

Appendix 2: Recommended amendments

Only provisions that have recommended amendments are included in the table below. All other provisions remain as notified.

Insertions are shown underlined, deletions are shown struck through. Text without further highlighting is as per the s42A report.

Text amendments arising from the Officer's response to Panel questions for Hearing 14 are shown in **blue text**.

Text amendments arising from the Joint Officer's response to Panel questions for Hearing 22 Residential Zones are shown in **red text**.

Text amendments arising from the Officer's Right of Reply report are shown highlighted **yellow**.

Text amendments shown highlighted **grey** are those made as a result of other hearings, as noted for each amendment. They are included here for context only.

HPW – How the Plan Works

HPW - Cross Boundary Matters

HPW13	Growth Management	
Issue Effects on rural character of small allotments <u>sites</u> ¹ on the boundary with Christchurch City and the management of rural residential growth.

Definitions

BALANCE LAND	In relation to the creation of a site through subdivision, or the erection of a residential unit on a site, that does not comply with the provisions relating to minimum site size, means the additional area of land that would be required to comply with the provisions relating to minimum site size. Balance Land excludes: ... d. any other land which, due to its tenure, could not be used to erect a residential unit but, other than as described in a., b., and c. above, does include land held in pastoral lease <u>Crown Pastoral Lease</u> ²
NET DENSITY	The number of lots <u>sites</u> ³ or household units per hectare (whichever is the greater). ...

¹ DPR-0379.021 J Thomson

² DPR-0422.028 FFNC

³ DPR-0379.021 J Thomson

UNDERSIZED ALLOTMENT SITE⁴	An allotment <u>A site</u> ⁵ that does not achieve the minimum area allowed for in the relevant part of the district.
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El – Energy and Infrastructure

EI-REQ22	Fencing and Outdoor Storage	
...	7. No new fences over 1m in height may be located between any building façade and the street or a private right of way or shared access over which the allotment <u>site</u> ⁶ has legal access.

TRAN – Transport

Objectives and Policies

TRAN-P6	... 3. Manage the number and design of cul de sacs, rear lots <u>sites</u> ⁷ and accessways; ...
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Rule Requirements

TRAN-REQ19	Land Transport Infrastructure Formation Standards	
...	... 4. Footpaths shall be formed on both sides of Local Roads in locations where: ... b The adjacent land contains Small Site Development or Comprehensive Development. The road adjoins a site that contains, or is proposed through the subdivision to contain, Small Site Development or Comprehensive Development. ⁸	...

⁴ DPR-0379.021 J Thomson

⁵ DPR-0379.021 J Thomson

⁶ DPR-0379.021 J Thomson

⁷ DPR-0379.021 J Thomson

⁸ DPR-0409.030 Hughes

ECO-Ecosystems and indigenous biodiversity

ECO-Overview

ECO-Overview
<p>...</p> <p>The high-country is a mix of extensive tussock lands, shrublands, scrub, secondary and regenerating native forest, areas of original forest, improved pasture and exotic forestry. <u>The high country is notable for intact natural sequences from valley floor to alpine ecosystems in places.</u>⁹ Several rare and threatened animal and plant species are found in the high country, including four endemic species in the Castle Hill Basin. Over 50% of the high country is under some form of protection, particularly in relation to its <u>natural character values and indigenous biodiversity values conservation values</u>¹⁰, and <u>west of State Highway 73 there is an almost unbroken sequence of public conservation land from the Main Divide to the eastern foothills.</u>¹¹ These areas include Arthurs Pass National Park (114,356 hectares) of which approximately half is in the Selwyn District, Craigieburn <u>Forest Conservation</u>¹² Park and many additional areas including <u>Kura Tawhiti</u>¹³ Castle Hill Conservation Area, Lance McCaskill Nature Reserve, Cave Stream Scenic Reserve, and¹⁴ Lake Grasmere Scenic Reserve, <u>Korowai Torlesse Tussock Lands Park, Moana Rua Lake Pearson Wildlife Reserve, and Peak Hill Conservation Area, which are wholly within Selwyn District</u>¹⁵. There are also extensive areas of indigenous grassland and shrublands, together with a number of forest remnants outside the conservation estate.</p> <p>...</p> <p>Numerous areas of land on the Malvern Hills are under some form of protection status for their <u>natural character values and indigenous biodiversity values conservation value.</u>¹⁶ Across the Canterbury Plains however there is very little remnant indigenous vegetation and that which remains is of high significance due to its rarity.</p> <p>...</p>

⁹ DPR-0407.010 Forest & Bird

¹⁰ DPR-0427.058 DOC

¹¹ DPR-0407.010 Forest & Bird

¹² DPR-0407.010 Forest & Bird

¹³ DPR-0407.010 Forest & Bird

¹⁴ Consequential to DPR-0407.010 Forest & Bird

¹⁵ DPR-0407.010 Forest & Bird

¹⁶ DPR-0427.058 DOC

PA – Public Access

Objectives and Policies

PA-Objectives	
PA-O1	Selwyn's community has People have ¹⁷ access to and along the District's <u>key</u> ¹⁸ surface water bodies and coastal marine area.
PA-O2	Public open space and public access activities do not adversely affect the <u>natural character values and indigenous biodiversity values</u> The <u>conservation values</u> ¹⁹ of the District's surface water bodies and coastal marine area are protected . ²⁰
PA-Policies	
PA-P1	Require public access to and along listed surface water bodies and the coastal marine area in and adjoining townships, and in specified rural areas, <u>as identified in PA-SCHED1</u> ²¹ or ²² <u>PA-SCHED2</u> , ²³ or PA-SCHED3 ²⁴ where: ...
PA-P2	Require the creation of esplanade strips or esplanade reserves to maintain and enhance water quality, riparian vegetation, and the ²⁵ natural character <u>and margins</u> ²⁶ of surface water bodies and the coastal marine area.

Rule Requirements

PA-REQ5 ²⁷	Access Strips ²⁸	
GRUZ MPZ	1. An access strip shall be provided where any subdivision creates an allotment adjoining any water body listed in PA-SCHED3 – Water Bodies Where Access Strip Required. 2. The access strip shall be provided to and along the water body, and shall contain all of the following features:	Activity status when compliance not achieved: 3. When compliance with any of PA-REQ5 is not achieved: RDIS Matters for discretion: 4. The exercise of discretion in relation to PA-REQ5.3 is restricted to the following matters:

¹⁷ DPR-0422.178 FFNC, DPR-0427.057 DOC

¹⁸ DPR-0422.178 FFNC

¹⁹ DPR-0427.058 DOC

²⁰ DPR-0427.058 DOC

²¹ DPR-0207.036 SDC, DPR-0422.180 FFNC

²² Consequential to DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

²³ DPR-0207.036 SDC, DPR-0422.180 FFNC

²⁴ Consequential to DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

²⁵ DPR-0427.061 DOC

²⁶ DPR-0427.061 DOC

²⁷ DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

²⁸ DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

	<p>a. Public access shall be restricted to access by local Rūnanga; and</p> <p>b. Strip width at least 10m.²⁹</p>	<p>a. Whether the non provision of an access strip can be justified because of alternative arrangements to provide legal access to any Site of Significance to Ngāi Tahu listed in any of:</p> <ol style="list-style-type: none"> 1. SASM SCHED1 – Wāhi Tapu and Wāhi Taonga Sites and Areas; 2. SASM SCHED2 – Ngā Tūranga Tūpuna; or 3. SASM SCHED3 – Ngā Wai <p>b. PA-MAT2 Width of Reserve or Strip</p> <p>c. PA-MAT4 Sites of Significance to Māori.³⁰</p>
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Matters for Control or Discretion

PA-MAT3	Access to Reserves and Strips
All Zones	<ol style="list-style-type: none"> 1. Whether public access to the esplanade reserve or esplanade strip is required, and if so how that access will be provided. 2. Whether public access would result in an <u>acceptably low</u> <u>unacceptably high</u> risk to public health and public safety.³¹

Schedules

PA-SCHED3 – Water Bodies Where Access Strip Required ³²		
Water Body	Location	Minimum Width ³³
Waikewai Creek	As shown in Figure PA-FIG2 Waikewai Creek – Strip	10m ³⁴
Youngs Creek	Whole river	10m ³⁵
Unnamed Drain	McLachlans Road at Taumutu, as shown in Figure PA-FIG3 Un-named Drain, McLachlans Road – Access Strip	10m ³⁶

²⁹ DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁰ DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³¹ DPR-0422.185 FFNC

³² Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³³ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁴ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁵ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁶ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

Figures

Figure PA-FIG2 Waikerekwai Creek – Access Strip³⁷

Figure PA-FIG3 Un-named Drain, McLachlans Road – Access Strip³⁸

SUB-Subdivision

SUB-Overview

SUB-Overview	
<p>Rules SUB-R1 to SUB-R15 address subdivision of different types in zones, while rules SUB-R16 to SUB-R27 contain additional provisions for subdivision in specific parts of the District, such as areas subject to natural hazards, or where noise from nearby activities may be an issue. <u>SUB-R26 addresses reverse sensitivity and the health and wellbeing of people and their amenity values and implements the Noise Chapter provisions.</u>³⁹ As such, subdivision in areas subject to rules SUB-R16 to SUB-R27 will need consent under two (or more) rules.</p> <p><u>A single subdivision may also require consent under two (or more) rules where more than one type of subdivision is proposed as part of a single application. For example, a residential subdivision relying mainly on SUB-R1 may also seek consent under SUB-R9 to provide for small site development sites within the wider subdivision.</u>⁴⁰</p> <p>...</p>	

Objectives and Policies

SUB-Objectives	
SUB-O1	Subdivision design and layout maintains or enhances the amenity values results in the efficient use of land and is compatible with the <u>role, function, and</u> ⁴¹ planned form anticipated character ⁴² of the zone.
SUB-Policies	
SUB-P1	Avoid the creation of any site that cannot contain a residential unit as a permitted or controlled activity, unless the site:

³⁷ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁸ Consequential to DPR-0212.067 ESI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

³⁹ Recommendation of the Officer's right of reply report for Hearing 17 – Noise

⁴⁰ DPR-0456.002 Four Stars and Gould

⁴¹ DPR-0414.079 Kāinga Ora

⁴² DPR-0414.079 Kāinga Ora, amendment recommended in response to Questions from the Panel from Hearing 22 Residential Zones

	<ol style="list-style-type: none"> 1. is in the General Rural Zone or Māori Purpose Zone, the overall residential density of the subdivision complies with the zone standard and a land use consent to establish or retain a residential unit on the site has been considered with the subdivision consent and granted; or 2. is within a Commercial and Mixed Use Zone, General Industrial Zone, Dairy Manufacturing Zone, or Port Zone; or 3. shall be used only to house <u>for the provision of</u>⁴³ infrastructure, a reserve or for some other community purpose specified in the subdivision application; and that purpose will not result in the need for a residential unit.
SUB-P2	Ensure that every site created by subdivision has potential for <u>makes provision for</u> ⁴⁴ safe and efficient access for motorists, pedestrians, and cyclists, consistent with that required for the intended use of the site.
SUB-P8	<u>Provide for</u> Manage ⁴⁵ the subdivision of sites with existing residential units, or boundary adjustments between sites with existing residential units, which do not comply with the minimum site area or residential density standards for the zone, <u>only where</u> to ensure that ⁴⁶ the subdivision does not create any potential for additional residential development.
SUB-P10 ⁴⁷	Manage the temporary adverse visual amenity and nuisance effects associated with preparing land for subdivision. ⁴⁸
SUB-PA ⁴⁹	<u>Within the General Rural Zone, ensure that subdivision does not compromise the use of highly productive land for rural production activities that are reliant on the soil resource of the land.</u> ⁵⁰
SUB-PB ⁵¹	<u>Ensure that the operation, use and development of important infrastructure is not compromised by subdivision, including in relation to reverse sensitivity effects from anticipated land use.</u> ⁵²

Rules

SUB-Rule List	
SUB-R11	Open Space Subdivision Subdivision to Create Undersized Sites ⁵³
SUB-RA	Subdivision to Create Point Strips ⁵⁴

⁴³ DPR-0367.091 Orion

⁴⁴ DPR-0422.194 FFNC

⁴⁵ DPR-0370.054 Fonterra, DPR-0371.038 CIAL, DPR-0414.091 Kāinga Ora, DPR-0453.056 Midland & Lyttelton Ports

⁴⁶ DPR-0370.054 Fonterra, DPR-0371.038 CIAL, DPR-0414.091 Kāinga Ora, DPR-0453.056 Midland & Lyttelton Ports

⁴⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁴⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁴⁹ DPR-0353.190 HortNZ, DPR-0422.203 FFNC

⁵⁰ DPR-0353.190 HortNZ, DPR-0422.203 FFNC

⁵¹ DPR-0371.035 CIAL

⁵² DPR-0371.035 CIAL

⁵³ DPR-0353.193 HortNZ

⁵⁴ DPR-0207.037 The Council

SUB-R1	Subdivision in the Residential Zones	
RESZ	<p>...</p> <p>Where this activity complies with the following rule requirements:</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁵</p> <p>...</p>	...
SUB-R2	Subdivision in the General Rural Zone	
GRUZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁶</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to SUB-R2.1 is reserved over the following matters:</p> <p>...</p> <p>c. The potential for reverse sensitivity effects with activities on surrounding sites, and the management of these effects.⁵⁷</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of SUB-R2.1. is not achieved: Refer to SUB-R11 Subdivision to Create Undersized Sites⁵⁸</p> <p>...</p>
SUB-R3	Subdivision in the Commercial and Mixed Use Zones, General Industrial Zone, Knowledge Zone, and Port Zone	
CMUZ GIZ KNOZ PORTZ	<p>...</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁹</p> <p>...</p>	...

⁵⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁵⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁵⁷ DPR-0142.027, DPR-0142.030 NZ Pork, DPR-0353.185, DPR-0353.186 HortNZ, inserted in SUB-R2.2 via s42A report, recommended for relocation to SUB-MAT2.A, with no change to text.

⁵⁸ Consequential to DPR-0353.193 HortNZ

⁵⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

SUB-R4			Subdivision in the Dairy Processing Zone
DPZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SUB-REQ6 Access</u>⁶⁰</p> <p>...</p> <p><u>SUB-REQ12 Land Disturbance and Earthworks for Subdivision</u>⁶¹</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of SUB-R4.1.a. is not achieved: Refer to SUB-R11 <u>Open Space Subdivision Subdivision to Create Undersized Sites</u>⁶²</p> <p>...</p>	
SUB-R5			Subdivision in the Grasmere Zone
GRAZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SUB-REQ12 Land Disturbance and Earthworks for Subdivision</u>⁶³</p> <p>...</p>	...	
SUB-R6			Subdivision in the Māori Purpose Zone
MPZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SUB-REQ6 Access</u>⁶⁴</p> <p>...</p> <p><u>SUB-REQ12 Land Disturbance and Earthworks for Subdivision</u>⁶⁵</p> <p>...</p> <p>Activity status when compliance not achieved:</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of SUB-R6.1.a. is not achieved: Refer to SUB-R11 <u>Open Space Subdivision Subdivision to Create Undersized Sites</u>⁶⁷.</p> <p>...</p>	

⁶⁰ DPR-0375.108 WKNZTA

⁶¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁶² Consequential to DPR-0353.193 HortNZ

⁶³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁶⁴ DPR-0375.108 WKNZTA

⁶⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁶⁷ Consequential to DPR-0353.193 HortNZ

	4. When compliance with any of SUB-R6.1.a. is not achieved: Refer to SUB-R11 Open Space Subdivision Subdivision to Create Undersized Sites ⁶⁶ ...	
SUB-R7	Subdivision in the Porters Ski Recreation⁶⁸ Zone	
SKIZ PRZ⁶⁹	... And this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision ⁷⁰
SUB-R8	Subdivision in the Terrace Downs Zone	
TEZ	... Where this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision ⁷¹
SUB-R9	Subdivision in the Residential Zones to Facilitate Small Site Development	
GRZ LRZ SETZ	... Where: ... c. Every small site development site created, but excluding any rear site, contains a road frontage width not less than 12m. <u>The minimum and maximum net site areas shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.</u> ⁷²	...

⁶⁶ Consequential to DPR-0353.193 HortNZ

⁶⁸ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

⁶⁹ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

⁷⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁷¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁷² DPR-0367.101 Orion

	<p>And this activity complies with the following rule requirements:</p> <p>...</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁷³</p> <p>...</p>	
SUB-R10	Subdivision in the Residential Zones of Comprehensive Development	
GRZ LRZ SETZ	<p>Activity status: RDIS</p> <p>1. Subdivision of comprehensive development.</p> <p>Where:</p> <p>a. The net site area of each site created shall not exceed 300m². The maximum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation⁷⁴; and⁷⁵</p> <p>b. Comprehensive development on the site either:</p> <p>...</p> <p>Notification:</p> <p>3. <u>Any application arising from SUB-R10.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u>⁷⁶</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of R10.1.a is not achieved: DIS <u>NC</u>⁷⁷</p> <p>5. When compliance with any of R10.1.b is not achieved: NC</p> <p>6.⁷⁸ When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>
SUB-R11	Open Space Subdivision Subdivision to Create Undersized Sites ⁷⁹	
GRUZ DPZ MPZ	<p>...</p> <p>Where:</p> <p>a. Every undersized site is at least 1ha in net area, <u>except that this shall not apply to sites used exclusively for access,</u></p>	...

⁷³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁷⁴ DPR-0367.102 Orion

⁷⁵ DPR-0409.007 Hughes, refer to the Joint Officer's response to Panel questions for Hearing 22 Residential Zones

⁷⁶ DPR-0358.212 RWRL, DPR-0363.201 IRHL, DPR-0374.207 RIHL, DPR-0384.219 RIDL

⁷⁷ Consequential amendment following DPR-0409.007 Hughes

⁷⁸ Consequential amendment following DPR-0409.007 Hughes

⁷⁹ DPR-0353.193 HortNZ

	<p>reserves, or infrastructure, or which are wholly subject to a designation.⁸⁰;</p> <p>b. Any cluster contains no more than 3 existing or proposed sites, <u>except that in SCA-RD7 any cluster contains no more than 5 existing or proposed sites</u>⁸¹;</p> <p>c. Any cluster is located at least 200m from the nearest existing, consented or proposed cluster;</p> <p>d. No cluster <u>undersized site</u>⁸² is located within a Noise Control Overlay listed⁸³ in SUB-R26.1 – SUB-R26.6 a Christchurch International Airport Noise Control Overlay below:</p> <p>i. <u>Airport 50 55⁸⁴ dB Ldn Noise Control Overlay;</u></p> <p>ii. <u>Dairy Processing Zone Noise Control Overlay</u></p> <p>iii. <u>Port Zone 45 dB LAeq Noise Control Overlay</u></p> <p>iv. <u>Rail Network Noise Sensitivity Overlay</u></p> <p>v. <u>State Highway Noise Sensitivity Overlay</u></p> <p>vi. <u>West Melton Rifle Range 55 dB Ldn Noise Control Overlay</u>⁸⁵</p> <p>...</p> <p>g. <u>Every site that contains, or is proposed to contain as part of the application, Balance Land or any other legal mechanism restricting the number of residential units which may be erected on the site, is of sufficient size to comply with SUB-R2.1.a, SUB-R4.1.a or SUB-R5.1.a, as relevant to the site, excluding any area which cannot be used to erect a residential unit.</u>⁸⁶ <u>The minimum net site area shall not apply</u></p>	
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⁸⁰ DPR-0367.103 Orion

⁸¹ DPR-0104.003 L Travnicek

⁸² Recommendation of the s42A report for Hearing 17 – Noise

⁸³ DPR-0448.052 NZDF, also Recommendation of the s42A report for Hearing 17 – Noise

⁸⁴ Amendment recommended in the 42A report for the Noise chapter

⁸⁵ Response of Matt Bonis on behalf of DPR-0371 CIAL and DPR-0453 Midland & Lyttelton Ports

⁸⁶ DPR-0142.028 NZ Pork

	<p>to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.⁸⁷</p> <p>And this activity complies with the following rule requirements: <u>In the General Rural Zone, as set out in GRUZ-R2</u> <u>In the Dairy Processing Zone, as set out in SUB-R4</u> <u>In the Māori Purpose Zone, as set out in SUB-R5⁸⁸</u></p> <p>Matters of discretion:</p> <p>4. The exercise of discretion in relation to SUB-REQ1.11 is restricted to the following matters:</p> <p>...</p> <p>c. Whether any site on which a residential unit(s) is or may be erected is of a suitable size and shape to avoid adverse effects on surrounding properties. Such effects include (but are not limited to):</p> <p>i.⁸⁹ effects from the zones of influence of wells or on-site effluent treatment and disposal systems; and</p> <p>ii. potential reverse sensitivity effects with activities on surrounding sites.⁹⁰</p> <p>...</p>	
SUB-R12	Boundary Adjustment in All Zones	
GRUZ DPZ MPZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹¹</p> <p>...</p>	...
GRAZ

⁸⁷ DPR-0367.103 Orion

⁸⁸ DPR-0142.028 NZ Pork

⁸⁹ Consequential amendment arising from DPR-0142.027, DPR-0142.030 NZ Pork, DPR-0353.185, DPR-0353.186 HortNZ

⁹⁰ Consequential amendment arising from DPR-0142.027, DPR-0142.030 NZ Pork, DPR-0353.185, DPR-0353.186 HortNZ

⁹¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

SKIZ PRZ⁹² TEZ	And this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹³ ...	
RESZ CMUZ GIZ KNOZ PORTZ	... And this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹⁴
SUB-R13	Subdivision to Create Access, Reserve, or Infrastructure Sites in All Zones	
All Zones	Activity status: CON ... 3. Subdivision to create any site to be used solely to house for the provision of ⁹⁵ infrastructure. ... And every site complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹⁶
SUB-RA	Subdivision to Create Point Strips⁹⁷	
All Zones	Activity Status: RDIS ⁹⁸ 1. The creation of a point strip ⁹⁹ Where:	Activity status where compliance not achieved: 4. When compliance with any of SUB-RA.1 is not achieved: DIS ¹⁰⁷

⁹² Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

⁹³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁹⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁹⁵ DPR-0367.105 Orion

⁹⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁹⁷ DPR-0207.037 The Council

⁹⁸ DPR-0207.037 The Council

⁹⁹ DPR-0207.037 The Council

¹⁰⁷ DPR-0207.037 The Council

	<p>a. <u>The purpose of the point strip is limited to managing access from a site to a road; and</u>¹⁰⁰</p> <p>b. <u>The point strip(s) will transfer to Council the road controlling authority for the road</u>¹⁰¹ <u>on the deposit of the plan for each stage of the subdivision.</u>¹⁰²</p> <p>Matters for discretion:</p> <p>2. <u>The exercise of discretion in relation to SUB-RA.1 is restricted to consideration of:</u></p> <p>a. <u>The purpose of the point strip.</u>¹⁰³</p> <p>b. <u>Whether a point strip is the most effective method to achieve the purpose.</u>¹⁰⁴</p> <p>c. <u>The width of the point strip required to achieve the purpose.</u>¹⁰⁵</p> <p>Notification:</p> <p>3. <u>Any application arising from SUB-RA.1. shall not be subject to public notification. If the road is a State Highway, absent their written approval, the application shall be limited notified only to the road controlling authority. In all other cases, notice shall not be served on any person and the application shall be processed on a non-notified basis.</u>¹⁰⁶</p>	
SUB-R14	Subdivision to Create Emergency Services Facility Sites in All Zones	
RESZ CMUZ GIZ KNOZ	<p>...</p> <p>And this activity complies with the following rule requirements:</p> <p>...</p>	...

¹⁰⁰ DPR-0207.037 The Council

¹⁰¹ DPR-0375.112 WKNZTA

¹⁰² DPR-0207.037 The Council

¹⁰³ DPR-0207.037 The Council

¹⁰⁴ DPR-0207.037 The Council

¹⁰⁵ DPR-0207.037 The Council

¹⁰⁶ DPR-0358.238 RWRL, DPR-0363.227 IRHL, DPR-0374.233 RIHL, DPR-0384.245 RIDL

PORTZ	SUB-REQ12 Land Disturbance and Earthworks for Subdivision ¹⁰⁸ ...	
GRUZ DPZ GRAZ MPZ TEZ	... And this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision ¹⁰⁹
SKIZ PRZ ¹¹⁰	... And this activity complies with the following rule requirements: ... SUB-REQ12 Land Disturbance and Earthworks for Subdivision ¹¹¹
GRUZ MPZ ¹¹²	Activity Status: CON 13. Subdivision where an allotment adjoins any lake or river listed in PA SCHED3—Water Bodies Where Access Strip Required. This rule does not apply to any subdivision under SUB-R15. Where this activity complies with the following rule requirements: PA-REQ5 Access Strips Matters of control: 14. The exercise of control in relation to SUB-R24.13. is restricted to the following matters: a. PA-MAT3 Access to Reserves and Strips b. PA-MAT4 Sites of Significance to Māori	Activity status when compliance not achieved: 16. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA Rule Requirements. ¹¹⁴

¹⁰⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

¹⁰⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

¹¹⁰ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹¹¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

¹¹² Consequential to DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

¹¹⁴ Consequential to DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

	<p>Notification:</p> <p>15. Any application arising from SUB-R24.12. shall not be subject to public notification.¹¹³</p>	
All Zones	<p>Activity Status: RDIS</p> <p>20. Subdivision where an allotment smaller than 4ha is created adjoining a river or lake not listed in any of:</p> <p>a. PA-SCHED1 – Water Bodies Where Esplanade Reserve Required; or¹¹⁵</p> <p>b. PA-SCHED2 – Water Bodies Where Esplanade Strip Required; or</p> <p>c. PA-SCHED3 – Water Bodies Where Access Strip Esplanade Strip for Rūnanga Access Required¹¹⁶</p> <p>...</p> <p>Matters for discretion:</p> <p>21. The exercise of discretion in relation to SUB-R24.20. is restricted to the following matters:</p> <p>a. Whether an esplanade reserve or esplanade strip to protect conservation values natural character values or indigenous biodiversity values¹¹⁷ is appropriate.</p> <p>...</p>	...
SUB-R26	Subdivision and Noise	
Christchurch International Airport 50 ¹¹⁸	<p>Activity Status: DIS</p> <p>1. Subdivision where the building square for any site is¹²³ within the Christchurch International¹²⁴ Airport 50 55¹²⁵ dB Ldn</p>	...

¹¹³ Consequential to DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

¹¹⁵ DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

¹¹⁶ DPR-0212.067 ESAI, DPR-0379.044 J Thomson, DPR-0422.183 FFNC

¹¹⁷ DPR-0427.058 DOC

¹¹⁸ Amendment recommended in the 42A report for the Noise chapter

¹²³ Evidence of Matthew Bonis in support of DPR-0371 CIAL

¹²⁴ Amendment recommended in the 42A report for the Noise chapter

¹²⁵ Amendment recommended in the 42A report for the Noise chapter

<p>55¹¹⁹ dB Ldn Noise Control Overlay Dairy Processing Zone Noise Control Overlay¹²⁰ Port Zone 45 dB LAeq Noise Control Overlay Rail Network Noise Sensitivity Overlay State Highway Noise Sensitivity Overlay West Melton Rifle Range¹²¹ 55 dB Ldn Noise Control Overlay¹²²</p>	<p>Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R11.5,¹²⁶ SUB-R13 or SUB-R15.</p> <p>2. Subdivision within the Dairy Processing Zone Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.¹²⁷</p> <p>3. Subdivision within the Port Zone 45 dB LAeq Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>4. Subdivision within the Rail Network Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>5. Subdivision within the State Highway Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>6. Subdivision within the West Melton Rifle Range¹²⁸ 55 dB Ldn Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.¹²⁹</p>	
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¹¹⁹ Amendment recommended in the 42A report for the Noise chapter

¹²⁰ Amendment recommended in the Right of Reply report for the Noise chapter

¹²¹ Amendment recommended in the Right of Reply report for the Noise chapter

¹²² DPR-0371.044 CIAL

¹²⁶ Response of Matt Bonis on behalf of DPR-0371 CIAL and DPR-0453 Midland & Lyttelton Ports

¹²⁷ Amendment recommended in the Right of Reply report for the Noise chapter

¹²⁸ Amendment for consistency with the recommendations of the Right of Reply report for the Noise chapter

¹²⁹ DPR-0371.044 CIAL

Dairy Processing Zone Noise Control Overlay ¹³⁰	Activity Status: DIS 6. Subdivision within the General Rural Zone. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹³¹	Activity status when compliance not achieved: N/A ¹³²
Port Zone 45 dB LAeq Noise Control Overlay ¹³³	Activity Status: DIS A. Subdivision within the General Rural Zone ¹³⁴ where the building square for any site is ¹³⁵ within the Port Zone 45 dB LAeq Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R11.5, ¹³⁶ SUB-R13 or SUB-R15. ¹³⁷	Activity status when compliance not achieved: N/A ¹³⁸
Rail Network Noise Sensitivity Overlay ¹³⁹	Activity Status: DIS B. Subdivision within the Rail Network Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹⁴⁰	Activity status when compliance not achieved: N/A ¹⁴¹
State Highway Noise Sensitivity Overlay ¹⁴²	Activity Status: DIS C. Subdivision within the State Highway Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹⁴³	Activity status when compliance not achieved: N/A ¹⁴⁴

¹³⁰ Amendment recommended in the Right of Reply report for the Noise chapter

¹³¹ Amendment recommended in the Right of Reply report for the Noise chapter

¹³² Amendment recommended in the Right of Reply report for the Noise chapter

¹³³ DPR-0371.044 CIAL

¹³⁴ Amendment recommended in the Right of Reply report for the Noise chapter

¹³⁵ Evidence of Matthew Bonis in support of DPR-0453 Midland & Lyttelton Ports

¹³⁶ Response of Matt Bonis on behalf of DPR-0371 CIAL and DPR-0453 Midland & Lyttelton Ports

¹³⁷ DPR-0371.044 CIAL

¹³⁸ DPR-0371.044 CIAL

¹³⁹ DPR-0371.044 CIAL

¹⁴⁰ DPR-0371.044 CIAL

¹⁴¹ DPR-0371.044 CIAL

¹⁴² DPR-0371.044 CIAL

¹⁴³ DPR-0371.044 CIAL

¹⁴⁴ DPR-0371.044 CIAL

West Melton Rifle Range ¹⁴⁵ 55 dB Ldn Noise Control Overlay ¹⁴⁶	Activity Status: DIS D. Subdivision within the West Melton Rifle Range ¹⁴⁷ 55 dB Ldn Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹⁴⁸	Activity status when compliance not achieved: N/A ¹⁴⁹
Airport 55 dB Ldn Noise Control Overlay ¹⁵⁰	Activity Status: NC E. Subdivision where the building square for any site ¹⁵¹ is within the Airport 55 dB Ldn Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R11.5, ¹⁵² SUB-R13 or SUB-R15. ¹⁵³	Activity status when compliance not achieved: N/A ¹⁵⁴
Port Zone 55 dB LAeq Noise Control Overlay West Melton 65 dB Ldn Noise Control Overlay ¹⁵⁵	Activity Status: NC 7. Subdivision within the General Rural Zone Port Zone 55 dB LAeq Noise Control Overlay ¹⁵⁶ where the building square for any site is within the Port Zone 55 dB LAeq Noise Control Overlay. ¹⁵⁷ This rule does not apply to any subdivision under any of SUB-R11.5, ¹⁵⁸ SUB-R13 or SUB-R15. 8. Subdivision within the West Melton 65 dB Ldn Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹⁵⁹	...

¹⁴⁵ Amendment recommended in the Right of Reply report for the Noise chapter

¹⁴⁶ DPR-0371.044 CIAL

¹⁴⁷ Amendment for consistency with the recommendations of the Right of Reply report for the Noise chapter

¹⁴⁸ DPR-0371.044 CIAL

¹⁴⁹ DPR-0371.044 CIAL

¹⁵⁰ DPR-0371.044 CIAL

¹⁵¹ Evidence of Matthew Bonis in support of DPR-0371 CIAL

¹⁵² Response of Matt Bonis on behalf of DPR-0371 CIAL and DPR-0453 Midland & Lyttelton Ports

¹⁵³ DPR-0371.044 CIAL

¹⁵⁴ DPR-0371.044 CIAL

¹⁵⁵ Amendment recommended in the Right of Reply report for the Noise chapter

¹⁵⁶ Amendment recommended in the Right of Reply report for the Noise chapter

¹⁵⁷ Evidence of Matthew Bonis in support of DPR-0453 Midland & Lyttelton Ports

¹⁵⁸ Response of Matt Bonis on behalf of DPR-0371 CIAL and DPR-0453 Midland & Lyttelton Ports

¹⁵⁹ Amendment recommended in the Right of Reply report for the Noise chapter

West Melton Rifle Range 65 dB Ldn Noise Control Overlay ¹⁶⁰	Activity status: NC 8. Subdivision within the West Melton Rifle Range ¹⁶¹ 65 dB Ldn Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15. ¹⁶²	Activity status when compliance not achieved: N/A ¹⁶³
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Rule Requirements

SUB-REQ8	Corner Splays	
... SKIZ PRZ ¹⁶⁴ Notification: 8. Any application arising from SUB-REQ8.6. shall not be subject to public or limited notification and shall be processed on a non-notified basis. notification. If the intersection is with a State Highway, absent their written approval, the application shall be <u>limited notified only to the road controlling authority. In all other cases, notice shall not be served on any person and the application shall be processed on a non-notified basis.</u> ¹⁶⁵
SUB-REQ11	Point Strips ¹⁶⁶	
All Zones	1. No point strip shall be created.	Activity status where compliance not achieved: 2. When compliance with any of SUB-REQ11.1. is not achieved: RDIS Where: a. The purpose of the point strip is limited to managing access from a site to a road; and

¹⁶⁰ Amendment recommended in the Right of Reply report for the Noise chapter

¹⁶¹ Amendment for consistency with recommendations of the Right of Reply report for the Noise chapter

¹⁶² Amendment recommended in the Right of Reply report for the Noise chapter

¹⁶³ Amendment recommended in the Right of Reply report for the Noise chapter

¹⁶⁴ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹⁶⁵ DPR-0375.111 WKNZTA

¹⁶⁶ DPR-0207.037 The Council

		<p>b. The point strip(s) will transfer to Council on the deposit of the plan for each stage of the subdivision.</p> <p>3. When compliance with any of SUB-REQ11.2. is not achieved: DIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to SUB-REQ11.2. is restricted to consideration of:</p> <ul style="list-style-type: none"> a. The purpose of the point strip. b. Whether a point strip is the most effective method to achieve the purpose. c. The width of the point strip required to achieve the purpose.
SUB-REQ12	Land Disturbance and Earthworks for Subdivision¹⁶⁷	
All Zones	<p>1. Land disturbance or earthworks directly associated with the development of land for subdivision has a maximum area of 1,000m².</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SUB-REQ12.1 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SUB-REQ12.2 is restricted to consideration of:</p> <ul style="list-style-type: none"> a. The extent of amenity effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of the activity. b. The extent of any potential dust nuisance, and water or wind erosion effects associated with the activity. c. The extent of any adverse effects from vibration associated with the activity. d. Whether the activity will affect the future development potential of land for permitted activities, taking account of the

¹⁶⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

		proposed nature of filling material and the degree of compaction.
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Matters for Control or Discretion

SUB-MAT1	Size and Shape
RESZ	... 4. The extent to which the proposal provides a variety of site sizes that are in keeping with the recognised or <u>anticipated character</u> planned form ¹⁶⁸ of the area. ...
SUB-MAT2	Context
RESZ	4. The extent to which the subdivision integrates with its surroundings, and natural cultural features, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area, and ¹⁶⁹ maintain amenity values, and manages the potential for reverse sensitivity effects on rural production activities across the rural-urban interface. ¹⁷⁰ ...
GRUZ	A. The potential for reverse sensitivity effects with activities on surrounding sites, and the management of these effects. ¹⁷¹
SUB-MAT4	Telecommunications and Electricity
RESZ CMUZ GIZ KNOZ PORTZ TEZ ¹⁷²	A. The design and construction of the telecommunication and electricity connections to service each site. ¹⁷³
All Zones GRUZ DPZ GRAZ	1. Whether telecommunication and electricity connections shall be made available to any site and, provided to each site, and; a. if so, the design and construction of the connections to service each site; or b. ¹⁷⁶ if not, i. whether connections are available within the existing networks to service each site; and

¹⁶⁸ DPR-0414.134 Kāinga Ora, amendment recommended in response to Questions from the Panel from Hearing 22 Residential Zones

¹⁶⁹ Consequential amendment to DPR-0142.030 NZ Pork, DPR-0353.186 HortNZ

¹⁷⁰ DPR-0142.030 NZ Pork, DPR-0353.186 HortNZ

¹⁷¹ DPR-0142.027, DPR-0142.030 NZ Pork, DPR-0353.185, DPR-0353.186 HortNZ, moved from SUB-R2.2.c.

¹⁷² DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁷³ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁷⁶ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

MPZ SKIZ PRZ ^{174 175}	ii. ¹⁷⁷ the method(s) by which prospective purchasers of a each ¹⁷⁸ site are to be informed that these connections are not available or have not been ¹⁷⁹ installed. 2. Whether any infrastructure cables are to be laid underground. ¹⁸⁰
SUB-MATA ¹⁸¹	Highly Productive Land ¹⁸²
GRUZ ¹⁸³	1. Where any site contains highly productive land and is not for the provision of important infrastructure or natural hazard mitigation works, how any potential cumulative loss within the District of the: a. availability of highly productive land for rural production activities will be avoided if possible, or otherwise mitigated; and b. productive capacity of highly productive land will be avoided if possible, or otherwise mitigated. ¹⁸⁴ 2. Where any site contains highly productive land and is for the provision of important infrastructure or natural hazard mitigation works, the functional need or operational need for that site. ¹⁸⁵

EW – Earthworks

Objectives and Policies

SUB-P10 EW-PA ¹⁸⁶	Manage the temporary adverse visual amenity and nuisance effects associated with preparing land for subdivision. ¹⁸⁷
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Rules

EW-Rule List	
EW-R6 ¹⁸⁸	Earthworks ¹⁸⁹ for Subdivision ¹⁹⁰

¹⁷⁴ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹⁷⁵ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁷⁷ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁷⁸ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁷⁹ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁸⁰ DPR-0101.029, DPR-0101.030 Chorus, Spark & Vodafone

¹⁸¹ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹⁸² DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹⁸³ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹⁸⁴ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹⁸⁵ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹⁸⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁸⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁸⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁸⁹ DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

EW-R2	Earthworks	
All Zones, except GRAZ and DPZ.	Activity status: PER 1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u> ¹⁹¹ ...	Activity status when compliance not achieved: 2. When compliance with any <u>EW-Rule Requirement rule requirement</u> ¹⁹² listed in this rule is not achieved: Refer to <u>EW-Rule Requirements relevant rule requirement.</u> ¹⁹³
EW-R3	Earthworks in the Grasmere Zone	
GRAZ	Activity status: PER 1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u> ¹⁹⁴
EW-R4	Earthworks in the Dairy Processing Zone	
DPZ	Activity status: PER 1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u> ¹⁹⁵ Where this activity complies with the following rule requirements: <u>NH-REQ4 Natural Hazards and Earthworks</u> ¹⁹⁶ ...	Activity status when compliance not achieved: 2. When compliance with any <u>EW-Rule Requirement rule requirement</u> ¹⁹⁷ listed in the rule is not achieved: Refer to <u>EW-Rule Requirements relevant rule requirement.</u> ¹⁹⁸
EW-R6 ¹⁹⁹	Earthworks ²⁰⁰ for Subdivision ²⁰¹	
All Zones ²⁰²	Activity status: PER ²⁰³	Activity status when compliance not achieved:

¹⁹¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁹² Recommendation of s42A report for Hearing 15: Earthworks

¹⁹³ Recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁶ Recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁷ Recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁸ Recommendation of s42A report for Hearing 15: Earthworks

¹⁹⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁰ DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

²⁰¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

	<p>1. Earthworks²⁰⁴ directly associated with the development of land for subdivision²⁰⁵</p> <p>Where:</p> <p>a. The maximum area of land subject to the works is 1,000m².²⁰⁶</p> <p>And where this activity complies with the following rule requirements²⁰⁷</p> <p>EW-REQ2 Maximum Slope Gradient²⁰⁸</p> <p>EW-REQ3.2 Excavation and Filling²⁰⁹</p> <p>EW-REQ3.6 Excavation and Filling²¹⁰</p> <p>EW-REQ5 Bunding²¹¹</p> <p>NH-REQ4 Natural Hazards and Earthworks²¹²</p>	<p>2. When compliance with any of EW-R6.1 is not achieved: RDIS²¹³</p> <p>3. When compliance with any EW-Rule Requirement or NH-Rule Requirement listing rule requirement listed²¹⁴ in this rule is not achieved: Refer to relevant Rule Requirements rule requirement²¹⁵</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to EW-R6.2 is restricted to consideration of:²¹⁶</p> <p>a. any adverse effects from the earthworks in terms of visual amenity, landscape context and character, views, outlook, overlooking and privacy from raising ground levels;²¹⁷</p> <p>b. any potential dust nuisance, sedimentation, and water or wind erosion effects can be avoided or mitigated;²¹⁸</p> <p>c. the amenity effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated;²¹⁹</p> <p>d. any changes to the patterns of surface drainage or subsoil drains would result in a higher risk of drainage problems, inundation run-off, flooding, or raise the water table;²²⁰</p>
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²⁰⁴ DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²⁰⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹⁴ Amendment to that proposed in the recommendation of s42A report for Hearing 15: Earthworks, for consistency with drafting protocol

²¹⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, amendment to that proposed in the recommendation of s42A report for Hearing 15: Earthworks, for consistency with drafting protocol

²¹⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²¹⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²²⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

		<p>e. any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site;²²¹</p> <p>f. the degree to which the resultant levels are consistent with the surrounding environment;²²²</p> <p>g. the need for a Construction Management Plan (including a Dust Management Plan), containing procedures, which shall be implemented, that establish management and mitigation measures for the activity that ensure that any potential adverse effects beyond the property boundary are avoided, remedied, or mitigated.²²³</p>
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RESZ – Residential Zones

RESZ-Matters for Control or Discretion

RESZ-MAT7	Fences
All Zones	<p>...</p> <p>2. The extent to which the visual appearance of the site from the street, or private right of way, or shared access over which the lot site²²⁴ has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</p> <p>...</p>

GRUZ – General Rural Zone

Objectives and Policies

GRUZ-P2	Avoid the development of residential units on sites that are smaller than the required minimum site size, except where:
	...

²²¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²²² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²²³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

²²⁴ DPR-0379.021 J Thomson

	<p>2. the minimum residential density requirement is achieved through balance land that adjoins the proposed undersized allotment site²²⁵ in a coherent form to maintain a predominance of open space immediately surrounding the undersized allotment site²²⁶; or</p> <p>...</p>
--	---

Rules

GRUZ-R5	Residential Unit (Including Relocated Residential Units) ²²⁷ on an Undersized Site	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to GRUZ-R5.1 is restricted to the following matters:</p> <p>...</p> <p>e. Any effects of access from the residential unit on the undersized site on the safety and efficiency of the road network, including cumulative effects from other residential units on undersized allotments sites²²⁸, and whether a shared vehicular accessway is appropriate for more than one residential unit;</p> <p>...</p>	<p>...</p>

Schedules

GRUZ-SCHED1 - Mineral Extraction Sites <u>where a setback for sensitive activities applies</u> Subject to a Reverse Sensitivity Buffer ²²⁹
Note: A quarry or mine may be located within part of an allotment a site ²³⁰ rather than the entire extent.

²²⁵ DPR-0379.021 J Thomson

²²⁶ DPR-0379.021 J Thomson

²²⁷ Recommendation of the s42A report for Hearing 24: General Rural Zone

²²⁸ DPR-0379.021 J Thomson

²²⁹ Recommendation of the s42A report for Hearing 24: General Rural Zone

²³⁰ DPR-0379.021 J Thomson

NCZ – Neighbourhood Centre Zone

NCZ-REQ4	Fencing and Outdoor Storage	
	1. No new fences over 1m in height shall be located between any building façade and the street or a private right of way or shared access over which the allotment site ²³¹ has legal access.	

LCZ – Local Centre Zone

LCZ-REQ5	Fencing and Outdoor Storage	
	1. No new fences over 1m in height shall be located between any building façade and the street or a private right of way or shared access over which the allotment site ²³² has legal access.	

GIZ – General Industrial Zone

GIZ-REQ5	Landscaping – Road Boundaries	
	5. The landscaping required in GIZ-REQ5.3 above shall consist only of those species listed in APP4 - Landscape Planting, and for each allotment site ²³³ shall include: ...	

PORTZ – Port Zone

PORTZ-REQ5	Landscaping – Road Boundaries	
	5. The landscaping required in PORTZ-REQ5.1 above shall consist only of those species listed in APP4 - Landscape Planting, and for each allotment site ²³⁴ shall include: ...	

²³¹ DPR-0379.021 J Thomson

²³² DPR-0379.021 J Thomson

²³³ DPR-0379.021 J Thomson

²³⁴ DPR-0379.021 J Thomson

SKIZ PRZ²³⁵ - Porters Ski Recreation²³⁶ Zone

SKIZ PRZ ²³⁷ -R2	Residential Unit
	<p>Activity status: CON</p> <p>1. Residential Unit.</p> <p>Where:</p> <p>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in Schedule 1.</p> <p>b. the total number of residential units is less than 45.</p> <p>c. there is no more than one residential unit per allotment <u>site</u>.²³⁸</p> <p>...</p>

Development Areas

DA-Darfield

DEV-DA6

Land Use
<p>Any noise sensitive activities shall be setback 60m from the General Industrial Zone and are also subject to any setback requirements in relation to noise from the State Highway. Larger lots <u>sites</u>²³⁹ up to 2 ha shall be provided along the State Highway 73 frontage.</p> <p>...</p>

DEV-DA7

Land Use
<p>...</p> <p>Larger lots <u>sites</u>²⁴⁰ shall be provided along the northern boundary, adjacent the General Rural zone.</p>

²³⁵ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

²³⁶ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

²³⁷ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

²³⁸ DPR-0379.021 J Thomson

²³⁹ DPR-0379.021 J Thomson

²⁴⁰ DPR-0379.021 J Thomson

LI-Lincoln

DEV-LI3

Land Use

The area shall achieve a minimum net density of 10 households per hectare. Higher density residential development with smaller sites should be located near proposed open space areas that intersect with primary roads, and in close proximity to walkway / cycleway links to Edward St, which in turn provides access to the town centre. This allows for more compact development in the areas where services and amenities are accessible. Lower intensity with larger lots sites²⁴¹ on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

DEV-LI4



Remove 20m setback from Tancreds and Birchs Roads²⁴²

²⁴¹ DPR-0379.021 J Thomson

²⁴² DPR-0398.001 Fletcher Residential

Land Use

The area will be comprised entirely of conventional residential development in accordance with the Lincoln Structure Plan. The area shall achieve a minimum net density of 10 households per hectare. Across the extent of the Tancred's Road frontage, there will be a 20m building setback requirement, to provide a buffer between residential development and the adjoining rural area. This setback will be extended onto Birchs Road as far as the first entrance into the area.²⁴³

DEV-LI7

Land Use

...

The Large Lot Residential Zone shall incorporate a variety of site sizes in a 'random' pattern but with a general approach of locating smaller sites (minimum 3000m²) around the outside of the zone, with larger lots sites²⁴⁴ towards the centre. The rationale is to enable a sense of spaciousness and ruralness to be present within the centre of the site, especially for those sites that do not have a direct visual connection to the adjacent rural environment or the landscaped buffer on the boundary with the adjacent General Residential and General Industrial Zones. Larger sites, of a minimum 5000m² shall be provided adjacent the General Industrial Zone, to facilitate a 50m dwelling setback for noise mitigation reasons.

PR-Prebbleton

DEV-PR2

Land Use

The development area shall achieve a minimum net density of 10 households per hectare. Lower density allotments sites²⁴⁵ are necessary on the north-eastern boundary of the area, to integrate the area with the adjoining General Rural Zone, preserve views towards the Port Hills and to increase the separation between future housing and Transpower's 220kV electricity pylons and lines located further to the north-east. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term, shall be established, including appropriate fencing, landscaping and minimum building set backs.

...

²⁴³ DPR-0398-001 Fletcher Residential

²⁴⁴ DPR-0379.021 J Thomson

²⁴⁵ DPR-0379.021 J Thomson

RO-Rolleston

DEV-RO1

Land Use
...
Lower density allotments sites ²⁴⁶ with a minimum lot site ²⁴⁷ size of 1,000m ² are necessary on the eastern boundary to integrate the site with the adjoining General Rural Zone and to achieve a progressive transition between residential and rural densities. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established. Treatments could include appropriate fencing, landscaping, and/or building setbacks.
...

DEV-RO7

Open Space, Recreation and Community Facilities
...
A management plan shall be provided which addresses:
...
5. measures to maintain and manage open space and/or rural character, to manage plant pests and risk of fire hazard and to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments sites ²⁴⁸ ;
...

DEV-RO8

Open Space, Recreation and Community Facilities
...
A management plan shall be provided which addresses:
...
5. measures to maintain and manage open space and/or rural character, to manage plant pests and risk of fire hazard and to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments sites ²⁴⁹ ;
...

²⁴⁶ DPR-0379.021 J Thomson

²⁴⁷ DPR-0379.021 J Thomson

²⁴⁸ DPR-0379.021 J Thomson

²⁴⁹ DPR-0379.021 J Thomson

APP1 - How to apply for a Private Plan Change

Information to be submitted with a Plan Change Request	
The proposed activity:	
Residential density:	<ul style="list-style-type: none"> For any new Residential Zone, the proposed allotment <u>site</u>²⁵⁰ sizes, number of houses per allotment <u>site</u>²⁵¹.
Water and waste:	<p>...</p> <ul style="list-style-type: none"> If on-site effluent treatment and disposal is being used, whether a specialist designed system is likely to be required to comply with the Canterbury Land and Water Regional Plan and New Zealand Building Code, and if so whether the proposed allotments <u>sites</u>²⁵² are large enough to accommodate these systems. <p>...</p>
Roads	<ul style="list-style-type: none"> The roads from which allotments <u>sites</u>²⁵³ will obtain access. <p>...</p>

²⁵⁰ DPR-0379.021 J Thomson

²⁵¹ DPR-0379.021 J Thomson

²⁵² DPR-0379.021 J Thomson

²⁵³ DPR-0379.021 J Thomson