, additional land may be required, to be determined at the time of subdivision. Further rural land may be required for stormwater management in the future.
- b. There are known to be springs in the western part of the neighbourhood. These are to be identified and safeguarded at the time of subdivision.
- c. Existing waterways and stormwater drains shown on the ODP are to be enhanced in conjunction with residential development. All watercourses are to have a natural form and may require realignment.
- d. Land set aside for stormwater management is to also incorporate wetland habitats, walkways and cycle ways.

### e. Within Area 4c:

- (a) Any proposed earthworks within the existing or future floodplain includes compensatory storage sufficient to:
  - (i) offset the loss of live flood storage.
  - (ii) ensure that the development will not displace flood waters onto adjacent low-lying properties; and
  - (iii) ensure the flood volume of the Hendersons Flood Ponding Management Area is not reduced.
- (b) That a All stormwater management areas and all areas that are required to provide compensatory flood storage vest to the Christchurch City Council as reserves as a measure to protect them from future earthworks or development, and;
- (c) That m-Minimum land levels for new development shall be based on:
  - (i) the 1 in 200 year “max of max” flood prediction; and
  - (ii) sufficient height to allow finished floors of new dwellings to achieve this peak water level plus 400 millimetres of vertical freeboard.

## 6. WATER AND WASTEWATER

- a. Most new development in this ODP area can be serviced from the existing water supply network. However a water supply master plan for the Halswell Residential New Neighbourhoods, to be developed by Council , will confirm the infrastructure required. Some additional improvements may be required upon further more detailed investigations being undertaken by Council and/or at the time of subdivision .
- b. Area 1 to be serviced by a pressure sewer area. New residential development will be required to connect to new trunk mains along Sutherlands and Sparks Roads. A pressure sewer along Cashmere Road serving the Redmund Spur subdivision , will be upsized for Area 2. The wastewater servicing of the remaining areas will be determined at the time of subdivision .
- c. No more than 487 houses in East Hendersons shall connect to the pressure sewer system in the Pump Station 68 catchment, unless additional further capacity is available, and suitable infrastructure is deemed available by Council at the time of subdivision.

**d. No subdivision or development enabled by PPC18, beyond that already approved within Area 4A, specifically that area shown as Area 4C, shall occur until the necessary water supply network upgrades identified by Council have been designed, funded and delivered by the developer to the satisfaction of Council.**

**At a minimum, the required water supply network upgrades include:**

- a. Upgrade 307 metres of DN100 AC (installed 1957) water main in Leistrella Road between 26 Leistrella Road and the Hoon Hay Road water main.**
- b. Upgrade 499 metres of DN100 CI (installed 1956) water main in Cashmere Road between Leistrella Road and the Hoon Hay Road water main.**
- c. Upgrade 218 metres of DN100 AC (installed 1962) water main in Northaw and Rydall Street between 15 Northaw Street and the Sparks Road water main.**
- d. Upgrade 256 metres of DN200 CI (installed 1957) water main in Sparks Road between the proposed new connection and the Hoon Hay Road water main.**
- e. Upgrade those sections of the vested DN180 PE100 water main in Leistrella Road that are required to achieve the hydraulic performance standards identified in Council's modelling assessment; and**
- f. Any additional works demonstrated through detailed design to be necessary to maintain Council's design standards, levels of service and network resilience.**

e. Within Area 4c:

- (a) Wastewater servicing shall be designed and managed to ensure that sufficient network capacity is retained to accommodate future development within the balance of Areas 4A and 4B, including provision for 80 additional residential units.
- (b) Any wastewater network augmentation required as a result of development in Area 4c enabled by PPC18 shall be integrated with the existing local pressure sewer network and existing discharge point.
- (c) Development shall not establish additional wastewater discharge points, separate odour treatment facilities, or other standalone wastewater infrastructure unless it can be demonstrated, to the satisfaction of Council, that integration with the existing LPSS network is not practicable.
- (d) Development [enabled by PPC18 / Area 4c – TBC] shall not exceed 333 additional residential units unless further wastewater network upgrades are provided to the satisfaction of Council. Where future development exceeds the available capacity of the existing local pressure sewer network, any necessary upgrades, including parallel or upsized pressure mains, shall be funded and delivered by the developer.

NOTE: Development enabled by PPC18 shall not exceed 333 additional residential units unless further wastewater network upgrades are provided to the satisfaction of Council. Where future development exceeds the available capacity of the existing local pressure sewer network, any necessary upgrades, including parallel or upsized pressure mains, shall be funded and delivered by the developer.

7. STAGING

- a. ~~There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.~~ There are no staging requirements other than those relating to the provision of infrastructure. Development is however expected to generally proceed from existing roads inwards towards the basin.
- b. As it relates to 8.10.18 Hendersons Outline Development Plan (East) In Area 4c, development is expected to be staged from staged from the Cashmere Road frontage inward, with early development obtaining access from Cashmere Road via Leistrella Road where practicable.