

Before the Independent Hearing Commissioner
Appointed by the Christchurch City Council

Under	the Resource Management Act 1991
In the matter of	Plan Change 18 (Hendersons Residential Rezoning) to the Christchurch District Plan
Between	Cashmere Fields Applicant

Legal submissions in reply on behalf of Cashmere Fields

16 September 2026

Applicant's solicitors:

Sarah Eveleigh | Sarah Schulte
Anderson Lloyd
Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011
PO Box 13831, Christchurch 8141; or
DX Box WX10009 Christchurch
p + 64 3 379 0037
sarah.eveleigh@al.nz | sarah.schulte@al.nz

**anderson
lloyd.**

May it please the Commissioner

- 1 These submissions in reply are provided on behalf of Cashmere Fields, the Applicant for private plan change 18 (**PC18**) to the Christchurch District Plan.
- 2 These legal submissions address the following matters arising from the hearing:
 - (a) Amendments to the proposed Outline Development Plan (**ODP**) text and maps;
 - (b) NPS-UD direction for responsive decision making; and
 - (c) NPS-HPL – confirming the 2025 amendments in respect of Land Use Capacity (**LUC**) 3.

Outline Development Plan

- 3 In response to comments from the Commissioner and CCC reporting officers during the hearing, the Applicant has prepared a revised version of the ODP text (**Final ODP text**) and maps, attached as follows:
 - (a) **Appendix 1** – A further marked-up version of the Final ODP text (post-hearing changes are in purple);
 - (b) **Appendix 2** – A clean version of the Final ODP text; and
 - (c) **Appendix 3** – Final ODP Maps.
- 4 The latest changes resulting in the Final ODP text are summarised below. The Applicant has provided Ms Parnwell with a copy of the Final ODP text and she advises she has no further comments.

8.10.18C(11) – Higher density development

- 5 The Planners are agreed that the reference to higher density development should apply to both Area 4a and Area 4c.

8.10.18C(13) – 4m setback from residential interface north of Leistrella Road

- 6 During the hearing the Commissioner raised the possibility of taking a more flexible approach to managing the height and bulk of buildings that was responsive to the adjoining residential activities, instead of applying a blanket setback.
- 7 Mr McFarlane maintains that lower-density allotments along the northern and eastern existing residential boundaries together with the additional 4m setback for

buildings, will assist in providing a sympathetic transition.¹ Mr McGillan maintains that the 4m setback is an appropriate and effective mechanism to manage any adverse effects on existing residential areas.² It is submitted that a more flexible approach could introduce additional complexity and less certainty, which may not be easily understood by submitters, whereas the use of a setback is more easily understood and responds to submitters concerns regarding proximity of the new development to existing residential development.

- 8 In response to questions, Mr Hattam noted that setbacks from the drainage network in this location may be required. The Applicant agrees with this observation. The 4m setback is likely to correlate with other requirements for built form in this location and therefore represents an efficient method with which to manage effects of new built form on existing residential properties.
- 9 Mr Hattam otherwise considered that a 4m setback was a reasonable and effective way of addressing concerns about effects on privacy, and that if a more flexible approach were to be taken, this might bring those effects back into play as something to be concerned about.
- 10 Having considered the evidence of the relevant witnesses, the Applicant proposes to retain the 4m setback requirement.

8.10.18D(3)(e) – Retention of trees

- 11 Three changes result from the hearing, as noted below:
 - (a) Insertion of "within the public realm" in response to the Commissioner's suggestion to clarify that the ODP seeks to retain quality specimen trees in the public space.
 - (b) Insertion of "interfere with infrastructure" in response to the Commissioner's suggestion that tree retention not cause issues with infrastructure.
 - (c) Deletion of "~~such as shading issues~~" in response to Abigail Smith's concerns that this wording may be too readily relied on for tree removal.

¹ Evidence of Jade McFarlane at [33]

² Appendix 3, Rebuttal Evidence of Bryan McGillan

8.10.18D(5)(e) (c) – Stormwater

- 12 During the hearing the Commissioner queried whether the proposed level of detail in respect of minimum land levels was necessary in the ODP text. While the Applicant is comfortable to retain this wording (and has retained it in the Final ODP text), we consider (c) shown below could be deleted on basis that this is an unnecessary duplication of a CDP rule³:

~~(c) 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.~~

8.10.18D (6) – Water and Wastewater

- 13 The Final ODP text includes the following proposed wording in relation to upgrades to the water supply network at clause (d) (latest amendments in **bold**):

~~The existing water supply network will need to be extended **and upgraded to service Area 4c. It will be the developer's responsibility to deliver the water supply network upgrades to the existing network identified through hydraulic modelling as being necessary to maintain Council's design standards, levels of service and network resilience required to service Area 4c.**~~

- 14 This makes amendments to the text previously proposed by the Applicant, to confirm that both extensions and upgrades to the existing network will be required, and that the extent of those upgrades will need to be confirmed through hydraulic modelling as being necessary to maintain Council's design standards, levels of service and network resilience.
- 15 During the hearing, Ms McDonald proposed⁴ amended wording to remove some of the detail she originally proposed in respect of pipe length, but otherwise retain the proposed identification of specific upgrades required by location. The Applicant's concerns with that wording include:

- (a) There is uncertainty as to whether the listed upgrades are the minimum, the maximum, or just a selection of likely upgrades required:
- (i) The upgrades are phrased as "At a minimum... the required water supply network upgrades", suggesting that all upgrades will be required;

³ Rule 5.4.1, Table 5.4.1b, CDP

⁴ Summary statement of Michele Ann McDonald, paragraph [14]

- (ii) However, this is "except where refined hydraulic modelling demonstrates... that a lesser extent of upgrades is required", therefore providing that some of the "minimum" upgrades may not be required; and
 - (iii) The list is not exclusive, being phrased as "upgrades include..." and including "f. Any additional works demonstrated through refined modelling to be necessary...", indicating that additional upgrades beyond those listed may be required.
- 16 In reviewing this text, our interpretation is that the extent of upgrades required will be determined by refined hydraulic modelling, and may include some or all of the listed upgrades, or some other upgrades not listed. In our submission this reflects that the extent of upgrades is still to be confirmed through hydraulic modelling, as previously confirmed by Council.⁵ In these circumstances, it is submitted that the Applicant's final amendments to the ODP text better reflect that position.
- 17 The opening text provides that "No subdivision or development enabled by PPC18... 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". The Applicant is concerned that this wording could be interpreted as requiring all of the identified upgrades before any further subdivision occurs. The PC18 site has three different landowners, with potentially different intentions regarding development timeframes. It is the Applicant's expectation that, for each subdivision application, the water supply network upgrades and extensions necessary to service that area would be required, with those upgrades sized to support full development of the ODP area, as confirmed by hydraulic modelling.
- 18 The Applicant considers that the proposed Final ODP text provides sufficient direction by identifying the need for upgrades to the water supply network, the way in which the specific upgrades required are to be determined, and the service outcome to be achieved by the upgrades.
- 19 However, if the Commissioner considers that the locations of upgrades should be specified in the ODP text, the Applicant considers the following additional wording (not currently included in the Final ODP text) could be included at the end of proposed clause (d):

⁵ Evidence of Jenny Bull, Appendix A

The following upgrades have been identified as potentially required, to be confirmed by refined hydraulic modelling:

a. The water main in Leistrella Road between 26 Leistrella Road and the Hoon Hay Road water main.

b. The water main in Cashmere Road between Leistrella Road and the Hoon Hay Road water main.

c. The water main in Northaw and Rydall Street between 15 Northaw Street and the Sparks Road water main.

d. The water main in Sparks Road between the proposed new connection and the Hoon Hay Road water main.

e. Sections of the vested DN180 PE100 water main in Leistrella Road as required to achieve Council's hydraulic performance standards.

- 20 In relation to Wastewater (8.10.18 D(6)(iv)), the Applicant prefers to retain the requirement that 333 residential lots not be exceeded unless further wastewater network upgrades are provided. The Applicant considers it highly unlikely that the development of Area 4c will exceed 333 residential lots, and was willing to accept the proposed text on that basis. As drafted, the clause indicates that wastewater network upgrades are not anticipated as being required to support development of fewer than 333 additional residential units. Replacement of the reference to 333 additional residential units with text referring to "exceeding network capacity" would result in text that, on its face, created an impression that development was expected to exceed existing capacity and that upgrades would be required.

Staging

- 21 At the hearing Liqi Chen clarified that his concern with regard to staging relates to distribution of development traffic to and from the surrounding road network, including early access to Cashmere Road, during construction. Mr Chen explained that his concerns stemmed from issues he had experienced during the construction of a new subdivision (Prestons Road) where the second access point was only provided very late in the development.
- 22 Andrew Leckie considers that these issues would not arise in this context, on the basis that there are existing connections from the site to Cashmere Road which ensures that a significant portion of the development area can utilise this access going forward. However, to ensure the issue raised by Mr Chen is considered throughout the development, the Applicant proposed the following additional ODP text at 7. Staging (latest additions in **bold**):

*In Area 4c, development is expected to be progressed from the Cashmere Road frontage inward, with early development obtaining access from Cashmere Road via Leistrella Road where practicable. **Connections to the surrounding roading network are to be provided in a way that promotes the appropriate distribution of traffic on local roads during construction.***

8.10.18.D.8 – Water Bodies and Freshwater Ecosystems

- 23 In response to the Commissioner's observation that requirements for the Environmental Management Plan should include integration with local ecological management plans, the Applicant proposes additional wording to include that consideration (at 8.10.18.D.8.b(v)).

ODP Maps

- 24 The ODP Maps have been updated, to revert the arrow indicating the access location from Area 4a to Cashmere Road back to its original location. As discussed at the hearing, while this location does not reflect the now constructed access opposite Penruddock Rise, amendment to this notation is beyond the scope of PC18.

Requirements for ODPs – Christchurch District Plan

- 25 We assessed the ODP against Policy 6.3.3 of the CRPS at [32]-[36] of opening legal submissions.
- 26 In addition, in accordance with Policy 8.2.2.9 (b) of the CDP, we recognise that information in ODPs:
- (i) should be presented in the form of one or two plans that show a distribution of land uses, infrastructure and transport networks and connections, areas set aside from development and other land use features; and
 - (ii) may include narrative that:
 - (A) is concise and addresses matters in Policy 8.2.2.9(a) and any matters required to give effect to the Canterbury Regional Policy Statement Policy 6.3.3 that cannot be shown on the plans;
 - (B) describes the context and provides guidance on the outcomes sought;
 - (C) specifies development requirements that must be achieved to be considered as being in accordance with the outline development plan; and
 - (D) states any staging requirements that give consideration to the provision, funding, implementation and operation of new and upgraded infrastructure and will guide infrastructure planning processes of the Council and other network providers.

- 27 It is submitted that the Final ODP text meets the CDP policy requirements, being concise and sufficiently showing distribution of land uses (residential development area), infrastructure and transport networks and connections (indicative stormwater management basins; existing and proposed road networks; recreational route; pedestrian/cycle link), as well as areas set aside from development (stormwater management and recreational use) and other land use features (existing drain to be enhanced). In relation to the optional narrative, the ODP describes the context and provides guidance on the outcomes sought, including an appropriate level of detail in respect of development and staging requirements.

NPS-HPL 2025 amendments

- 28 The Site is a combination of LUC 2 (16ha), LUC 3 (6ha) and (3ha) unclassified soils. As discussed during the hearing, the 2025 amendments to the NPS-HPL relevant to LUC 3 land include new clause 3.6(6), which removes the application of the clause 3.6(1)-(4) restrictions on urban rezoning of LUC 3 land.
- 29 In respect of the LUC 2 land, Mr Ford and Mr Foy have assessed this land against the requirements of clause 3.6(1)(a)-(c) and find that the benefits of additional residential capacity on the Site substantially outweigh the opportunity cost associated with the existing rural use of the land.⁶

NPS-UD

Policy 8 - "add significantly to development capacity"

- 30 NPS-UD Policy 8 directs that local authority decisions affecting urban environments are responsive to plan changes that would "add significantly to development capacity". The Commissioner questioned whether this criterion was met by PC18.
- 31 We have not identified any case law that has considered in detail the threshold for the Policy 8 requirement to "add significantly to development capacity". However, in *Bluehaven Investment Ltd v Bay of Plenty Regional Council* [2024] NZEnvC 325 the Court approved Policy UG 7A to the Bay of Plenty Regional Policy Statement, which provides direction for unanticipated or out of sequence development was to "add significantly to development capacity" based on a number of criteria, relating to the scale of the development in respect of both its contribution to meeting demand and the urban environment in which it is located, and matters relating to connectivity to transport options, employment, community and other services and open space, provision of infrastructure servicing, and likely timing of development. In relation to the scale of the development specifically, the criteria refers to the

⁶ Evidence of Stuart Ford at [28]; Evidence of Derek Foy at [57]

development being large (defined as greater than 5ha) or otherwise providing for a minimum of 50 lots. As it is in the form of a consent order, the decision does not discuss the provisions in detail, but does confirm that the Court was satisfied that the agreed amendments were the most appropriate way to achieve the objectives of the NPS-UD (at [10]). We provide a copy of that decision with these submissions.

- 32 While we consider (and the NPS-UD anticipates⁷) that what "adds significantly to development capacity" will vary from region to region, in our submission the approach taken by Mr Foy generally aligns with that in *Bluehaven*. In response to questions, Mr Foy advised that he had assessed that PC18 would add significantly to development capacity because the capacity it would add is quite a large proportion of the remaining capacity (if a reduction in capacity of approximately 200 dwellings would be significant, then so too is an increase in capacity of 200 dwellings), and because the land is greenfield land which is more limited in its available capacity while also being more readily able to be advanced to market and in greater demand. Mr Foy assessed there would be in the order of 1000 residential units worth of greenfield capacity remaining in Christchurch, against which he considered a further 200 dwellings capacity would be very significant.
- 33 In our submission, and in the absence of further case law and policy direction, the assessment of significance requires a factual finding in the context of the rezoning sought. Mr Foy's evidence is that the dwelling yield of PC18 will add significantly to development capacity.⁸ In fact, the significance may have materially increased if recent high dwelling consent numbers reflect the rapid take-up of spare capacity in the locality, leaving the proposal's dwelling potential as a very important additional supply stream within the locality.⁹
- 34 Ms Parnwell agrees that the additional residential housing capacity enabled by PC18 is significant development capacity on the basis that the district will likely experience a shortfall in greenfield capacity within the next 10 years, resulting in a medium-term shortfall.¹⁰

⁷ NPS-UD clause 3.8(3) directs that 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.

⁸ Evidence of Derek Foy at [51]

⁹ Evidence of Derek Foy at [52]

¹⁰ Officer's Report at 6.3.11

- 35 If the Commissioner does not accept the evidence that PC18 will provide significant development capacity, it is submitted that a pathway for rezoning remains through the NPS-UD given its direction for proactive and responsive planning to provide sufficient capacity for residential development within a well-functioning urban environment, including:
- (a) Objective 3 – which requires district plans to enable more people to live in urban environments that are in or near a centre zone; that is well-served by existing or planned public transport; where there is high demand for housing in the area, relative to other areas within the urban environment.
 - (b) Objective 6 – which requires that local authorities are "responsive, particularly in relation to proposals that would supply significant development capacity". This wording suggests that for decisions to be considered responsive there is no requirement that the supply add significantly to development capacity; instead it is a factor which should be given specific consideration.
 - (c) Policy 2 – which requires that local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing over the short term, medium term and long term.
 - (d) Policy 6 – which directs decision makers to have particular regard to the benefits of urban development that are consistent with well-functioning urban environments and any relevant contribution to providing or realising development capacity.

Conclusion

- 36 There is a high level of consensus amongst experts for the Applicant and the Reporting officer that PC18 should be approved. The Applicant has considered the comments on the ODP text provided through evidence and in the course of the hearing and has proposed a range of amendments in response.
- 37 Rezoning the Site as sought by PC18 will provide housing capacity that contributes to meeting demand for both greenfield development and development in south west Christchurch. The Site is comparatively close to central Christchurch, is well supported by multi-modal transport connections, can be readily serviced, and is in close proximity to social, commercial and community facilities. Natural hazards can be appropriately managed and the development is likely to result in a decrease in flood levels in Hendersons basin.¹¹ Development of the Site also presents an opportunity for ecological restoration and development of recreational assets for the enjoyment of the public. It is accordingly submitted that the rezoning proposed

¹¹ Dependant on the flood event, as detailed in the Evidence of Gregory Whyte

by PC18, supported by the revised ODP text and maps, is the most appropriate option for the Site.

Dated 16 September 2026

A handwritten signature in black ink, appearing to read 'SEveleigh', written over a horizontal line.

Sarah Eveleigh / Sarah Schulte
Counsel for the Applicant

Appendix 1 – Applicant's Final ODP text, marked up version

Marked up version – Applicant's Final Outline Development Plan Text, 16/09/26

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.

Further changes made between evidence exchange and the hearing are marked in blue

Further changes made during the hearing are marked in purple

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 and 4c**, 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 north of Leistrella Road 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 within the public realm, where they can be integrated into subdivision design, do not interfere with infrastructure or 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.

d. The existing water supply network will need to be extended and upgraded to service Area 4c. It will be the developer's responsibility to deliver the water supply network upgrades to the existing network identified through hydraulic modelling as being necessary to maintain Council's design standards, levels of service and network resilience required to service Area 4c.

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:

~~(i) 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.~~

~~(ii) 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.~~

~~(iii) 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.~~

~~(iv) Development enabled by PPC18 in Area 4c 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. It will be the developer's responsibility to fund the wastewater network upgrades required to service any additional lots.~~

~~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-progressed from staged from the Cashmere Road frontage inward, with early development obtaining access from Cashmere Road via Leistrella Road where practicable. Connections to the surrounding roading network are to be provided in a way that promotes the appropriate distribution of traffic on local roads during construction.

8. Water Bodies and Freshwater Ecosystems

- a. At the time of subdivision in order to protect and enhance fresh water values and ecosystems, subdivision and development within Area 4c shall be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner(s).
- b. The Ecological Management Plan shall be maintained as a 'living document' that is updated as the stages of development are progressed and shall, as a minimum, include:
- (i) Restoration and Enhancement Plans for Stilwell Drain (west-east)
 - (ii) Mitigation requirements for construction related works associated with the development of Stilwell Drain (west-east)
 - (iii) Monitoring and maintenance plans for the restored or enhanced feature
 - (iv) Any constructed wetland to require a Management/Mitigation Plan
 - (v) Integration with ecological management associated with infrastructure works in the wider Hendersons Basin

Appendix 2 – Applicant's Final ODP text, showing operative text with final proposed changes

Clean version – Applicant's Final Outline Development Plan Text, 16/09/26

The Applicant's final proposed amendments to the Hendersons Outline Development Plan (ODP) text are marked up in the operative version of the ODP text which follows.

Any text that is recommended to be deleted is shown as ~~underlined strikethrough text~~.

Any text that is recommended to be added is shown as underlined text.

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 **and 4c**, 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 north of Leistrella Road 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. Within Area 4c, and particularly along the frontage with Cashmere Road, development should seek to retain existing quality specimen trees and groupings of these within the public realm, where they can be integrated into subdivision design, do not interfere with infrastructure or cause safety or other nuisance effects 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) **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) **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.
- d. **The existing water supply network will need to be extended and upgraded to service Area 4c. It will be the developer's responsibility to deliver the water supply network upgrades to the existing network identified through hydraulic modelling as being necessary to maintain Council's design standards, levels of service and network resilience.**
- e. **Within Area 4c:**
 - (i) **Wastewater servicing shall be designed and managed to ensure that sufficient network capacity is retained to accommodate future development within Areas 4A and 4B, including provision for 80 additional residential units.**
 - (ii) **Any wastewater network augmentation required as a result of development in Area 4c shall be integrated with the existing local pressure sewer network and existing discharge point.**
 - (iii) **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.**
 - (iv) **Development in Area 4c shall not exceed 333 additional residential units unless further wastewater network upgrades are provided. It will be the developer's responsibility to fund the wastewater network upgrades required to service any additional lots.**

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.
- b. **In Area 4c, development is expected to be progressed from the Cashmere Road frontage inward, with early development obtaining access from Cashmere Road**

via Leistrella Road where practicable. Connections to the surrounding roading network are to be provided in a way that promotes the appropriate distribution of traffic on local roads during construction.

8. Water Bodies and Freshwater Ecosystems

- a. At the time of subdivision in order to protect and enhance fresh water values and ecosystems, subdivision and development within Area 4c shall be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner(s).**
- b. The Ecological Management Plan shall be maintained as a 'living document' that is updated as the stages of development are progressed and shall, as a minimum, include:**
 - (i) Restoration and Enhancement Plans for Stilwell Drain (west-east)**
 - (ii) Mitigation requirements for construction related works associated with the development of Stilwell Drain (west-east)**
 - (iii) Monitoring and maintenance plans for the restored or enhanced feature**
 - (iv) Any constructed wetland to require a Management/Mitigation Plan**
 - (v) Integration with ecological management associated with infrastructure works in the wider Hendersons Basin**

Appendix 3 – Final ODP Maps

KEY

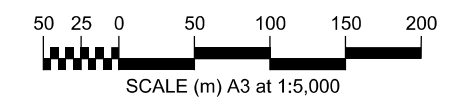
- Outline development plan boundary
- Heritage item to be safeguarded (not scheduled in District Plan)

Development requirements

- Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary
- Land to be set aside for stormwater management / recreational / conservation use
- Proposed indicative stormwater management basins subject to detailed design
- Existing road network
- Proposed road network
- Road access point fixed location
- Road access point Location may vary
- Pedestrian / cycle link / route Location may vary
- Recreational route Location and alignment may vary
- Reserve Fixed location Size to be determined at time of subdivision

Residential development area

- Residential development area
- Residential development area with greater development constraints
- 4m building setback along northern and eastern boundaries, north of Listrella Road



Technical Services and Design
Assets and Network Unit
Christchurch City Council

Map: pp102303.dgn
Date: 15/05/2017

Appendix 8.10.18 Hendersons Outline Development Plan

