

Appendix 1: 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 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.	Local Authority Canterbury Regional Council, New Zealand Transport Agency, and Christchurch City Council.	Process <ul style="list-style-type: none">• Encourage consistent residential density provisions in adjoining district plans and that rural residential densities in the Greater Christchurch area give effect to the Canterbury Regional Policy Statement.• Locations of rural residential growth within Greater Christchurch are managed and considered through the Selwyn Rural Residential Strategy.

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: <ul style="list-style-type: none">a. the bed of any lake or river;b. any road (formed or unformed);
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¹ DPR-0379.021 J Thomson

	c. land which is vested in any form of reserve; and 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). ...
UNDERSIZED ALLOTMENT SITE ⁴	An allotment <u>A site</u> ⁵ that does not achieve the minimum area allowed for in the relevant part of the district.

EI – Energy and Infrastructure

EI-REQ22	Fencing and Outdoor Storage	
NCZ LCZ TCZ GIZ LFRZ	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. 8. Outdoor storage areas shall be screened from any road boundary of the site by a solid fence, wall or vegetation of at least 1.8m in height, for the full length that the storage area is visible from the road.	Activity status when compliance not achieved: 9. When compliance with any of EI-REQ22.7 or EI-REQ22.8 is not achieved: DIS

TRAN – Transport

Objectives and Policies

TRAN-P6	Enable safe, multi-modal connections that support walking, cycling, and access to public transport and public transport facilities through land use activities and subdivision development that: 1. Establish levels of service and multi-modal transport options based on the network road classifications, including the provision of strategic level walking and cycling connections where they are identified in Development Plans or ODP;
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² DPR-0422.028 FFNC

³ DPR-0379.021 J Thomson

⁴ DPR-0379.021 J Thomson

⁵ DPR-0379.021 J Thomson

⁶ DPR-0379.021 J Thomson

	<ol style="list-style-type: none"> 2. Encourage residential blocks to be small, navigable and convenient to move around through legible, convenient and attractive walking and cycling routes to public transport facilities and between residential areas, business centres, community facilities, recreation space and local services; 3. Manage the number and design of cul de sacs, rear lots <u>sites</u>⁷ and accessways; 4. Provide for the interaction between vehicle access and maneuvering, loading and parking areas when determining on-site pedestrian and cycling routes; and 5. Align street layouts to maximise views and landscape features to promote attractive streets.
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Rule Requirements

TRAN-REQ19	Land Transport Infrastructure Formation Standards	
CMUZ GIZ RESZ	<ol style="list-style-type: none"> 1. Land transport infrastructure shall be formed to the standards contained in TRAN-TABLE7, except that roads in the Rolleston Industrial Precinct PREC6 are formed in accordance with DIAG9 and DIAG10. 2. Footpaths shall be constructed as a sealed strip within the berm of the road. 3. All areas of the berm that are not sealed in footpath shall be maintained in grass or landscaping. 4. Footpaths shall be formed on both sides of Local Roads in locations where: <ol style="list-style-type: none"> a The road is shown on an ODP; or 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 	Activity status where compliance is not achieved: 5. When compliance with any of TRAN-REQ19.1 to TRAN-REQ19.4 are not achieved: DIS

ECO-Ecosystems and indigenous biodiversity

ECO-Overview

ECO-Overview

⁷ DPR-0379.021 J Thomson

⁸ DPR-0409.030 Hughes

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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. The high country is notable for intact natural sequences from valley floor to alpine ecosystems in places.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 natural character values and indigenous biodiversity values conservation values¹⁰, and west of State Highway 73 there is an almost unbroken sequence of public conservation land from the Main Divide to the eastern foothills.¹¹ These areas include Arthurs Pass National Park (114,356 hectares) of which approximately half is in the Selwyn District, Craigieburn Forest Conservation¹² Park and many additional areas including Kura Tawhiti¹³ Castle Hill Conservation Area, Lance McCaskill Nature Reserve, Cave Stream Scenic Reserve, and¹⁴ Lake Grasmere Scenic Reserve, Korowai Torlesse Tussock Lands Park, Moana Rua Lake Pearson Wildlife Reserve, and Peak Hill Conservation Area, which are wholly within Selwyn District¹⁵. There are also extensive areas of indigenous grassland and shrublands, together with a number of forest remnants outside the conservation estate.

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Numerous areas of land on the Malvern Hills are under some form of protection status for their natural character values and indigenous biodiversity values conservation value.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.

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PA – Public Access

PA-Overview

PA-Overview

Esplanade reserves can only be created through subdivision, and so the rules relating to esplanade reserves can be found in the Subdivision chapter. Esplanade strips and access strips can be created either through subdivision, or at any other time by agreement between the land owner and Council. The creation of strips outside of subdivision uses the process set out in s235 RMA (for esplanade strips) or in s237B RMA (for access strips).

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](#)

Objectives, policies, rule requirements, and matters for control or discretion for all of esplanade reserves, esplanade strips, and access strips are located in this chapter.

Esplanade reserves, esplanade strips, and access strips are statutory mechanisms to protect riparian and coastal margins. Riparian margins are strips of land identified along the edges of natural watercourses including streams, lakes, and wetlands. The protection of water margins helps to conserve environmental values and provides opportunities for public access and recreational use, as provided for as a matter of national importance in s6 RMA.

Historically, there has been a public expectation of access to and along water margins, which is derived from the concept of the Queen's Chain. In reality this expectation is more of an ideal, as full access rights to land along all rivers, lakes, and the coast have never been established in law.

The primary differences between esplanade reserves and esplanade strips relate to ownership and the positions of boundaries in relation to moving water bodies. Esplanade reserves vest in Council or the Crown when land is subdivided, and the boundary between the reserve and the adjoining land is fixed – if the river changes course or the coastline moves, the reserve increases or decreases in size accordingly, and in some instances may disappear entirely. Esplanade strips remain in the ownership of the adjoining landowner and move with the water body or coastline – if the water body or coastline moves, so does the strip.

Access strips can be used to enable public access to or along water bodies or public land. They can be established at subdivision or at any other time by agreement between the land owner and the Council. Access strips are surveyed and fixed, but their ownership remains with the land owner.

A strip is able to be subject to agreements that limit the rights and obligations of the landowner (such as fencing, or access).

Section 230 RMA makes esplanade reserves mandatory only where allotments are created that are less than 4ha in area (unless the District Plan reduces or waives the requirement). For allotments 4ha or over, esplanade strips or esplanade reserves can only be required if the District Plan rules require it – and if an esplanade reserve or esplanade strip is taken on sites over 4ha, the Council is required to pay compensation under s237F RMA.

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.

¹⁷ DPR-0422.178 FFNC, DPR-0427.057 DOC

¹⁸ DPR-0422.178 FFNC

PA-O2	Public open space and public access activities do not adversely affect the natural character values and indigenous biodiversity values The conservation values 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, as identified in PA-SCHED1, PA-SCHED2 or PA-SCHED3, ²¹ where: <ol style="list-style-type: none"> 1. it will not adversely affect the natural character, conservation values, or cultural values of the surface water body or the coastal marine area; 2. it: <ol style="list-style-type: none"> a. strengthens existing public access or provides access to significant surface water bodies and the coastal marine area; or b. it facilitates access by Ngāi Tahu mana whenua to the coastal marine area, Te Waihora and coastal hāpua and wetlands for mahinga kai and other customary uses; 3. such access will provide a community benefit; and 4. there is an acceptably low risk to public health or safety.
PA-P2	Require the creation of esplanade strips or esplanade reserves to maintain and enhance water quality, riparian vegetation, and the ²² natural character and margins ²³ of surface water bodies and the coastal marine area.
<p>Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.</p> <p>Note for Plan Users: Section 230 RMA sets out particular requirements for the size of allotments and the meanings of river and lake, as the terms apply to public access provisions.</p>	

Rule Requirements

PA-REQ1	Creation of Esplanade Reserves	
All Zones	<ol style="list-style-type: none"> 1. An esplanade reserve shall be provided where any subdivision creates an allotment smaller than 4ha where that allotment adjoins any of: <ol style="list-style-type: none"> a. The coastal marine area; or 	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 2. When compliance with any of PA-REQ1.1. is not achieved: NC

¹⁹ DPR-0427.058 DOC

²⁰ DPR-0427.058 DOC

²¹ DPR-0207.036 SDC, DPR-0422.180 FFNC

²² DPR-0427.061 DOC

²³ DPR-0427.061 DOC

	b. Any surface water body listed in PA-SCHED1 – Water Bodies Where Esplanade Reserve Required.	
	<p>3. Except as provided for in PA REQ1.4., every esplanade reserve shall contain all the following characteristics:</p> <p>a. Provide public access; and</p> <p>b. Have a reserve width of at least 20m.</p> <p>4. On Lot 1 DP 46352 (Record of Title CB25B/902) in Lincoln, a 3m wide esplanade reserve as shown in Figure PA-FIG1 Reduced Esplanade Requirement, Lot 1 DP 46352 (CB25B/902) with no public access, shall be provided.</p>	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of PA-REQ1.3. or PA REQ1.4. is not achieved: RDIS</p> <p>Matters for discretion</p> <p>6. The exercise of discretion in relation to PA REQ1.5 is restricted to the following matters:</p> <p>a. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip</p> <p>b. PA-MAT2 Width of Reserve or Strip</p> <p>c. PA MAT3 Access to Reserves and Strips</p> <p>d. PA-MAT4 Sites of Significance to Māori</p>
PA-REQ2	Land Adjoining an Existing Esplanade Reserve or Land Otherwise Set Aside	
All Zones	<p>1. Where any allotment adjoins any land that has previously been set aside as an esplanade reserve or otherwise as described in s236 RMA, and that land has a width of less than required by PA-REQ1 Creation of Esplanade Reserves:</p> <p>a. An esplanade reserve shall be provided adjoining the land previously set aside or reserved, which shall be of the width required by PA-REQ1 Creation of Esplanade Reserves, less the width of the land previously set aside or reserved.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of PA-REQ2.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to PA REQ2.2. is restricted to the following matters:</p> <p>a. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip</p> <p>b. PA-MAT2 Width of Reserve or Strip</p> <p>c. PA MAT3 Access to Reserves and Strips</p> <p>d. PA-MAT4 Sites of Significance to Māori</p>
PA-REQ3	Allotments Containing River or Lake Bed or the Coastal Marine Area	
All Zones	<p>1. Where any part of any allotment being subdivided is the bed of Te Waihora/Lake Ellesmere, that part of the bed shall vest in Te Rūnanga o Ngāi Tahu.</p> <p>2. Where any part of any allotment being subdivided is the bed of a lake or river listed in PA-SCHED1 – Water Bodies Where Esplanade Reserve Required and not listed in PA-REQ3.1, that part of the bed shall vest in Council.</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of PA REQ3 is not achieved: NC</p>

	3. Where any part of any allotment being subdivided is within the coastal marine area, that part of the allotment shall be shown as part of the common marine and coastal area.	
PA-REQ4	Esplanade Strips	
GRUZ	<p>1. An esplanade strip shall be provided where any allotment smaller than 4ha is created adjoining any surface water body listed in PA-SCHED2 – Water Bodies Where Esplanade Strip Required.</p> <p>2. Every esplanade strip shall contain all of the following features:</p> <ol style="list-style-type: none"> Public access; and Strip width at least 10m. 	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of PA REQ4.1. or PA-REQ4.2. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to PA REQ4.3. is restricted to the following matters:</p> <ol style="list-style-type: none"> PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip PA-MAT2 Width of Reserve or Strip PA MAT3 Access to Reserves and Strips PA-MAT4 Sites of Significance to Māori
PA-REQ5	Access Strips Esplanade Strips for Runanga Access²⁴	
GRUZ MPZ	<p>1. An access <u>esplanade</u>²⁵ strip shall be provided where any subdivision creates an allotment adjoining any water body listed in PA-SCHED3 – Water Bodies Where Access <u>Esplanade</u>²⁶ Strip Required.</p> <p>2. The access <u>esplanade</u>²⁷ strip shall be provided to and along the water body, and shall contain all of the following features:</p> <ol style="list-style-type: none"> Public access shall be restricted to access by local Rūnanga; and Strip width at least 10m. 	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of PA REQ5 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to PA REQ5.3 is restricted to the following matters:</p> <ol style="list-style-type: none"> Whether the non provision of an access <u>esplanade</u>²⁸ strip can be justified because of alternative arrangements to provide legal access to any Site of Significance to Ngāi Tahu listed in any of: <ol style="list-style-type: none"> SASM-SCHED1 – Wāhi Tapu and Wāhi Taonga Sites and Areas;

²⁴ DPR-0379.044 J Thomson

²⁵ DPR-0379.044 J Thomson

²⁶ Consequential amendment to DPR-0379.044 J Thomson

²⁷ DPR-0379.044 J Thomson

²⁸ DPR-0379.044 J Thomson

		2. SASM-SCHED2 – Ngā Tūranga Tūpuna; or 3. SASM-SCHED3 – Ngā Wai b. PA-MAT2 Width of Reserve or Strip c. PA-MAT4 Sites of Significance to Māori
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Matters for Control or Discretion

PA-MAT1	Purpose of Esplanade Reserve or Esplanade Strip
All Zones	1. The purpose of the esplanade reserve or esplanade strip, being one or more of the following: <ul style="list-style-type: none"> a. contributing to the protection of conservation values, in particular by one or more of: <ul style="list-style-type: none"> i. maintaining or enhancing the natural functioning of the adjacent sea, river, or lake; ii. maintaining or enhancing water quality; iii. maintaining or enhancing aquatic habitats; iv. protecting the natural values associated with the esplanade reserve or esplanade strip; or v. mitigating natural hazards; or b. enabling public access to or along any sea, river, or lake; or c. enabling public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river, or lake, where the use is compatible with conservation values.
PA-MAT2	Width of Reserve or Strip
All Zones	1. Whether an esplanade reserve or esplanade strip of lesser width than that set out in the rule requirement is sufficient to fulfil the purpose of the reserve or strip.
PA-MAT3	Access to Reserves and Strips
All Zones	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 acceptably low <u>unacceptably high</u> risk to public health and public safety. ²⁹
PA-MAT4	Sites of Significance to Māori
All Zones	1. Any effects on any Site of Significance to Ngāi Tahu listed in any of: <ul style="list-style-type: none"> a. SASM-SCHED1 – Wāhi Tapu and Wāhi Taonga Sites and Areas; b. SASM-SCHED2 – Ngā Tūranga Tūpuna; or c. SASM-SCHED3 – Ngā Wai

²⁹ DPR-0422.185 FFNC

Schedules

PA-SCHED1 Water Bodies Where Esplanade Reserve Required			
Water Body	Location	Public Access	Minimum width
Ararira/LII River	Lincoln township	Required	20m
Bealey River	Arthur's Pass township	Required	20m
Cody's Stream	Hororata township	Required	20m
Hororata River	Hororata township	Required	20m
Hurutini/Halswell River	Tai Tapu township	Required	20m
LI Creek	Lincoln township, except where width is shown reduced in Figure PA-FIG1 Reduced Esplanade Requirement, Lot 1 DP 46352 (CB25B/902)	Required	20m
LI Creek	Lincoln township, where width shown reduced in Figure PA-FIG1 Reduced Esplanade Requirement, Lot 1 DP 46352 (CB25B/902)	Not required	3m
Te Waihora/Lake Ellesmere	Whole lake	Required	20m
Waikirikiri/Selwyn River	Chamberlains Ford to Selwyn Lake Road	Required	20m
Whakamatau/Lake Coleridge	Whole lake	Required	20m
PA-SCHED2 – Water Bodies Where Esplanade Strip Required			
Water Body	Location	Public Access	Minimum Width
Ararira/LII River	General Rural Zone	Required	10m
Boggy Creek	Lake Road to Te Waihora / Lake Ellesmere	Required	10m
Harts Creek	Hills Road to Te Waihora / Lake Ellesmere	Required	10m
Hurutini/Halswell River	General Rural Zone	Required	10m
Hororata River	Windwhistle Road to Waikirikiri / Selwyn River confluence	Required	10m
Irwell Creek	Leeston Road to Te Waihora / Lake Ellesmere	Required	10m
Waikirikiri/Selwyn River	General Rural Zone, Whitecliffs to Chamberlains Ford	Required	10m
PA-SCHED3 – Water Bodies Where Access Strip Esplanade Strip for Rūnanga Access ³⁰ Required			
Water Body	Location	Minimum Width	
Waiekekewai Creek	As shown in Figure PA-FIG2 Waiekekewai Creek - Access Esplanade ³¹ Strip	10m	
Youngs Creek	Whole river	10m	

³⁰ Consequential amendment to DPR-0379.044 J Thomson

³¹ Consequential amendment to DPR-0379.044 J Thomson

Unnamed Drain	McLachlans Road at Taumutu, as shown in Figure PA-FIG3 Un-named Drain, McLachlans Road - <u>Access Esplanade</u> ³² Strip	10m
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Figures

Figure PA-FIG2 Waikewai Creek - Access Esplanade³³ Strip

Figure PA-FIG3 Un-named Drain, McLachlans Road - Access Esplanade³⁴ Strip

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>³⁵ 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>³⁶</p> <p>Subdivision also needs to comply with the standards for permitted land uses. Where a proposed subdivision results in a new non-compliance with any other rule in the Plan, an application for land use consent must be made in conjunction with the subdivision application.</p> <p>Where compliance with a rule requirement is not achieved, the SUB-Rule Requirements list the resulting activity status. Where that status is controlled or restricted discretionary, the SUB-Rule Requirements also list the matters that will need to be considered in addition to the matters listed in the relevant rule.</p> <p>Consent for take or discharge may also be required from the Canterbury Regional Council (Environment Canterbury) under a regional plan. Please contact the Canterbury Regional Council for more information about regional plan requirements.</p>

³² Consequential amendment to DPR-0379.044 J Thomson

³³ Consequential amendment to DPR-0379.044 J Thomson

³⁴ Consequential amendment to DPR-0379.044 J Thomson

³⁵ Recommendation of the Officer's right of reply report for Hearing 17 – Noise

³⁶ DPR-0456.002 Four Stars and Gould

Consent for subdivision or land use may also be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), unless it can be demonstrated that the NESCS does not apply to the application site.

There are a number of guidance documents that assist developers when preparing applications for subdivision consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the Council. Where conditions are placed on subdivision consents within the matters of control or discretion specified in this chapter, such conditions may reference documents, including the following, as a means of achieving the matter of control or discretion:

1. Selwyn District Council Urban Design Guides
2. Selwyn District Council Engineering Code of Practice
3. SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice

These documents are not incorporated by reference into the District Plan.

Development contributions enable territorial authorities to recover from those persons undertaking development, including subdivision, a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Development contributions may therefore be payable under the Council's Development Contributions Policy.

Subdivision of Māori land subject to the Te Ture Whenua Māori Act 1993 is exempt from the subdivision provisions of the Resource Management Act 1991 and must instead be undertaken through the Māori Land Court. This process is not controlled by Council.

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> ³⁷ planned form <u>anticipated character</u> ³⁸ of the zone.
SUB-O2	Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land.
SUB-O3	Site sizes reflect the anticipated development outcomes 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 DPR-0414.079 Kāinga Ora

³⁸ 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>³⁹ 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> ⁴⁰ safe and efficient access for motorists, pedestrians, and cyclists, consistent with that required for the intended use of the site.
SUB-P3	<p>Other than infrastructure sites or reserve sites, ensure that every site created by subdivision on which a building may be erected has all of the following features:</p> <ol style="list-style-type: none"> 1. Access to sunlight; 2. Adequate size and appropriate shape to contain a building square; 3. Access to infrastructure and facilities consistent with those required for the intended use of the site; 4. Sufficient provision of and access to suitable water supply for firefighting purposes, consistent with that required for the intended use of the site; 5. Access to an existing reticulated stormwater system or sufficient suitable land to accommodate effective on-site stormwater management. 6. In Residential Zones, adequate size, shape, orientation, and access for outdoor living space; 7. In Commercial and Mixed Use Zones, General Industrial Zone, and Knowledge Zone, adequate size and shape for outdoor storage space; 8. In those areas of the General Rural Zone and Māori Purpose Zone where a reticulated water supply is unavailable, sufficient suitable land to accommodate on-site potable water supply; and 9. In the General Rural Zone, Māori Purpose Zone and in those townships without a reticulated wastewater disposal network, sufficient suitable land to accommodate on-site wastewater treatment and disposal.
SUB-P4	Provide for a variety of site sizes within a subdivision, while achieving an average net site size no smaller than that specified for the zone.
SUB-P5	Where land is subject to an Outline Development Plan, manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met.
SUB-P6	Require the subdivision layout to respond to and follow natural and physical features such as the underlying landscape, topography, and established vegetation.

³⁹ DPR-0367.091 Orion

⁴⁰ DPR-0422.194 FFNC

SUB-P7	<p>Manage the form of land to be taken for reserves, including having regard to the:</p> <ol style="list-style-type: none"> 1. Council's need for the land based on adopted provision and distribution standards; 2. proximity of the land to other reserves and public open spaces, and to other desirable features; 3. Council's capacity to pay for maintenance and improvements; 4. size, location and accessibility of the land, including frontage to a roading network and the potential for transport linkages, walkways, and cycleways; 5. suitability of the land to be developed for the required purpose, including any potential for enhancement and considering the soils, gradient, and topography; 6. landscape features and quality of the land, including surface water bodies, and the potential for views into or from the site; 7. ecosystems and biodiversity associated with the land, including any significant indigenous biodiversity, mature vegetation, or existing shelter belts; 8. historic and cultural significance of the land; 9. safety of users, including the absence of hazards and any vulnerability to natural hazards.
SUB-P8	<u>Provide for</u> Manage ⁴¹ 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 to ensure</u> that ⁴² the subdivision does not create any potential for additional residential development.
SUB-P9	Provide for the creation of a point strip only where it will achieve efficient and effective development outcomes.
SUB-P10 ⁴³	Manage the temporary adverse visual amenity and nuisance effects associated with preparing land for subdivision. ⁴⁴
SUB-PA ⁴⁵	<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> ⁴⁶

Rules

<p>Note for Plan Users: There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide or Area Specific Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the How the Plan Works section.</p>
SUB-Rule List

⁴¹ DPR-0370.054 Fonterra, DPR-0371.038 CIAL, DPR-0414.091 Kāinga Ora, DPR-0453.056 Midland & Lyttelton Ports

⁴² DPR-0370.054 Fonterra, DPR-0371.038 CIAL, DPR-0414.091 Kāinga Ora, DPR-0453.056 Midland & Lyttelton Ports

⁴³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁴⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁴⁵ DPR-0353.190 HortNZ, DPR-0422.203 FFNC

⁴⁶ DPR-0353.190 HortNZ, DPR-0422.203 FFNC

SUB-R1	Subdivision in the Residential Zones	
SUB-R2	Subdivision in the General Rural Zone	
SUB-R3	Subdivision in the Commercial and Mixed Use Zones, General Industrial Zone, Knowledge Zone, and Port Zone	
SUB-R4	Subdivision in the Dairy Processing Zone	
SUB-R5	Subdivision in the Grasmere Zone	
SUB-R6	Subdivision in the Māori Purpose Zone	
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SUB-R8	Subdivision in the Terrace Downs Zone	
SUB-R9	Subdivision in Residential Zones to Facilitate Small Site Development	
SUB-R10	Subdivision in Residential Zones of Comprehensive Development	
SUB-R11	Open Space Subdivision Subdivision to Create Undersized Sites ⁴⁷	
SUB-R12	Boundary Adjustment in All Zones	
SUB-R13	Subdivision to Create Access, Reserve, or Infrastructure Sites in All Zones	
SUB-RA	Subdivision to Create Point Strips ⁴⁸	
SUB-R14	Subdivision to Create Emergency Services Facility Sites in All Zones	
SUB-R15	Subdivision to Update Cross Leases, Company Leases, and Unit Titles in All Zones	
SUB-R24	Subdivision and Public Access	
SUB-R1	Subdivision in the Residential Zones	
RESZ	<p>Activity status: RDIS</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area</p> <p>SUB-REQ2 Building Square</p> <p>SUB-REQ3 Outline Development Plan</p> <p>SUB-REQ4 Road Frontage Width</p> <p>SUB-REQ6 Access</p> <p>SUB-REQ7 Walkable Blocks</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁴⁷ DPR-0353.193 HortNZ

⁴⁸ DPR-0207.037 The Council

	<p>SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁴⁹</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R1.1 is restricted to the following matters:</p> <p>a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R1.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
SUB-R2	Subdivision in the General Rural Zone	
GRUZ	<p>Activity status: CON</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where:</p> <p>a. Every site created contains a net site area not less than that specified in GRUZ-SCHED2 Residential Density. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum net site area, excluding any area which cannot be used to erect a residential unit. The minimum net site area shall not apply to sites used exclusively</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. 5. When compliance with any rule requirement is not achieved: Refer to SUB – Rule Requirements.</p>

⁴⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>for access, reserves, or infrastructure, or which are wholly subject to a designation.</p> <p>And this activity complies with the following rule requirements: SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan SUB-REQ5 Number of Sites SUB-REQ6 Access SUB-REQ8 Corner Splays SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁰</p> <p>Matters of control: 2. The exercise of control in relation to SUB-R2.1 is reserved over the following matters: a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations. c. <u>The potential for reverse sensitivity effects with activities on surrounding sites, and the management of these effects.</u>⁵¹</p> <p>Notification: 3. Any application arising from SUB-R2.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
SUB-R3	Subdivision in the Commercial and Mixed Use Zones, General Industrial Zone, Knowledge Zone, and Port Zone	
CMUZ GIZ KNOZ PORTZ	<p>Activity status: RDIS</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p>	<p>Activity status when compliance not achieved: 4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁵⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁵¹ DPR-0142.027, DPR-0142.030 NZ Pork, DPR-0353.185, DPR-0353.186 HortNZ

	<p>SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ7 Walkable Blocks SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵²</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R3.1 is restricted to the following matters:</p> <p>a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R3.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
SUB-R4	Subdivision in the Dairy Processing Zone	
DPZ	<p>Activity Status: CON</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where:</p> <p>a. Every site created contains a net site area not less than 40ha. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum net site</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 Open Space Subdivision. 5. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁵² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>area, excluding any area which cannot be used to erect a residential unit. The minimum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.</p> <p>And this activity complies with the following rule requirements: SUB-REQ3 Outline Development Plan SUB-REQ6 Access⁵³ SUB-REQ8 Corner Splays SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁴</p> <p>Matters of control: 2. The exercise of control in relation to SUB-R4.1 is reserved over the following matters: a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification: 3. Any application arising from SUB-R4.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
SUB-R5	Subdivision in the Grasmere Zone	
GRAZ	<p>Activity status: CON</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where: a. Subdivision within the Tourist Accommodation Development Area is by way of unit title.</p>	<p>Activity status when compliance not achieved: 4. When compliance with R5.1.a. is not achieved: NC 5. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁵³ DPR-0375.108 WKNZTA

⁵⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan SUB-REQ5 Number of Sites SUB-REQ6 Access SUB-REQ8 Corner Splays SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁵</p> <p>Matters of control:</p> <p>2. The exercise of control under SUB-R5.1. is reserved over the following matters:</p> <p>a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R5.1. shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
SUB-R6	Subdivision in the Māori Purpose Zone	
MPZ	<p>Activity Status: CON</p> <p>1. Subdivision of General Land not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where:</p> <p>a. Every site created contains a net site area not less than 20ha. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum net site</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 Open Space Subdivision. 5. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

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

	<p>area, excluding any area which cannot be used to erect a residential unit. The minimum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.</p> <p>And this activity complies with the following rule requirements: SUB-REQ3 Outline Development Plan SUB-REQ6 Access⁵⁶ SUB-REQ8 Corner Splays SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁵⁷</p> <p>Matters of control: 2. The exercise of control in relation to SUB-R6.1 is reserved over the following matters: a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification: 3. Any application arising from SUB-R6.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p> <p>Activity status when compliance not achieved: 4. When compliance with any of SUB-R6.1.a. is not achieved: Refer to SUB-R11 Open Space Subdivision Subdivision to Create Undersized Sites⁵⁸ 5. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>	
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⁵⁶ DPR-0375.108 WKNZTA

⁵⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

⁵⁸ Consequential amendment following DPR-0353.193 HortNZ

SUB-R7	Subdivision in the Porters Ski Recreation ⁵⁹ Zone	
SKIZ PRZ ⁶⁰	<p>Activity status: CON</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where:</p> <ul style="list-style-type: none"> a. Prior to the grant of resource consent for a subdivision creating any new site within the Village Base Sub-Zone, a covenant shall be secured on the record of title of the Crystal Basin Ski Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan; b. An Emergency Management and Response plan has been prepared. This plan shall be updated for each subdivision application made within the Village Base Area; c. The State Highway 73 and Ski Area Access Road intersection has been upgraded to the NZTA standard for sight lines at that intersection as set out in Table App5B/1 of the NZTA Planning policy manual 2007 (SP/M/001) and seal widening is provided at the same intersection sufficient for a right turn lane and a left turn deceleration lane as set out in Figure 3.25a of the NZTA Manual of Traffic Signs and Markings - Part 2 Section 3 (March 2011), with the left turn deceleration lane marked; d. Prior to certification under section 224 of the Resource Management Act for the 7th residential site within Village Base Area 1 (Porters Chalets), the following infrastructure must be established within the Crystal Basin Ski Area: <ul style="list-style-type: none"> i. formation of an access track linking the Porters Basin to Crystal Basin; 	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of R7.1. is not achieved: NC</p> <p>5. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁵⁹ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

⁶⁰ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	<p>ii. construction and commissioning of a snowmaking reservoir;</p> <p>iii. construction and commissioning of a gondola from the Village Centre to Crystal Basin;</p> <p>iv. construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area;</p> <p>v. a Day Lodge; and</p> <p>vi. ski trails with a daily capacity for up to 1,500 skiers and</p> <p>e. Prior to certification under section 224 of the Resource Management Act for any allotment <u>site</u>⁶¹ within Village Base Area 5 (the Crystal Chalets), the following requirements must be met in full:</p> <p>i. the replacement and up-grading of the three T-bar lifts existing in Porters Ski Area as at 19 October 2012</p> <p>ii. the decommissioning of the ski access road between the Village and Porters Ski Area for private vehicle use; and</p> <p>iii. the construction and occupation of four buildings in the Village Base Area 3 (Village Centre).</p> <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ3 Outline Development Plan</p> <p>SUB-REQ5 Number of Sites</p> <p>SUB-REQ6 Access</p> <p>SUB-REQ9 Water</p> <p>SUB-REQ10 Wastewater Disposal</p> <p>SUB-REQ11 Point Strips</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁶²</p> <p>Matters of control:</p> <p>2. The exercise of control under SUB-R7.1. is reserved over the following matters:</p>	
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⁶¹ DPR-0379.021 J Thomson

⁶² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<ul style="list-style-type: none"> a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations. c. Any effects on landscape values that may arise from the proposed layout and density of sites. d. Any effects on ecological values that may arise from the proposed layout and density of sites. This shall include effects on the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree, and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. e. The use of conditions to require a construction management plan which shall set out the proposed methods and protocols for construction including: <ul style="list-style-type: none"> i. timing of works; ii. cleaning of machinery prior to access to the Porters Ski Zone to avoid the spread of weed and pest species; iii. protection of waterways and wetlands; iv. protection or avoidance of areas of ecological sensitivity; v. management of dust emissions; vi. management and storage of hazardous substances, including an emergency response protocol for accidental spillages; and vii. traffic management for all construction related vehicles. This shall include control of access from the state highway and management of traffic, including parking within the construction site to avoid wider ground and vegetation disturbance. 	
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	<ul style="list-style-type: none"> f. The adequacy of provisions for stormwater management in relation to discharge from roads, accessways, and building platforms. g. Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour, or fluorescent lighting. h. The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity. i. The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated and maintained post-construction of roads, accessways, and building platforms. j. The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following: <ul style="list-style-type: none"> i. principles and monitoring regime for management of stormwater, erosion, and sediment control related to Ski Area operations and maintenance; ii. principles for management of construction activities and restoration of earthworks; iii. pest and weed management; iv. management of habitats and species, including kea and riparian margins; v. management of the Red Tussock Gully as shown on the Porters Ski Zone Outline Development Plan; vi. enhancement of Crystal Stream; vii. protection of any wetland; viii. storage and removal of solid wastes; and ix. storage, management and use of hazardous wastes. <p>Notification:</p>	
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	3. Any application arising from SUB-R7.1. shall not be subject to public or limited notification and shall be processed on a non-notified basis.	
SUB-R8	Subdivision in the Terrace Downs Zone	
TEZ	<p>Activity Status: CON</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ7 Walkable Blocks SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁶³</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to SUB-R8.1 is restricted to the following matters:</p> <p>a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R8.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

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

SUB-R9	Subdivision in the Residential Zones to Facilitate Small Site Development	
GRZ LRZ SETZ	<p>Activity status: RDIS</p> <p>1. Subdivision to facilitate small site development.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The net site area of each small site development site created shall be a minimum of 400m²; and b. The net site area of each small site development site created shall be a maximum of 499m²; and c. Every small site development site created, but excluding any rear site, contains a road frontage width not less than 12m. <p><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>⁶⁴</p> <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ1.1 Site Area SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ7 Walkable Blocks SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁶⁵</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R9.1. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. All matters set out in SUB – Matters for Control or Discretion. 	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of SUB-R9.1. is not achieved: NC</p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁶⁴ DPR-0367.101 Orion

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

	<p>b. NH-MAT3 Geotechnical Considerations.</p> <p>c. Whether the small site development sites are located within walkable distance of any of:</p> <ul style="list-style-type: none"> i. Neighbourhood Centre Zone; ii. Local Centre Zone; iii. Town Centre Zone; iv. Community facility; or v. any arterial or collector road as identified in APP2 - Roadway Hierarchy. <p>Walkable distance shall be assessed by the shortest distance which it is possible to walk entirely on publicly accessible land.</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 designation⁶⁶; and⁶⁷</p> <p>b. Comprehensive development on the site either:</p> <ul style="list-style-type: none"> i. is subject to a land use consent that has not lapsed; or ii. forms all or part of a land use consent application applied for in conjunction with the subdivision consent application. <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ6 Access</p> <p>SUB-REQ7 Walkable Blocks</p> <p>SUB-REQ8 Corner Splays</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>⁶⁹</p> <p>5. When compliance with any of R10.1.b is not achieved: NC</p> <p>6. ⁷⁰ When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁶⁶ DPR-0367.102 Orion

⁶⁷ DPR-0409.007 Hughes, refer to the Joint Officer's response to Panel questions for Hearing 22 Residential Zones

⁶⁹ Consequential amendment following DPR-0409.007 Hughes

⁷⁰ Consequential amendment following DPR-0409.007 Hughes

	<p>SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R10.1 is restricted to the following matters:</p> <ol style="list-style-type: none"> All matters set out in SUB – Matters for Control or Discretion. The extent to which the subdivision design and layout gives effect to the land use application or consent for comprehensive development on the site. The extent to which the proposed or consented comprehensive development on the site shall be completed before the subdivision is completed. <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>⁶⁸</p>	
SUB-R11	<u>Open Space Subdivision Subdivision to Create Undersized Sites</u> ⁷¹	
<p>GRUZ DPZ MPZ</p>	<p>Activity Status: RDIS</p> <ol style="list-style-type: none"> Subdivision in the General Rural Zone where the size of any site does not comply with SUB-R2.1.a. Subdivision in the Dairy Processing Zone where the size of any site does not comply with SUB-R4.1.a. Subdivision of General Land in the Māori Purpose Zone where the size of any site does not comply with SUB-R5.1.a. <p>Where:</p> <ol style="list-style-type: none"> 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>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> When compliance with any of SUB-R11.1., SUB-R11.2. or SUB-R11.3. is not achieved: NC When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.

⁶⁸ DPR-0358.212 RWRL, DPR-0363.201 IRHL, DPR-0374.207 RIHL, DPR-0384.219 RIDL

⁷¹ DPR-0353.193 HortNZ

	<p>reserves, or infrastructure, or which are wholly subject to a designation.⁷²;</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>⁷³;</p> <p>c. Any cluster is located at least 200m from the nearest existing, consented or proposed cluster;</p> <p>d. No cluster undersized site⁷⁴ is located within a <u>Noise Control Overlay listed in SUB-R26.1 – SUB-R26.6</u> a Christchurch International Airport Noise Control Overlay⁷⁵</p> <p>e. The Balance Land for every undersized site adjoins that undersized site along all of at least one boundary of the undersized site; and</p> <p>f. The Balance Land is either:</p> <ol style="list-style-type: none"> i. included within the area of land subject to the subdivision consent application, and is proposed to be subject to a consent notice or other legal mechanism (as a condition of the consent) to prevent the erection of any residential unit on that land; or ii. not included within the area of land subject to the subdivision consent application, but is proposed to be subject to a Memorandum of Encumbrance or other legal mechanism (as a condition of the consent) to prevent the erection of any residential unit on that land. <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,</u></p>	
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⁷² DPR-0367.103 Orion

⁷³ DPR-0104.003 L Travnicsek

⁷⁴ Recommendation of the s42A report for Hearing 17 – Noise

⁷⁵ DPR-0448.052 NZDF, also Recommendation of the s42A report for Hearing 17 – Noise

	<p><u>excluding any area which cannot be used to erect a residential unit.⁷⁶ The minimum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation.⁷⁷</u></p> <p><u>And this activity complies with the following rule requirements:</u> <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-R5⁷⁸</u></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 4. The exercise of discretion in relation to SUB-REQ1.11 is restricted to the following matters: <ol style="list-style-type: none"> a. All matters set out in SUB – Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations. 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): <ol style="list-style-type: none"> i. effects from the zones of influence of wells or on-site effluent treatment and disposal systems; and ii. potential reverse sensitivity effects with activities on surrounding sites. d. Any effects of access from the site on the safety and efficiency of the road network, including cumulative effects, and whether a shared accessway is appropriate for more than one site. e. The shape and location of the Balance Land, in order to retain an open rural landscape. 	
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⁷⁶ DPR-0142.028 NZ Pork

⁷⁷ DPR-0367.103 Orion

⁷⁸ DPR-0142.028 NZ Pork

	f. The appropriateness of the mechanism(s) proposed to ensure that the Balance Land is free of any residential unit.	
SUB-R12	Boundary Adjustment in All Zones	
GRUZ DPZ MPZ	<p>Activity status: CON</p> <p>1. Boundary adjustment.</p> <p>Where:</p> <p>a. There is no increase in the number of sites created as a result of the boundary adjustment;</p> <p>b. No site is created which is smaller than the smaller of:</p> <ul style="list-style-type: none"> i. the smallest site existing prior to the boundary adjustment; or ii. SUB-REQ1.10 Site Area; and <p>c. There is no increase in the potential number of residential units which may be erected on the sites subject to the boundary adjustment, in compliance with the following, than the number which could have been erected on the sites prior to the boundary adjustment:</p> <ul style="list-style-type: none"> i. for any site in the General Rural Zone - GRUZ-REQ1 Minimum Site Size for the Erection of a Residential Unit; and ii. for any site in the Māori Purpose Zone - MPZ-R2.3 Residential Units. <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ2 Building Square</p> <p>SUB-REQ3 Outline Development Plan</p> <p>SUB-REQ6 Access</p> <p>SUB-REQ8 Corner Splays</p> <p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁷⁹</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of SUB-R12.1.a. is not achieved: Refer to the rules for subdivision in zones.</p> <p>5. When compliance with any of SUB-R12.1.b. or SUB-R12.1.c. is not achieved: NC</p> <p>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁷⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>Matters of control:</p> <p>2. The exercise of control under SUB-R12.1 is reserved over the following matters:</p> <ul style="list-style-type: none"> a. SUB-MAT1 Size and Shape b. SUB-MAT2 Context c. SUB-MAT3 Infrastructure d. SUB-MAT4 Telecommunications and Electricity e. SUB-MAT7 Wastewater Disposal f. SUB-MAT11 Easements g. SUB-MAT12 Development Constraints h. The mechanism(s) which shall be used to ensure the boundary adjustment does not increase the potential number of residential units able to be erected on the sites subject to the boundary adjustment. i. Where any site created has the potential to contain an additional residential unit: <ul style="list-style-type: none"> i. NH-MAT3 Geotechnical Considerations. <p>Notification:</p> <p>3. Any application arising from SUB-R12.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
<p>GRAZ SKIZ PRZ⁸⁰ TEZ</p>	<p>Activity status: CON</p> <p>7. Boundary adjustment.</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is no increase in the number of sites created as a result of the boundary adjustment. <p>And this activity complies with the following rule requirements: SUB-REQ2 Building Square</p>	<p>Activity status when compliance not achieved:</p> <p>10. When compliance with any of SUB-R12.7.a. is not achieved: Refer to the rules for subdivision in zones.</p> <p>11. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>

⁸⁰ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	<p>SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ8 Corner Splays SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁸¹</p> <p>Matters of control:</p> <p>8. The exercise of control under SUB-R12.7. is reserved over the following matters:</p> <ul style="list-style-type: none"> a. SUB-MAT1 Size and Shape b. SUB-MAT2 Context c. SUB-MAT3 Infrastructure d. SUB-MAT4 Telecommunications and Electricity e. SUB-MAT7 Wastewater Disposal f. SUB-MAT11 Easements g. SUB-MAT12 Development Constraints h. The mechanism(s) which shall be used to ensure the boundary adjustment does not increase the potential number of residential units able to be erected on the sites subject to the boundary adjustment. i. Where any site created has the potential to contain an additional residential unit: <ul style="list-style-type: none"> i. NH-MAT3 Geotechnical Considerations. <p>Notification:</p> <p>9. Any application arising from SUB-R12.7. shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
RESZ CMUZ GIZ KNOZ	<p>Activity status: RDIS</p> <p>12. Boundary adjustment.</p> <p>Where:</p>	<p>Activity status when compliance not achieved:</p> <p>15. When compliance with any of SUB-R12.12.a. is not achieved: Refer to the rules for subdivision in zones.</p>

⁸¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

<p>PORTZ</p>	<p>a. There is no increase in the number of sites created as a result of the boundary adjustment.</p> <p>And this activity complies with the following rule requirements: SUB-REQ1.2 Minimum Site Area SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan SUB-REQ4 Road Frontage Width SUB-REQ6 Access SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁸²</p> <p>Matters for discretion: 13. The exercise of discretion in relation to SUB-R12.12. is restricted to the following matters: a. SUB-MAT1 Size and Shape b. SUB-MAT2 Context c. SUB-MAT3 Infrastructure d. SUB-MAT4 Telecommunications and Electricity e. SUB-MAT5 Water f. SUB-MAT6 Stormwater Disposal g. SUB-MAT7 Wastewater Disposal h. SUB-MAT11 Easements i. SUB-MAT12 Development Constraints j. Where any site created has the potential to contain an additional residential unit: i. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p>	<p>16. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>
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⁸² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	14. Any application arising from SUB-R12.12. shall not be subject to public or limited notification and shall be processed on a non-notified basis.	
SUB-R13	Subdivision to Create Access, Reserve, or Infrastructure Sites in All Zones	
All Zones	<p>Activity status: CON</p> <ol style="list-style-type: none"> 1. Subdivision to create any site to be used solely to provide legal access (including roads). 2. Subdivision to create any reserve that will vest in a local authority or the Crown. 3. Subdivision to create any site to be used solely to house <u>for the provision of</u>⁸³ infrastructure. <p>Where:</p> <ol style="list-style-type: none"> a. Other than any site listed in any of R13.1., R13.2. or R13.3., there are no more sites after the subdivision than existed before the subdivision. <p>And every site complies with the following rule requirements: SUB-REQ6.1 Access SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁸⁴</p> <p>And every site not listed in SUB-R13.1., R13.2. or R13.3. also complies with the following rule requirements: Other than those listed above, all rule requirements set out in SUB – Rule Requirements relevant to the site, to the extent that no new non-compliance is introduced by the subdivision.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 4. The exercise of control under SUB-R13.1., SUB-R13.2. and SUB-R13.3. is reserved over the following matters: <ol style="list-style-type: none"> a. If legal access is to be to a State Highway: 	<p>Activity status when compliance not achieved:</p> <ol style="list-style-type: none"> 6. When compliance with any of Rules R13.1., R13.2. or R13.3. is not achieved: Refer to the rules for subdivisions in zones. 7. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.

⁸³ DPR-0367.105 Orion

⁸⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<ul style="list-style-type: none"> i. any adverse effects, including cumulative effects, on traffic safety, and flow; ii. whether access can be obtained of an alternative road that is not a State Highway; and iii. the design and siting of any accessway or vehicle crossing. <ul style="list-style-type: none"> b. Whether any site needs to be supplied with any infrastructure or services, and if so: <ul style="list-style-type: none"> i. SUB-MAT3 Infrastructure ii. SUB-MAT4 Telecommunications and Electricity c. The size and shape of every site created by the subdivision, considering all of: <ul style="list-style-type: none"> i. the proposed use of the site; and ii. any adverse effects of surrounding land uses on the site. d. Where any site listed in SUB-R13.1, SUB-R13.2 or SUB-R13.3 does not comply with any of SUB-REQ1 Site Area or SUB-REQ2 Building Square, the on-going mechanism by which the establishment of a residential unit on that site will be prevented. e. SUB-MAT11 Easements f. SUB-MAT12 Development Constraints <p>Notification:</p> <p>5. Any application arising from SUB-R13.1, SUB-13.2 or SUB-R13.3 shall not be subject to public notification. If legal access is to be to 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.</p>	
SUB-RA	<u>Subdivision to Create Point Strips</u> ⁸⁵	
<u>All Zones</u>	<u>Activity Status:</u> RDIS ⁸⁶	<u>Activity status where compliance not achieved:</u>

⁸⁵ DPR-0207.037 The Council

⁸⁶ DPR-0207.037 The Council

	<p><u>1. The creation of a point strip⁸⁷</u></p> <p><u>Where:</u></p> <p><u>a. The purpose of the point strip is limited to managing access from a site to a road; and⁸⁸</u></p> <p><u>b. The point strip(s) will transfer to Council the road controlling authority for the road⁸⁹ on the deposit of the plan for each stage of the subdivision.⁹⁰</u></p> <p><u>Matters for discretion:</u></p> <p><u>2. The exercise of discretion in relation to SUB-RA.1 is restricted to consideration of:</u></p> <p><u>a. The purpose of the point strip.⁹¹</u></p> <p><u>b. Whether a point strip is the most effective method to achieve the purpose.⁹²</u></p> <p><u>c. The width of the point strip required to achieve the purpose.⁹³</u></p> <p><u>Notification:</u></p> <p><u>3. 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.⁹⁴</u></p>	<p><u>4. When compliance with any of SUB-RA.1 is not achieved: DIS⁹⁵</u></p>
SUB-R14	Subdivision to Create Emergency Services Facility Sites in All Zones	

⁸⁷ DPR-0207.037 The Council

⁸⁸ DPR-0207.037 The Council

⁸⁹ DPR-0375.112 WKNZTA

⁹⁰ DPR-0207.037 The Council

⁹¹ DPR-0207.037 The Council

⁹² DPR-0207.037 The Council

⁹³ DPR-0207.037 The Council

⁹⁴ DPR-0358.238 RWRL, DPR-0363.227 IRHL, DPR-0374.233 RIHL, DPR-0384.245 RIDL

⁹⁵ DPR-0207.037 The Council

<p>RESZ CMUZ GIZ KNOZ PORTZ</p>	<p>Activity Status: CON</p> <p>1. Subdivision to create any site to be used solely to house any emergency services facility.</p> <p>Where:</p> <p>a. Other than any site listed in R14.1., there are no more sites after the subdivision than existed before the subdivision.</p> <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹⁶</p> <p>And every site not listed in SUB-R14.1 also complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area SUB-REQ2 Building Square SUB-REQ4 Road Frontage Width</p> <p>Matters of control:</p> <p>2. The exercise of control under SUB-R14.1 is reserved over the following matters:</p> <p>a. The size and shape of every site created by the subdivision, considering all of:</p> <p>i. the proposed use of the site; and</p> <p>ii. any adverse effects of surrounding land uses on the site.</p>	<p>Activity status when compliance not achieved:</p> <p>4. Where compliance with any of SUB-R14.1. is not achieved: Refer to the rules for subdivision in zones.</p> <p>5. Where compliance with any rule requirement listed in this rule is not achieved: Refer to SUB - Rule Requirements.</p>
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⁹⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>b. Where any site intended for use by an emergency services facility does not comply with any of SUB-REQ1 Site Area or SUB-REQ2 Building Square, the on going mechanism by which the establishment of a residential unit on that site will be prevented.</p> <p>c. SUB-MAT2 Context.</p> <p>d. SUB-MAT3 Infrastructure.</p> <p>e. SUB-MAT4 Telecommunications and Electricity.</p> <p>f. SUB-MAT6 Stormwater Disposal.</p> <p>g. SUB-MAT7 Wastewater Disposal.</p> <p>h. SUB-MAT8 Solid Waste Disposal.</p> <p>i. SUB-MAT11 Easements.</p> <p>j. SUB-MAT12 Development Constraints.</p> <p>k. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R14.1. shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p>	
<p>GRUZ</p> <p>DPZ</p> <p>GRAZ</p> <p>MPZ</p> <p>TEZ</p>	<p>Activity Status: CON</p> <p>6. Subdivision to create any site to be used solely to house any emergency services facility.</p> <p>Where:</p> <p>a. Other than any site listed in R14.6., there are no more sites after the subdivision than existed before the subdivision.</p> <p>And this activity complies with the following rule requirements:</p> <p>SUB-REQ3 Outline Development Plan</p> <p>SUB-REQ6 Access</p> <p>SUB-REQ8 Corner Splays</p> <p>SUB-REQ11 Point Strips</p>	<p>Activity status when compliance not achieved:</p> <p>9. Where compliance with any of SUB-R14.6. is not achieved: Refer to the rules for subdivisions in zones.</p> <p>10. Where compliance with any rule requirement listed in this rule is not achieved: Refer to SUB-Rule Requirements.</p>

	<p>SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹⁷</p> <p>And every site not listed in SUB R11.6 also complies with the following rule requirements: SUB-REQ1 Site Area SUB-REQ2 Building Square</p> <p>Matters of control: 7. The exercise of control under SUB-R14.6. is reserved over the following matters: a. The size and shape of every site created by the subdivision, considering all of: i. the proposed use of the site; and ii. any adverse effects of surrounding land uses on the site. b. Where any site intended for use by an emergency services facility does not comply with any of SUB-REQ1 Site Area or SUB-REQ2 Building Square, the on going mechanism by which the establishment of a residential unit on that site will be prevented. c. SUB-MAT2 Context. d. SUB-MAT3 Infrastructure. e. SUB-MAT4 Telecommunications and Electricity. f. SUB-MAT6 Stormwater Disposal. g. SUB-MAT7 Wastewater Disposal. h. SUB-MAT8 Solid Waste Disposal. i. SUB-MAT11 Easements. j. SUB-MAT12 Development Constraints. k. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p>	
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⁹⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	8. Any application arising from SUB-R14.6. shall not be subject to public or limited notification and shall be processed on a non-notified basis.	
SKIZ PRZ ⁹⁸	<p>Activity Status: CON</p> <p>11. Subdivision to create any site to be used solely to house any emergency services facility.</p> <p>Where:</p> <ul style="list-style-type: none"> a. Other than any site listed in R14.11., there are no more sites after the subdivision than existed before the subdivision. b. Prior to the grant of resource consent for a subdivision creating any new site within the Village Base Sub-Zone, a covenant shall be secured on the record of title of the Crystal Basin Ski Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan. c. An Emergency Management and Response plan has been prepared. This plan shall be updated for each subdivision application made within the Village Base Area. <p>And this activity complies with the following rule requirements: SUB-REQ3 Outline Development Plan SUB-REQ6 Access SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision⁹⁹</p> <p>And every site not listed in SUB R11.11 also complies with the following rule requirements: SUB-REQ1 Site Area</p>	<p>Activity status when compliance not achieved:</p> <p>14. Where compliance with any of SUB-R14.11 is not achieved: Refer to the rules for subdivisions in zones.</p> <p>15. Where compliance with any rule requirement listed in this rule is not achieved: Refer to SUB - Rule Requirements.</p>

⁹⁸ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

⁹⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora

	<p>Matters of control:</p> <p>12. The exercise of control under SUB-R14.11 is reserved over the following matters:</p> <ul style="list-style-type: none"> a. The size and shape of every site created by the subdivision, considering all of: <ul style="list-style-type: none"> i. the proposed use of the site; and ii. any adverse effects of surrounding land uses on the site. b. Where any site intended for use by an emergency services facility does not comply with SUB-REQ1 Site Area, the on-going mechanism by which the establishment of a residential unit on that site will be prevented. c. SUB-MAT2 Context. d. SUB-MAT3 Infrastructure. e. SUB-MAT4 Telecommunications and Electricity. f. SUB-MAT6 Stormwater Disposal. g. SUB-MAT7 Wastewater Disposal. h. SUB-MAT11 Easements. i. SUB-MAT12 Development Constraints. j. NH-MAT3 Geotechnical Considerations. k. Any effects on landscape values that may arise from the proposed layout and density of sites. l. Any effects on ecological values that may arise from the proposed layout and density of sites. This shall include effects on the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree, and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. 	
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	<ul style="list-style-type: none"> m. The adequacy of provisions for stormwater management in relation to discharge from roads, accessways, and building platforms. n. Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour, or fluorescent lighting. o. The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity. p. The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated, and maintained post-construction of roads, accessways, and building platforms q. The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following: <ul style="list-style-type: none"> i. principles and monitoring regime for management of stormwater, erosion, and sediment control related to Ski Area operations and maintenance; ii. principles for management of construction activities and restoration of earthworks; iii. pest and weed management; iv. management of habitats and species, including kea, and riparian margins; v. management of the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan; vi. enhancement of Crystal Stream; vii. protection of any wetland; viii. storage and removal of solid wastes; and ix. storage, management and use of hazardous wastes. <p>Notification:</p>	
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	13. Any application arising from SUB-R14.11. shall not be subject to public or limited notification and shall be processed on a non-notified basis.	
SUB-R15	Subdivision to Update Cross Leases, Company Leases, and Unit Titles in All Zones	
All Zones	<p>Activity Status: CON</p> <p>1. Subdivision to update an existing cross lease, company lease, or unit title.</p> <p>Where:</p> <ul style="list-style-type: none"> a. Every title or leased area has legal access to a road, and that access is not obtained by crossing a railway line; b. Every title or leased area is supplied with a potable water supply; c. Every title or leased area is supplied with a connection to a reticulated wastewater network, where the site is located in any of: <ul style="list-style-type: none"> i. a township with a reticulated wastewater network; or ii. the Porters Ski Zone. <p>Matters of control:</p> <p>2. The exercise of control in relation to SUB-R15.1. is reserved over the following matters:</p> <ul style="list-style-type: none"> a. SUB-MAT2.1 Existing Development Constraints b. SUB-MAT3 Infrastructure c. SUB-MAT4 Telecommunications and Electricity d. SUB-MAT6 Stormwater Disposal e. SUB-MAT7 Wastewater Disposal f. SUB-MAT11 Easements g. SUB-MAT12 Development Constraints h. The shape and alignment of titles and lease areas with respect to the extent to which they enable the most appropriate locations, with respect to each principal building, for: <ul style="list-style-type: none"> i. Outdoor living space 	<p>Activity status when compliance not achieved:</p> <p>4. Where compliance with any of SUB-R15.1 is not achieved: NC.</p>

	ii. Outdoor service areas iii. Outdoor storage areas i. The methods by which fire safety requirements will be met. Notification: 3. Any application arising from SUB-R15.1. shall not be subject to public or limited notification and shall be processed on a non-notified basis.	
SUB-R24	Subdivision and Public Access	
RESZ CMUZ GIZ KNOZ PORTZ	Activity Status: RDIS 1. Subdivision where an allotment smaller than 4ha is created adjoining: a. the coastal marine area; or b. a lake or river listed in PA-SCHED1 – Water Bodies Where Esplanade Reserve Required; or c. a lake or river listed in PA-SCHED2 – Water Bodies Where Esplanade Strip Required. This rule does not apply to any subdivision under SUB-R15. Where this activity complies with the following rule requirements: PA-REQ1 Creation of Esplanade Reserves PA-REQ2 Land Adjoining an Existing Esplanade Reserve or Land Otherwise Set Aside PA-REQ3 Allotments Containing River or Lake Bed or the Coastal Marine Area PA-REQ4 Esplanade Strips Matters for discretion: 2. The exercise of discretion in relation to SUB-R24.1. is restricted to the following matters: a. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip b. PA-MAT3 Access to Reserves and Strips	Activity status when compliance not achieved: 4. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA-Rule Requirements.

	<p>c. PA-MAT4 Sites of Significance to Māori</p> <p>Notification:</p> <p>3. Any application arising from SUB-R24.1. shall not be subject to public notification.</p>	
<p>RESZ CMUZ GIZ KNOZ PORTZ</p>	<p>Activity Status: RDIS</p> <p>5. Subdivision adjoining land that has previously been set aside or reserved as described in s236(a) of the Resource Management Act 1991, where that land previously set aside or reserved adjoins any of</p> <ol style="list-style-type: none"> the coastal marine area; or a lake or river This rule does not apply to any subdivision under SUB-R15. <p>Where this activity complies with the following rule requirements:</p> <p>PA-REQ2 Land Adjoining an Existing Esplanade Reserve or Land Otherwise Set Aside</p> <p>PA-REQ3 Allotments Containing River or Lake Bed or the Coastal Marine Area</p> <p>Matters for discretion:</p> <p>6. The exercise of discretion in relation to SUB-R24.5. is restricted to the following matters:</p> <ol style="list-style-type: none"> PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip PA-MAT3 Access to Reserves and Strips PA-MAT4 Sites of Significance to Māori <p>Notification:</p> <p>7. Any application arising from SUB-R24.5. shall not be subject to public notification.</p>	<p>Activity status when compliance not achieved:</p> <p>8. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA-Rule Requirements.</p>
<p>GRUZ DPZ</p>	<p>Activity Status: CON</p>	<p>Activity status when compliance not achieved:</p>

<p>GRAZ MPZ SKIZ PRZ¹⁰⁰ TEZ</p>	<p>9. Subdivision where an allotment smaller than 4ha is created adjoining: a. the coastal marine area; or b. a lake or river listed in PA-SCHED1 – Water Bodies Where Esplanade Reserve Required; or c. a lake or river listed in PA-SCHED2 – Water Bodies Where Esplanade Strip Required. This rule does not apply to any subdivision under SUB-R15.</p> <p>Where this activity complies with the following rule requirements: PA-REQ1 Creation of Esplanade Reserves PA-REQ2 Land Adjoining an Existing Esplanade Reserve or Land Otherwise Set Aside PA-REQ3 Allotments Containing River or Lake Bed or the Coastal Marine Area PA-REQ4 Esplanade Strips</p> <p>Matters for control: 10. The exercise of control in relation to SUB-R24.9. is restricted to the following matters: a. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip b. PA-MAT3 Access to Reserves and Strips c. PA-MAT4 Sites of Significance to Māori</p> <p>Notification: 11. Any application arising from SUB-R24.9. shall not be subject to public notification.</p>	<p>12. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA-Rule Requirements.</p>
<p>GRUZ MPZ</p>	<p>Activity Status: CON 13. Subdivision where an allotment adjoins any lake or river listed in PA-SCHED3 – Water Bodies Where Access Strip <u>Esplanade</u></p>	<p>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.</p>

¹⁰⁰ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	<p><u>Strip for Rūnanga Access</u>¹⁰¹ Required. This rule does not apply to any subdivision under SUB-R15.</p> <p>Where this activity complies with the following rule requirements: PA-REQ5 Access Strips <u>Esplanade Strips for Runanga Access</u>¹⁰²</p> <p>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</p> <p>Notification: 15. Any application arising from SUB-R24.12. shall not be subject to public notification.</p>	
<p>GRUZ DPZ GRAZ MPZ SKIZ PRZ¹⁰³ TEZ</p>	<p>Activity Status: CON 17. Subdivision adjoining land that has previously been set aside or reserved as described in s236(a) of the Resource Management Act 1991, where that land previously set aside or reserved adjoins any of a. the coastal marine area; or b. a lake or river This rule does not apply to any subdivision under SUB-R15.</p> <p>Where this activity complies with the following rule requirements: PA-REQ2 Land Adjoining an Existing Esplanade Reserve or Land Otherwise Set Aside</p>	<p>Activity status when compliance not achieved: 19. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA-Rule Requirements.</p>

¹⁰¹ Consequential amendment to DPR-0379.044 J Thomson

¹⁰² Consequential amendment to DPR-0379.044 J Thomson

¹⁰³ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	<p>PA-REQ3 Allotments Containing River or Lake Bed or the Coastal Marine Area</p> <p>Matters for control:</p> <p>18. The exercise of control in relation to SUB-R24.17. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip b. PA-MAT3 Access to Reserves and Strips c. PA-MAT4 Sites of Significance to Māori <p>Notification:</p> <p>18. Any application arising from SUB-R24.17. shall not be subject to public notification.</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> <ul style="list-style-type: none"> a. PA-SCHED1 – Water Bodies Where Esplanade Reserve Required; b. PA-SCHED2 – Water Bodies Where Esplanade Strip Required; or c. PA-SCHED3 – Water Bodies Where Access Strip <u>Esplanade Strip for Rūnanga Access</u>¹⁰⁴ Required <p>This rule does not apply to any lake whose bed has an area less than 8 hectares, or to any river whose bed has an average width less than 3m where the river flows through or adjoins the allotment.</p> <p>This rule does not apply to any subdivision under SUB-R15.</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>Activity status when compliance not achieved:</p> <p>23. When compliance with any PA rule requirement listed in this rule is not achieved: Refer to PA-Rule Requirements.</p>

¹⁰⁴ Consequential amendment to DPR-0379.044 J Thomson

	<p>a. Whether an esplanade reserve or esplanade strip to protect <u>conservation values natural character values or indigenous biodiversity values</u>¹⁰⁵ is appropriate.</p> <p>b. If an esplanade reserve or esplanade strip is considered appropriate:</p> <p>i. PA-MAT1 Purpose of Esplanade Reserve or Esplanade Strip but the purpose is not to include public access or public recreational use; and</p> <p>ii. The width of the reserve or strip</p> <p>Notification:</p> <p>22. Any application arising from SUB-R24.20. shall not be subject to public notification.</p>	
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Rule Requirements

SUB-REQ1	Site Area	
RESZ	<p>1. Except as provided for in SUB-REQ1.6., the subdivision shall achieve an average net site area not less than set out in Table SUB-1 – Minimum average net site area, Residential Zones.</p> <p>The average net site area shall be calculated as a mean average (total net site area of sites divided by the number of sites). The total net site area and number of sites used to calculate the mean shall exclude sites used exclusively for access, reserves or network utility operations, or which are wholly subject to a designation.</p> <p>2. Except as provided for in SUB-REQ1.7., the subdivision shall achieve a minimum net site area not less than set out in Table SUB-2 – Minimum net site area, Residential Zones.</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of SUB-REQ1.1. or SUB-REQ1.2. is not achieved: NC</p>

¹⁰⁵ DPR-0427.058 DOC

	The minimum net site area shall not apply to sites used exclusively for access, reserves or network utility operations, or which are wholly subject to a designation.	
RESZ	4. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum net site area set out in SUB-REQ1.1., excluding any area which cannot be used to erect a residential unit.	Activity status when compliance not achieved: 5. When compliance with any of SUB-REQ1.4 is not achieved: NC
GRZ LRZ SETZ	6. Where: a. two or more residential units, excluding any minor residential unit, have been established on a site; or b. an application for land use consent to erect two or more residential units, excluding any minor residential unit, on a site has been formally received by council; the average site size per residential unit for that site shall be 0.5 x the average site size listed in Table SUB-1 – Minimum average net site area, Residential Zones. 7. Where: a. two or more residential units, excluding any minor residential unit, have been established on a site; or b. an application for land use consent to erect two or more residential units, excluding any minor residential unit, on a site has been formally received by council; the minimum site size per residential unit shall be 0.5 x the minimum site size listed in Table SUB-2 – Minimum net site area, Residential Zones.	Activity status when compliance not achieved: 8. When compliance with any of SUB-REQ1.6 or SUB-REQ1.7 is not achieved: NC
GRAZ	9. Every site created shall contain a net site area not less than that shown in Table SUB-3 – Minimum net site areas, Grasmere Zone.	Activity status when compliance not achieved: 10. When compliance with any of SUB-REQ1.9 is not achieved: NC
TEZ	11. Within the Residential Areas shown on the development plan for Terrace Downs, each site created shall contain a net site area not less than 400m ² .	Activity status when compliance not achieved: 12. When compliance with any of SUB-REQ1.11 is not achieved: NC
SUB-TABLE1 – Minimum average net site area, Residential Zones		

RESZ	Zone	Minimum average net site area
	Large Lot Residential Zone	5000m ²
	Low Density Residential Zone	750m ²
	General Residential Zone, in Castle Hill	500m ²
	General Residential Zone, other than in Castle Hill	650m ²
	Settlement Zone	1000m ²
SUB-TABLE2 – Minimum net site area, Residential Zones		
RESZ	Zone	Minimum net site area
	Large Lot Residential Zone	3000m ²
	Low Density Residential Zone	600m ²
	General Residential Zone, in Castle Hill	350m ²
	General Residential Zone, other than in Castle Hill	500m ²
	Settlement Zone	800m ²
SUB-TABLE3 – Minimum net site areas, Grasmere Zone		
GRAZ	Area shown on the Development Plan for Grasmere	Minimum net site area
	Natural Resource Area	120ha
	Open Grassland	120ha
	Tourist Accommodation Development Area	No minimum
	Residential Area	No minimum
SUB-REQ2	Building Square	
RESZ GRUZ CMUZ GIZ GRAZ KNOZ MPZ PORTZ TEZ	1. Every site created shall contain a building square not less than set out in Table SUB-4 – Minimum building square dimensions. This requirement shall not apply to any site created solely for access, reserves, or network utility operations.	Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ2.1 is not achieved: NC
Table SUB-4 – Minimum building square dimensions		
RESZ	Zone	Minimum building square dimensions
GRUZ	Large Lot Residential Zone	15m x 15m

CMUZ GIZ GRAZ KNOZ MPZ PORTZ TEZ	Low Density Residential Zone	15m x 15m
	General Residential Zone	10m x 15m
	Settlement Zone	15m x 15m
	General Rural Zone	15m x 15m
	Commercial and Mixed Use Zones	15m x 15m
	General Industrial Zone	15m x 15m
	Grasmere Zone	15m x 15m
	Knowledge Zone	15m x 15m
	Māori Purpose Zone	15m x 15m
	Port Zone	15m x 15m
	Terrace Downs Zone	15m x 15m
SUB-REQ3	Outline Development Plan	
All Zones	1. If the site is within an area that is subject to an operative Outline Development Plan within the District Plan, the subdivision complies with that Outline Development Plan.	Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ3.1 is not achieved: DIS
RESZ	3. Where the site is subject to an Outline Development Plan, no more than 20% of the sites created in any one subdivision shall be rear sites. 4. Where the site is subject to an Outline Development Plan, no more than 10% of the sites created in any one subdivision shall be rear sites served by an accessway serving three sites or fewer.	Activity status when compliance not achieved: 5. When compliance with any of SUB-REQ3.3 or SUB-REQ3.4 is not achieved: DIS
DPZ	6. Landscape planting shall be established in the landscape planting area as shown on the Outline Development Plan in DPZ-SCHED1, prior to the issue of a subdivision consent s224c completion certificate for any site subject to DPZ-SCHED1. a. The planting shall consist of a 5m wide double row of Pinus radiata at 2.5m centres; and b. Where the adjoining land is to be used for grazing purposes, the planting shall be protected by stock proof fencing. 7. Existing landscape planting shown on the Outline Development Plans in DPZ-SCHED1 and DPZ-SCHED2 shall be maintained.	Activity status when compliance not achieved: 8. When compliance with any of SUB-REQ3.6 or SUB-R3.7 is not achieved: RDIS Matters for discretion: 10. The exercise of discretion in relation to SUB-REQ3.8 is restricted to the following matters: a. DPZ-MAT2 Landscaping
SUB-REQ4	Road Frontage Width	

RESZ	1. Every site created, but excluding any rear site, contains a road frontage width not less than set out in Table SUB-5 – Minimum road frontage widths.	Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ4.1 is not achieved: RDIS Matters for discretion: 3. The exercise of discretion in relation to SUB-REQ4.2 is restricted to the following matters: a. Any adverse effects on amenity values.
Table SUB-5 – Minimum road frontage widths		
RESZ	Zone	Minimum road frontage width
	General Residential Zone	15m
	Low Density Residential Zone	20m
	Large Lot Residential Zone	30m
	Settlement Zone	20m
SUB-REQ5	Number of Sites	
SCA-RD8 SCA-RD9 SCA-RD10 SCA-RD11 SCA-RD12 SCA-RD13 SCA-RD14 SCA-RD15 SCA-RD16 SCA-RD17 SCA-RD18	1. The total number of sites in each Specific Control Area listed in Table SUB-6 – Maximum number of sites, Rural Density Specific Control Areas shall not exceed the number specified in Table SUB-6 – Maximum number of sites, Rural Density Specific Control Areas. This requirement shall not apply to sites used exclusively for access, reserves or network utility operations, or which are wholly subject to a designation.	Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ5.1 is not achieved: NC
GRAZ	3. The subdivision shall result in a maximum of 16 sites located within the Residential Areas shown on the Outline Development Plan for Grasmere. This requirement shall not apply to sites used exclusively for access, reserves or network utility operations, or which are subject to a designation.	Activity status when compliance not achieved: 4. When compliance with any of SUB-REQ5.3 is not achieved: NC

SKIZ PRZ ¹⁰⁶	<p>5. The subdivision shall result in a number of fee simple, freehold residential sites within each area shown on the ODP that does not exceed that shown Table SUB-7 – Maximum number of sites, Porters Ski Zone.</p> <p>6. There shall be no limits on the number of fee simple, freehold, unit, strata, or cross lease titles within any of:</p> <ul style="list-style-type: none"> a. Village Base Area 2 (Slopeside Visitors Accommodation) b. Village Base Area 3 (Village Centre) c. Village Base Area 4 (Hotel and Visitor Accommodation) 	<p>Activity status when compliance not achieved:</p> <p>7. When compliance with any of SUB-REQ5.5 is not achieved: NC</p>
TEZ	<p>8. The subdivision shall result in a number of sites within each area shown on the ODP that does not exceed that shown in Table SUB-8 – Maximum number of sites, Terrace Downs Zone.</p>	<p>Activity status when compliance not achieved:</p> <p>9. When compliance with any of SUB-REQ5.8 is not achieved: NC</p>
Table SUB-6 – Maximum number of sites, Rural Density Specific Control Areas		
SCA-RD8	Rural Density Specific Control Area	Maximum number of sites
SCA-RD9	SCA-RD8 – Bealey Spur	31
SCA-RD10	SCA-RD9 – Claremont	58
SCA-RD11	SCA-RD10 – Edendale	57
SCA-RD12	SCA-RD11 – Greendale	49
SCA-RD13	SCA-RD12 – Johnsons Road	27
SCA-RD14	SCA-RD13 – Jowers Road	22
SCA-RD15	SCA-RD14 – Kingcraft Drive	42
SCA-RD16	SCA-RD15 – Railway Corner	24
SCA-RD17	SCA-RD16 – Raven Drive	14
SCA-RD18	SCA-RD17 – Rocklands	21
	SCA-RD18 – Yorktown	13
Table SUB-7 – Maximum number of sites, Porters Ski Zone		
SKIZ PRZ ¹⁰⁷	Area shown on the ODP for Porters Ski Zone	Maximum number of sites
	Village Base Area 1 (Porters Chalets)	12
	Village Base Area 5 (Crystal Chalets)	15
Table SUB-8 – Maximum number of sites, Terrace Downs Zone		

¹⁰⁶ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹⁰⁷ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

TEZ	Area shown on ODP for Terrace Downs	Maximum number of sites
	Residential Areas	50
	Condominium Area	150
SUB-REQ6	Access	
All Zones	1. Every site created, including any balance site, has legal access to a road, and that access is not obtained by crossing a railway line.	Activity status where compliance not achieved: 2. When compliance with any of SUB REQ6.1 is not achieved: NC
All Zones	3. Every site created, including any balance site, has legal access to a formed road maintained by Council.	Activity status where compliance not achieved: 4. When compliance with any of SUB-REQ6.3 is not achieved: RDIS Matters for discretion: 5. The exercise of discretion in relation to SUB-REQ6.4 is restricted to the following matters: a. The standard to which the road, any accessway, and any vehicle crossing will be formed or maintained to serve the site. b. Who will be responsible for forming or maintaining the road to the required standard.
All Zones	6. Every site created, including any balance site, has legal access to a road that is not an Arterial Road listed in APP2 – Roading Hierarchy where the posted speed limit is 60km/hr or greater.	Activity status where compliance not achieved: 7. When compliance with any of SUB-REQ6.6 is not achieved: RDIS Matters for discretion: 8. The exercise of discretion in relation to SUB-REQ6.7 is restricted to the following matters: a. Any adverse effects, including cumulative effects, on traffic safety and traffic flow along the Arterial Road, associated with the number, design and siting of any existing or proposed vehicle accessway or vehicle crossing. b. Whether access to the sites can be obtained off another road which is not a State Highway or Arterial Road, either directly or by an easement across other land, and whether this alternative access is appropriate.
RESZ	9. Every site created, including any balance site, has legal access to a road that is not a State Highway where the posted speed limit is 60km/h or greater.	Activity status where compliance not achieved: 10. When compliance with any of SUB-REQ6.9 is not achieved: NC

GRUZ CMUZ GIZ DPZ GRAZ KNOZ MPZ SKIZ PRZ ¹⁰⁸ TEZ	11. Every site created, including any balance site, has legal access to a road that is not a State Highway where the posted speed limit is 60km/h or greater.	<p>Activity status where compliance not achieved:</p> 12. When compliance with any of SUB-REQ6.11 is not achieved: RDIS
<p>SUB-REQ7 Walkable Blocks</p>		
LRZ GRZ SETZ CMUZ	1. Blocks shall achieve all the following maximum perimeter lengths, unless precluded by an existing pattern of development: <ol style="list-style-type: none"> Average perimeter not more than 800m; Maximum perimeter not more than 1000m; and Maximum length of any one side of a block not more than 250m Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publically accessible land.	<p>Activity status where compliance not achieved:</p> 2. When compliance with any of SUB-REQ7.1. is not achieved: RDIS
<p>SUB-REQ8 Corner Splays</p>		
RESZ	1. The corner of any site at any road intersection shall be splayed with a rounded minimum radius of 3m.	<p>Activity status where compliance not achieved:</p> 2. When compliance with any of SUB-REQ8.1. is not achieved: RDIS
<p>Matters for discretion:</p> 3. The exercise of discretion in relation to SUB REQ8.2. is restricted to the following matters:		

¹⁰⁸ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

		<p>a. The extent of any adverse effects on the efficient functioning of the road.</p> <p>b. The extent of any adverse effects on the safety of road users.</p> <p>c. Whether the amenity values of surrounding sites would be maintained.</p> <p>Notification:</p> <p>4. Any application arising from SUB-REQ8.2 shall not be subject to public notification.</p>
<p>GRUZ</p> <p>DPZ</p> <p>GRAZ</p> <p>MPZ</p> <p>SKIZ PRZ¹⁰⁹</p> <p>TEZ</p>	<p>5. The corner of any site at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of:</p> <p>a. 6m x 6m for any Local Road</p> <p>b. 10m x 10m for any Collector Road</p> <p>c. 15m x 15m for any Arterial Road or State Highway</p> <p>Where roads of different classifications intersect, the corner splay applied to both road boundaries shall be that required for the higher classification (State Highways are the highest in the classification hierarchy then Arterial Roads, Collector Roads and Local Roads are lowest).</p>	<p>Activity status where compliance not achieved:</p> <p>6. When compliance with any of SUB-REQ8.5. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>7. The exercise of discretion in relation to SUB REQ8.6. is restricted to the following matters:</p> <p>a. The extent of any adverse effects on the efficient functioning of the road.</p> <p>b. The extent of any adverse effects on the safety of road users.</p> <p>c. Whether the amenity values of surrounding sites would be maintained.</p> <p>Notification:</p> <p>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 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.¹¹⁰</p>
<p>CMUZ</p> <p>GIZ</p>	<p>9. The corner of any site at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of 6m.</p>	<p>Activity status where compliance not achieved:</p>

¹⁰⁹ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹¹⁰ DPR-0375.111 WKNZTA

KNOZ PORTZ		<p>10. When compliance with any of SUB-REQ8.9. is not achieved: RDIS</p> <p>Matters for discretion: 12. The exercise of discretion in relation to SUB REQ8.10. is restricted to the following matters: a. The extent of any adverse effects on the efficient functioning of the road. b. The extent of any adverse effects on the safety of road users. c. Whether the amenity values of surrounding sites would be maintained.</p> <p>Notification: 13. Any application arising from SUB-REQ8.10. shall not be subject to public notification.</p>
SUB-REQ9	Water	
RESZ CMUZ GIZ KNOZ PORTZ	1. Every site created shall be supplied with a separate connection to a Council reticulated water supply. This requirement shall not apply to any site created solely for access or network utility operations.	<p>Activity status where compliance not achieved: 2. When compliance with any of SUB-REQ9.1 is not achieved: NC</p>
SKIZ PRZ¹¹¹	3. Every site created for residential, accommodation or commercial purposes shall be supplied with a connection to a reticulated water supply.	<p>Activity status where compliance not achieved: When compliance with any of SUB-REQ9.3 is not achieved: NC</p>
SUB-REQ10	Wastewater Disposal	
RESZ CMUZ GIZ KNOZ PORTZ	1. Every site created in a township with a Council reticulated wastewater network shall be supplied with a separate connection to that network. This requirement shall not apply to any site created solely for access or network utility operations.	<p>Activity status where compliance not achieved: 2. When compliance with any of SUB-REQ10.1 is not achieved: NC</p>

¹¹¹ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

SKIZ PRZ¹¹²	3. Every site created for residential, accommodation or commercial purposes shall be connected to a reticulated wastewater treatment and disposal system.	Activity status where compliance not achieved: 4. When compliance with any of SUB-REQ10.3 is not achieved: NC
SUB-REQ11	Point Strips¹¹³	
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 b. The point strip(s) will transfer to Council on the deposit of the plan for each stage of the subdivision. 3. When compliance with any of SUB-REQ11.2. is not achieved: DIS Matters for discretion: 4. The exercise of discretion in relation to SUB-REQ11.2. is restricted to consideration of: 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 Subdivision¹¹⁴	
All Zones	1. Land disturbance or earthworks directly associated with the development of land for subdivision has a maximum area of 1,000m ² .	Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ12.1 is not achieved: RDIS

¹¹² Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹¹³ DPR-0207.037 The Council

¹¹⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

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

SUB-MAT1	Size and Shape
All Zones	1. The extent to which site boundaries reflect natural or physical boundaries.
RESZ CMUZ	2. The extent to which any rear site is created only where it is necessary to reach an irregular part of a site and there is no practical alternative to develop the site.
RESZ	<p>3. Where any proposed site has a net area equal to, or larger than, twice the size required by SUB-REQ1.1. Site Area:</p> <ul style="list-style-type: none"> a. the maximum number of sites that could be developed in the area subject to the application, in accordance with SUB-REQ1.1. Site Area; and b. the nature and appropriateness of any ongoing legal mechanism(s) to ensure that the eventual residential density of the area subject to the application does not exceed the number in SUB-MAT1.3.a. <p>4. The extent to which the proposal provides a variety of site sizes that are in keeping with the recognised or anticipated character planned form¹¹⁵ of the area.</p> <p>5. Whether the shape and alignment of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.</p> <p>6. Whether the shape and alignment of sites enable all of:</p> <ul style="list-style-type: none"> a. the best and appropriate location of:

¹¹⁵ DPR-0414.134 Kāinga Ora, amendment recommended in response to Questions from the Panel from Hearing 22 Residential Zones

	<ul style="list-style-type: none"> i. the principal entrance to a residential unit; ii. outdoor living space; and iii. service areas for a residential unit; iv. car parking; and v. a vehicle crossing; b. energy efficiency and solar orientation; c. privacy for residents; d. passive surveillance; and e. place activation and a coherent street scene.
CMUZ GIZ KNOZ	7. Whether the shape and alignment of sites enable potential principal buildings to benefit from passive solar gain whilst being oriented towards the street to provide passive surveillance, place activation, and a coherent street scene.
SUB-MAT2	Context
All Zones	<ul style="list-style-type: none"> 1. Where any site is subject to an existing consent notice, memorandum of encumbrance, or other development constraint registered on the record of title by or in favour of Council: <ul style="list-style-type: none"> a. The nature of the development constraint and whether it should be retained, altered, or removed b. the suitability of the subdivision, having regard to SUB-MAT2.1.a 2. For the subdivision of land which contains or adjoins any surface water body, water race or drain, any mitigation to protect the hydrological characteristics and any ecological or cultural values of the surface water body, water race, or drain. 3. Whether street lighting options will assist with mitigating any adverse effects on the night sky whilst not compromising the safe and efficient operation of land transport infrastructure.
RESZ	<ul style="list-style-type: none"> 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, and¹¹⁶ maintain amenity values, and manages the potential for reverse sensitivity effects on rural production activities across the rural-urban interface.¹¹⁷ 5. The degree to which the design and layout of roads, footpath patterns, and the layout of sites complements the design and layout of any adjoining urban areas. 6. Whether water races are located in prominent locations such as along the front of sites rather than along rear boundaries. 7. Whether existing mature trees can be practically retained in public spaces.
SUB-MAT3	Infrastructure
All Zones	1. The design, siting, layout, and construction of every infrastructure or facility which shall either:

¹¹⁶ Consequential amendment to DPR-0142.030 NZ Pork, DPR-0353.186 HortNZ

¹¹⁷ DPR-0142.030 NZ Pork, DPR-0353.186 HortNZ

	<ul style="list-style-type: none"> a. Vest in Selwyn District Council as owner or manager; or b. Connect to any road, reserve or other infrastructure which is owned, managed by, or otherwise vested in Selwyn District Council. <p>2. For other infrastructure:</p> <ul style="list-style-type: none"> a. The method(s) by which the operation, maintenance, repairs, and any upgrades to that infrastructure shall be managed; and b. The method(s) by which prospective purchasers of sites are to be informed of any fiscal or managerial responsibilities they have for that infrastructure. <p>3. The appropriateness of any proposed staging, with respect to the timing of the provision of infrastructure to service each stage.</p>
SUB-MAT4	Telecommunications and Electricity
All Zones	<p>1. Whether telecommunication and electricity connections shall be made available to any site; and, if not, the method(s) by which prospective purchasers of a site are to be informed that these connections are not installed.</p> <p>2. Whether any infrastructure cables are to be laid underground.</p>
SUB-MAT5	Water
LLRZ SETZ GRUZ GIZ KNOZ PORTZ	<p>1. The method by which water will be supplied to each site for firefighting, taking into account a risk-based assessment. The assessment shall include (but need not be limited to) the:</p> <ul style="list-style-type: none"> a. type of the water source; b. available water pressure; c. volume of any water storage; and d. method of accessing the water for firefighting purposes.
TEZ	<p>2. Whether water connections shall be made available to any site; and, if not, the method(s) by which prospective purchasers of a site are to be informed that these connections are not installed.</p>
SUB-MAT6	Stormwater Disposal
RESZ CMUZ GIZ KNOZ DPZ PORT	<p>1. The method(s) for disposing of stormwater.</p> <p>2. Where stormwater disposal is not via connection to a reticulated network, the ability to treat and dispose of the stormwater on-site.</p> <p>3. Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council.</p> <p>4. The extent to which stormwater treatment contributes to an attractive public realm or provides ecological value while achieving the primary engineering purpose.</p>
SUB-MAT7	Wastewater Disposal
All Zones	<p>1. Other than for sites to be connected to a reticulated wastewater network, whether each site is of an appropriate size and shape and has appropriate ground conditions to enable satisfactory on-site wastewater treatment and disposal. This shall be demonstrated via the provision with the subdivision consent application of one of:</p>

	<ol style="list-style-type: none"> a. a relevant certificate of existing use, certificate of compliance, or discharge permit issued by the Canterbury Regional Council for each site to be created; or b. both: <ol style="list-style-type: none"> i. confirmation in writing from the Canterbury Regional Council that an application for a discharge permit has been formally received for each site without an existing relevant certificate of existing use, certificate of compliance, or discharge permit; and ii. the notification decision in respect to that application. 2. Other than for sites to be connected to a reticulated wastewater network, the extent to which opportunities for communal wastewater treatment and disposal have been considered and incorporated.
SUB-MAT8	Solid Waste Disposal
RESZ CMUZ GIZ GRAZ KNOZ TEZ SKIZ PRZ ¹¹⁸ PORTZ	<ol style="list-style-type: none"> 1. The appropriateness of the proposed facilities for solid waste collection or disposal, considering all of the: <ol style="list-style-type: none"> a. number and layout of sites; b. layout of any relevant land transport infrastructure; c. likely uses of the sites; and d. distance to a public solid waste collection service or disposal facility.
SUB-MAT9	Movement Networks
All Zones	<ol style="list-style-type: none"> 1. The layout and formation of all existing and proposed land transport infrastructure, including: <ol style="list-style-type: none"> a. Ensuring the desired design speed is achieved with respect to the classification of roads and the surrounding environment. b. Whether the roading pattern utilises opportunities to connect streets. Cul-de-sacs, except those that are short and straight and connected with pedestrian and cycle through routes, should be avoided. c. Whether the existing and proposed land transport infrastructure is sufficient to accommodate the anticipated vehicle movements associated with the likely use of the land. d. The extent to which road designs make a positive contribution to the amenity of the neighbourhood and meet the operational requirements of the street, such as waste collection, on-street parking, and emergency services access. e. Whether the subdivision layout and road network supports walking, cycling, and public transport, including access to reserves, facilities, commercial areas, and public transport facilities. f. Whether service lanes, cycle ways, shared accessways, and pedestrian access ways are required or appropriate and are located and designed in a safe and efficient manner.

¹¹⁸ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	g. The provision of footpaths, lighting, and street furniture.
RESZ CMUZ GIZ KNOZ PORTZ	<ol style="list-style-type: none"> Any landscaping and tree planting required in the road reserve and its contribution to amenity values and the recreational and environmental attributes of the street. The degree to which pedestrian and cycle access may be enhanced through the provision of cycleways and footpaths that are located and designed to meet best practice. The degree to which Crime Prevention Through Environmental Design principles have been incorporated into the subdivision design. Where any shared accessway will access any existing or proposed road, whether the existing and proposed land transport infrastructure is sufficient to accommodate on-street parking. The design of accessways serving four or more sites with respect to the creation of an open street environment and whether sites have sufficient frontage to such accessways.
SUB-MAT10	Reserves
All Zones	<ol style="list-style-type: none"> The provision, location, co-ordination, layout, and formation of any land required for reserves. The need for and practicality of any landscaping and tree planting required in reserves, including opportunities to incorporate indigenous vegetation. Whether any structures or buildings are required in reserves, including any play or recreation equipment. Whether the proposal contributes to the provision of a range of accessible open spaces catering to the recreational and amenity needs of the local community.
SUB-MAT11	Easements
All Zones	<ol style="list-style-type: none"> Whether any new or amended easement or other mechanism(s) is needed to obtain or maintain legal access to land or infrastructure, and the nature of every such mechanism. Whether any existing easement or other mechanism(s) previously needed to obtain or maintain legal access to land or infrastructure is now redundant and may be removed.
SUB-MAT12	Development Constraints
All Zones	<ol style="list-style-type: none"> Where any site is subject to any development constraint for any reason, the consent notice or other mechanism to be used to alert prospective purchasers to that development constraint.
SUB-MATA¹¹⁹	Highly Productive Land¹²⁰
GRUZ¹²¹	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> availability of highly productive land for rural production activities will be avoided if possible, or otherwise mitigated; and

¹¹⁹ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹²⁰ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹²¹ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

	<p>b. <u>productive capacity of highly productive land will be avoided if possible, or otherwise mitigated.</u>¹²²</p> <p>2. <u>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.</u>¹²³</p>
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EW – Earthworks

Objectives and Policies

SUB-P10 EW-PA ¹²⁴	<u>Manage the temporary adverse visual amenity and nuisance effects associated with preparing land for subdivision.</u> ¹²⁵
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Rules

EW-Rule List		
EW-R6 ¹²⁶	<u>Earthworks</u> ¹²⁷ <u>for Subdivision</u> ¹²⁸	
EW-R2	Earthworks	
All Zones, except GRAZ and DPZ.	<p>Activity status: PER</p> <p>1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u>¹²⁹</p> <p>And this activity complies with the following rule requirements:</p> <p>EW-REQ1 – Volume of Earthworks EW-REQ2 – Maximum Slope Gradient EW-REQ3 – Excavation and Filling EW-REQ4 – Rehabilitation and Reinstatement EW-REQ5 – Bunding</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any <u>EW-Rule Requirement rule requirement</u>¹³⁰ listed in this rule is not achieved: Refer to <u>EW-Rule Requirements relevant rule requirement.</u>¹³¹</p>
EW-R3	Earthworks in the Grasmere Zone	

¹²² DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹²³ DPR-0353.185 HortNZ, DPR-0422.216 FFNC

¹²⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹²⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹²⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹²⁷ DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

¹²⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹²⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹³⁰ Recommendation of s42A report for Hearing 15: Earthworks

¹³¹ Recommendation of s42A report for Hearing 15: Earthworks

GRAZ	<p>Activity status: PER</p> <p>1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u>¹³²</p> <p>Where:</p> <p>a. it is within the Tourist Accommodation Area or the Residential Accommodation Area.</p> <p>And this activity complies with the following rule requirements:</p> <p>EW-REQ1 – Volume of Earthworks EW-REQ2 – Maximum Slope Gradient EW-REQ3 – Excavation and Filling EW-REQ4 – Rehabilitation and Reinstatement</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with EW-R3.1.a. is not achieved: NC</p> <p>3. When compliance with any EW-Rule Requirement listed in this rule is not achieved: Refer to EW-Rule Requirements.</p>
EW-R4	Earthworks in the Dairy Processing Zone	
DPZ	<p>Activity status: PER</p> <p>1. All other Earthworks not covered by EW-R1 <u>or EW-R6.</u>¹³³</p> <p>Where this activity complies with the following rule requirements:</p> <p><u>NH-REQ4 Natural Hazards and Earthworks</u>¹³⁴ EW-REQ3.2 – Excavation and Filling EW-REQ4 – Rehabilitation and Reinstatement</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any <u>EW-Rule Requirement rule requirement</u>¹³⁵ listed in the rule is not achieved: Refer to <u>EW-Rule Requirements relevant rule requirement.</u>¹³⁶</p>
EW-R6 ¹³⁷	Earthworks ¹³⁸ for Subdivision ¹³⁹	
All Zones ¹⁴⁰	Activity status: PER ¹⁴¹	Activity status when compliance not achieved:

¹³² DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹³³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹³⁴ Recommendation of s42A report for Hearing 15: Earthworks

¹³⁵ Recommendation of s42A report for Hearing 15: Earthworks

¹³⁶ Recommendation of s42A report for Hearing 15: Earthworks

¹³⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹³⁸ DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

¹³⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

	<p>1. Earthworks¹⁴² directly associated with the development of land for subdivision¹⁴³</p> <p>Where:</p> <p>a. The maximum area of land subject to the works is 1,000m².¹⁴⁴</p> <p>And where this activity complies with the following rule requirements¹⁴⁵</p> <p>EW-REQ2 Maximum Slope Gradient¹⁴⁶</p> <p>EW-REQ3.2 Excavation and Filling¹⁴⁷</p> <p>EW-REQ3.6 Excavation and Filling¹⁴⁸</p> <p>EW-REQ5 Bunding¹⁴⁹</p> <p>NH-REQ4 Natural Hazards and Earthworks¹⁵⁰</p>	<p>2. When compliance with any of EW-R6.1 is not achieved: RDIS¹⁵¹</p> <p>3. When compliance with any EW-Rule Requirement or NH-Rule Requirement listing rule requirement listed¹⁵² in this rule is not achieved: Refer to relevant Rule Requirements rule requirement¹⁵³</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to EW-R6.2 is restricted to consideration of:¹⁵⁴</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;¹⁵⁵</p> <p>b. any potential dust nuisance, sedimentation, and water or wind erosion effects can be avoided or mitigated;¹⁵⁶</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;¹⁵⁷</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;¹⁵⁸</p>
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¹⁴² DPR-0409.015 Hughes, DPR-0410.001 Urban Estates, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴³ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁸ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁴⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵² Amendment to that proposed in the recommendation of s42A report for Hearing 15: Earthworks, for consistency with drafting protocol

¹⁵³ 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

¹⁵⁴ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵⁵ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵⁶ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵⁷ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁵⁸ 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;¹⁵⁹</p> <p>f. the degree to which the resultant levels are consistent with the surrounding environment;¹⁶⁰</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.¹⁶¹</p>
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UG – Urban Growth

Schedules

UG-SCHED1 - Residential¹⁶² Growth Area ODP Criteria
<p>3. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot site¹⁶³ configurations and sizes that is to accompany the ODP; shall be considered and where relevant provided for:¹⁶⁴</p> <ul style="list-style-type: none"> a. Any land to be set aside to protect or enhance environmental, conservation, landscape, heritage or cultural (including to provide for the interests of nga rūnanga) values; b. Any land to be set aside for community facilities, schools, open space reserve or commercial activities and how accessibility and connectivity between these locations is supported in the land transport network; c. Any land to be set aside to effectively manage hazard risk or contaminated land; d. Any methods or boundary treatments required to avoid or¹⁶⁵ mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and e. Any other information which is relevant to the understanding of the development and its proposed zoning.

¹⁵⁹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁶⁰ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁶¹ DPR-0207.038 The Council, DPR-0414.133 Kāinga Ora, also recommendation of s42A report for Hearing 15: Earthworks

¹⁶² Recommendation of the Right of Reply report for Hearing 3: Urban Growth

¹⁶³ DPR-0379.021 J Thomson

¹⁶⁴ Recommendation of the s42A report for Hearing 3: Urban Growth

¹⁶⁵ Recommendation of the Right of Reply report for Hearing 3: Urban Growth

RESZ – Residential Zones

RESZ-Matters for Control or Discretion

RESZ-MAT7	Fences
All Zones	<ol style="list-style-type: none"> 1. The degree to which an open street scene is maintained and views between the residential unit and the public space, private right of way, or shared access are retained. 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 site¹⁶⁶ has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing. 3. The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements. 4. Where located in the Large Lot Residential Zone, in a way that is compatible with the open and spacious character anticipated within this zone. 5. In the case of internal boundaries, to be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land; 6. Necessity as an integral part of a recreational facility such as a swimming pool or tennis court.

GRUZ – General Rural Zone

Objectives and Policies

GRUZ-P2	<p>Avoid the development of residential units on sites that are smaller than the required minimum site size, except where:</p> <ol style="list-style-type: none"> 1. the development has been provided for through a grandfather clause; 2. the minimum residential density requirement is achieved through balance land that adjoins the proposed undersized allotment allotment <u>site</u>¹⁶⁷ in a coherent form to maintain a predominance of open space immediately surrounding the undersized allotment <u>site</u>¹⁶⁸; or 3. the development is for a temporary activity, or temporary accommodation <u>or seasonal worker accommodation</u>.¹⁶⁹
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¹⁶⁶ DPR-0379.021 J Thomson

¹⁶⁷ DPR-0379.021 J Thomson

¹⁶⁸ DPR-0379.021 J Thomson

¹⁶⁹ Recommendation of the s42A report for Hearing 24: General Rural Zone

Rules

GRUZ-R5	Residential Unit (Including Relocated Residential Units) ¹⁷⁰ on an Undersized Site
	<p>Activity Status: RDIS</p> <p>1. The establishment or placement of a new residential unit on an undersized site where the activity does not comply with either GRUZ-SCHED2 Residential Density, or GRUZ-R4.</p> <p>Where:</p> <p>a. Sufficient balance land is provided in conjunction with the site to comply with the minimum site size requirements in GRUZ-SCHED2 Residential Density;</p> <p>b. The site is at least 1ha in area;</p> <p>c. The balance land required to comply with the minimum site size requirement shall adjoin the site on which a residential unit is to be established, along at least 50% of the site boundary <u>except that this need not apply where any new residential unit on an undersized site in SCA-RD7, enabled through the provision of balance land, will be located within an existing building node</u>¹⁷¹; and</p> <p>d. The balance land required to comply with the minimum site size requirement shall be subject to:</p> <p>i. a mechanism (as a condition of consent) to prevent the erection of any residential unit on that land; or</p> <p>ii. a Memorandum of Encumbrance or other legal mechanism to prevent the erection of any residential unit on that land.</p> <p>Where this activity complies with the following rule requirements:</p> <p>GRUZ-REQ1 Building Coverage</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of GRUZ-R5.1 is not achieved: NC</p> <p>4. When compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement</p>

¹⁷⁰ Recommendation of the s42A report for Hearing 24: General Rural Zone

¹⁷¹ Recommendation of the s42A report for Hearing 24: General Rural Zone

	<p>GRUZ-REQ2 Structure Height</p> <p>GRUZ-REQ3 Height in Relation to Boundary¹⁷²</p> <p>GRUZ-REQ4 Structure Setbacks</p> <p>GRUZ-REQ10 Sensitive Activity Setback from Intensive Primary Production</p> <p>GRUZ-REQ11 Sensitive Activity Setback from Mineral Extraction</p> <p>GRUZ-REQ16 Springfield Airfield Height Restriction</p> <p>EI-REQ23 West Melton Aerodrome Height Restriction</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> <ol style="list-style-type: none"> For sites that do not have access to a reticulated wastewater or water system, the suitability of the site size and shape to contain an on-site effluent disposal field and on-site potable water supply. The potential for reverse sensitivity effects to arise on primary production in the surrounding environment, including any cumulative reverse sensitivity effects arising due to the establishment of additional sensitive activities; The extent to which the development will result in the fragmentation of the rural area and the loss of land for primary production; The number of residential units on undersized sites that may be located together and the potential for the development to alter the surrounding character towards a more urban character; 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 	
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¹⁷² Recommendation of the s42A report for Hearing 24: General Rural Zone

	<p>units on undersized <u>allotments sites</u>¹⁷³, and whether a shared vehicular accessway is appropriate for more than one residential unit;</p> <p>f. The shape of the balance land to be kept free of residential units, to maintain ‘open space’ around the residential unit; and</p> <p>g. The appropriateness and legal effectiveness of the <u>legal</u>¹⁷⁴ mechanism used to ensure the balance land remains free of any residential unit.</p> <p>h. In the case of a relocated residential unit the following additional matter shall apply:</p> <p>i. The time period within which the building will be placed on its foundations;</p> <p>ii. The time period to complete reinstatement works; and</p> <p>iii. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond.</p>	
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Schedules

GRUZ-SCHED1 - Mineral Extraction Sites where a setback for sensitive activities applies Subject to a Reverse Sensitivity Buffer ¹⁷⁵
Note: A quarry or mine may be located within part of an <u>allotment a site</u> ¹⁷⁶ rather than the entire extent.

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 <u>allotment site</u> ¹⁷⁷ has legal access.	

¹⁷³ DPR-0379.021 J Thomson

¹⁷⁴ Recommendation of the s42A report for Hearing 24: General Rural Zone

¹⁷⁵ Recommendation of the s42A report for Hearing 24: General Rural Zone

¹⁷⁶ DPR-0379.021 J Thomson

¹⁷⁷ DPR-0379.021 J Thomson

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 ¹⁷⁸ 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 ¹⁷⁹ 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 ¹⁸⁰ shall include: ...	

SKIZ PRZ¹⁸¹ - Porters Ski Recreation¹⁸² Zone

SKIZ PRZ ¹⁸³ -R2	Residential Unit	
	Activity status: CON	

¹⁷⁸ DPR-0379.021 J Thomson

¹⁷⁹ DPR-0379.021 J Thomson

¹⁸⁰ DPR-0379.021 J Thomson

¹⁸¹ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹⁸² Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

¹⁸³ Recommendation of the s42A report for Hearing 27: Special Purpose - Terrace Downs Zone, Grasmere Zone & Porters Ski Zone

	<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>.¹⁸⁴</p> <p>...</p>	
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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>¹⁸⁵ up to 2 ha shall be provided along the State Highway 73 frontage.</p> <p>A 3m high earth mound topped with a 2m high acoustic fence is to be constructed parallel to the entire length of the General Industrial Zone boundary, and as close to as is practicable to that boundary. The acoustic fence is to have a surface mass of at least 10 kg/m2 (e.g. 25 mm treated timber, concrete tilt slab or block), constructed without gaps. The earth mound is to be planted with trees capable of growing to at least 8m in height, with one tree for every 10m of fence, spaced at not less than 5m and no greater than 15m spacings.</p>

DEV-DA7

Land Use
<p>Development, including open spaces and roads, should provide, where possible, viewshafts to the Torlesse mountain range.</p> <p>A 25m wide amenity buffer strip is to be provided along the Homebush Road frontage. Consideration is to be given to retaining existing amenity trees and the water race along the Homebush Road frontage and integrating this with the amenity buffer strip.</p>

¹⁸⁴ DPR-0379.021 J Thomson

¹⁸⁵ DPR-0379.021 J Thomson

Larger ~~lots~~ sites¹⁸⁶ shall be provided along the northern boundary, adjacent the General Rural zone.

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~~ sites¹⁸⁷ on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

DEV-LI7

Land Use

The portion of the area included in the General Residential Zone shall achieve a minimum net density of 10 households per hectare.

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~~ sites¹⁸⁸ 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~~ sites¹⁸⁹ 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

¹⁸⁶ DPR-0379.021 J Thomson

¹⁸⁷ DPR-0379.021 J Thomson

¹⁸⁸ DPR-0379.021 J Thomson

¹⁸⁹ DPR-0379.021 J Thomson

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.

The ODP requires the open space corridor to form a focal point for residential housing, and encourages medium density typologies along the alignment of an open space corridor. The open space corridor provides a high amenity feature that compliments more intensive housing typologies. Its location within the centre of the development area ensures that any effects arising from this form of development on established living environments are internalised to within the development area. The development areas proximity to the town centre and the establishment of the open space corridor incorporating a pedestrian and cycling connection promotes ready access to the town centre, Prebbleton Primary School.

Permeable fencing, with a minimum of 50% transparency along the full length of the fence, and fencing setbacks (5m) are to be formalised to ensure a high quality living environment is established. Road layouts and the size, shape and orientation of these medium density sections need to be designed in such a way as to protect the amenity of the open space corridor. CPTED principles should also be applied to promote passive surveillance.

Dwellings must front Tosswill Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Tosswill Road.

RO-Rolleston

DEV-RO1

Land Use

The development area shall achieve a minimum net density of 10 household per hectare, averaged over the area. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 10 household per hectare for the overall area can be achieved, will be required.

Lower density allotments sites¹⁹⁰ with a minimum lot size¹⁹¹ of 1,000m² 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.

¹⁹⁰ DPR-0379.021 J Thomson

¹⁹¹ DPR-0379.021 J Thomson

The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports some medium density housing within the centre of the area and in proximity to the identified reserve area.

DEV-RO7

Open Space, Recreation and Community Facilities

Landscaped buffer areas shall be provided along the periphery of the area where it adjoins non-residential activities. This will ensure effects arising from conflicting land uses are minimised, particularly reverse sensitivity with rural neighbours. Unless otherwise specified by Council, buffers will remain in private ownership 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.

The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be a minimum of 50m wide and 500-750m long, held in common ownership, and be managed in productive rural activities such as cropping or grazing. The use of Countryside Areas shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys. Building within the identified Countryside Area is not supported.

A management plan shall be provided which addresses:

1. the ownership and management structure for the Countryside Area;
2. any mechanisms to ensure that the management plan applies to and binds future owners;
3. the objectives of the proposed rural use of the Countryside Area;
4. identification of the rural activity or activities proposed for the Countryside Area, which meet the above objectives;
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~~ sites¹⁹²;
6. measures to provide for public access within the Countryside Area; and
7. whether there is sufficient irrigation water available to provide surety of crops within the Countryside Area.

DEV-RO8

Open Space, Recreation and Community Facilities

Landscaped buffer areas shall be provided along the periphery of the area where it adjoins non-residential activities. This will ensure effects arising from conflicting land uses are minimised, particularly reverse sensitivity with rural neighbours. Unless otherwise specified by Council, buffers will remain in private ownership 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.

¹⁹² DPR-0379.021 J Thomson

A shelterbelt planting comprising three rows of Leyland Cypress along the boundary with the General Rural Zone to the north, combined with the 150m building setback, should be provided to avoid potential reverse sensitivity effects on the intensive farming activities undertaken on this adjacent land.

The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be a minimum of 50m wide and 500-750m long, held in common ownership, and be managed in productive rural activities such as cropping or grazing. The use of Countryside Areas shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys. Building within the identified Countryside Area is not supported.

A management plan shall be provided which addresses:

1. the ownership and management structure for the Countryside Area;
2. any mechanisms to ensure that the management plan applies to and binds future owners;
3. the objectives of the proposed rural use of the Countryside Area;
4. identification of the rural activity or activities proposed for the Countryside Area, which meet the above objectives;
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 ~~allotment~~ allotments sites¹⁹³;
6. measures to provide for public access within the Countryside Area; and
7. whether there is sufficient irrigation water available to provide surety of crops within the Countryside Area.

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>allotment site</u>¹⁹⁴ sizes, number of houses per allotment <u>allotment site</u>¹⁹⁵.
Water and waste:	<ul style="list-style-type: none"> How and to what standard the area shall be supplied with: water; effluent treatment and disposal; stormwater disposal; and solid waste disposal. Where any upgrade is required to the public reticulated water, sewerage or stormwater disposal system, the work which is required and a suggested method(s) to carry out the work. If a new public or community water supply bore is installed, the protection zone required around the bore and the method to be used to control land uses which may contaminate the water supply, within that protection zone.

¹⁹³ DPR-0379.021 J Thomson

¹⁹⁴ DPR-0379.021 J Thomson

¹⁹⁵ DPR-0379.021 J Thomson

	<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>¹⁹⁶ are large enough to accommodate these systems. <p><i>NOTE:</i> Irrespective of whether resource consents are required from the Regional Council for taking water, treating, and disposing of effluent or disposing of stormwater; a plan change application needs to outline how these services will be supplied and the effects of any such method. The reason is so the Council is satisfied that the land rezoned can be appropriately serviced.</p>
Roads	<ul style="list-style-type: none"> • The roads from which allotments <u>sites</u>¹⁹⁷ will obtain access. • Any effects, which the proposed rezoning and associated vehicle movements will have on roads both within the township; and the Arterial Road network between Selwyn District and Christchurch City. <p><i>NOTE:</i> This assessment should be quantitative, not a qualitative statement. It should consider: physical effects on the road network; effects on the safety of pedestrians, cyclists, motorists and stock; and effects on the amenity values of residents when the traffic movements on local roads increase.</p> <ul style="list-style-type: none"> • Any upgrading of the road network required as a result of the rezoning and a suggested method(s) for how this upgrading may be carried out. • Whether it is intended to provide cycle ways or walk ways, which are separate from the road. If so, the streets or facilities that these walk ways or cycle ways will link. (The layout of the walk way or cycle way may be finalised, along with roads and reserves, when the subdivision plan is approved).

¹⁹⁶ DPR-0379.021 J Thomson

¹⁹⁷ DPR-0379.021 J Thomson