

**SECTION 32
STRATEGIC DIRECTIONS CHAPTER**

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1. STRATEGIC CONTEXT

1.1 PURPOSE AND SCOPE OF THE STRATEGIC DIRECTIONS CHAPTER

1. The purpose of the Strategic Directions Chapter is to provide the strategic context for the district plan and the overarching direction for other chapters in the proposed district plan, through high-level objectives and policies for the district as a whole.
2. The chapter covers a wide range of strategic issues, including setting an overall pattern of land use for Christchurch that;
 - a. enhances Christchurch as a place to live, work, do business, and visit,
 - b. enhances development design and sustainability, including reduced need for energy and water use,
 - c. provides for the range of housing, business, rural and other community needs,
 - d. integrates land use with transport and other infrastructure,
 - e. recognises important natural, cultural, and social values, and
 - f. manages the risks from natural hazards.

Some of these issues are only dealt with at a high level in this chapter, with other specific chapters providing more detailed direction, for example natural hazards.

3. Both the Christchurch City Plan and the Banks Peninsula District Plan that make up the current operative Christchurch District Plan currently provide a broad suite of objectives and policies in relation to strategic issues. In reviewing those provisions, a number of changes were identified that would assist with Canterbury's recovery following the earthquakes and other changed circumstances. In particular there is a need to:
 - a. Re-focus the objectives and policies so they specifically recognise and respond to recovery issues and identify opportunities at the broad policy level.
 - b. Update objectives and policies to reflect the direction of relevant changing legislation and statutory documents, in particular the Land Use Recovery Plan for greater Christchurch and the Canterbury Regional Policy Statement.

4. Of particular relevance to this chapter is that Chapter 6 of the Canterbury Regional Policy Statement (Recovery and rebuilding of Greater Christchurch), which was specifically introduced through the Land Use Recovery Plan, provides very specific directions on the future development of the Christchurch district at the strategic level (as well as portions of Selwyn and Waimakariri Districts within the Greater Christchurch area). The Resource Management Act requires that the District Plan *must give effect to* the Canterbury Regional Policy Statement. In addition, the District Plan must *not be inconsistent with* the LURP.

1.2 PROPOSED DISTRICT PLAN: OVERVIEW AND SYNOPSIS

1. The following summarises the resource management issues and opportunities that have been identified for the district. A fuller description is contained in the Strategic Directions Chapter itself.
 - a. ***Providing for the different needs of the community*** – the community requires provision for housing, commerce and industry, rural activities, community facilities and public open space and infrastructure. Many activities have been affected by the Canterbury earthquakes, with the demand for housing being particularly acute. Changes in long-term demands for land in the district are also likely to arise from a growing and changing population and economy. There is a need to provide certainty about where different activities may be located to provide a strong foundation for the city's long-term future. There is also a need to ensure that public funds used for infrastructure and other community needs is used efficiently, particularly with the significant demands on that funding following the earthquakes.
 - b. ***Effective functioning of the transport system*** – the Canterbury earthquakes have caused significant disruption to the transport systems within the district, due to damage to roads and underground infrastructure and changed travel patterns due to the relocation of homes and businesses. Transport demand predictions and trends suggest that congestion will become a significant issue for urban Christchurch in the future unless a strategic approach to managing land use and transport is implemented.
 - c. ***Improving the quality of the urban environment*** – the rebuild provides a unique opportunity to improve the quality of the urban environment in Christchurch. The challenge for the district is to capitalise on this opportunity while also meeting the immediate needs of households and businesses for a timely recovery.
 - d. ***Protecting our key resources*** – Activities and development can have adverse effects on significant resources and their values if not adequately managed. Values include the quality of surface and ground water, water supply,

established activities and strategic infrastructure, residential amenity, the health and safety of people and the environment, natural and cultural heritage, ecosystems and biodiversity. Development can also positively enhance the district's cultural heritage - for example, there is potential for stronger recognition of values of significance to tangata whenua.

- e. ***Addressing the consequences of natural hazards*** – The district is vulnerable to natural hazards including flooding, tsunami, earthquakes, slope instability and erosion. The effects of some of these hazards may be exacerbated by climate change. A key issue is to understand the nature and possible consequences of the risks posed by natural hazards and ensure these risks are managed to acceptable levels.

2. A number of the general policy directions of the chapter are similar to the directions in the existing operative Christchurch District Plan. In summary they are:

- a. Emphasis on sufficient land being available to meet the community's needs for housing, commerce and industry, rural activities, community facilities, open space and infrastructure
- b. Integration of land use and infrastructure (including transport)
- c. Protection of the district's strategic infrastructure, including port and airport activities, from reverse sensitivity
- d. Provision for a range of housing options and opportunities for business
- e. Consolidated form of urban development
- f. Retention of the central city as the primary centre
- g. Protection of the district's natural resources, public access to the natural environment, and protection or enhancement of the special character, identity and heritage of the district.

3. The main changes from the policy directions of the operative Christchurch District Plan, particularly as required by the relevant strategic documents, are:

- a. Greater certainty about where and how new greenfield urban development can occur
- b. Stronger emphasis on accessibility, including provision for all transport modes, on development around larger suburban centres, and on the role of suburban and town centres as focal points for the community
- c. Increased provision for housing development within the city and new residential areas
- d. Greater emphasis on the quality and sustainability of the urban environment
- e. Stronger recognition of Ngāi Tahu values and recognition of the Mahaanui Iwi Management Plan
- f. Greater provision for development on Māori reserves
- g. Greater recognition of the risks and effects of natural hazards.

4. The chapter contains 6 objectives and 17 policies which are listed in full below. It does not contain any rules. **Appendix 1** below sets out the linkages between the issues, objectives and policies.

1.3 CONSULTATION

1. During the pre-notification stage of drafting the proposed District Plan, a wide range of consultation was undertaken, as summarised in the Section 32 Introduction.
2. A summary of the consultation responses, including the recommended actions is included in Section 6 below.

2. RESOURCE MANAGEMENT ISSUES

2.1 STRATEGIC PLANNING DOCUMENTS

1. The existing strategic and statutory documents that provide direction to the Council in addressing key issues and opportunities for the Strategic Directions Chapter are as follows:

1.1 National planning documents prepared under the Resource Management Act 1991:

- (a) New Zealand Coastal Policy Statement,
- (b) National Policy Statement for Freshwater Management,
- (c) National Policy Statement for Renewable Electricity Generation,
- (d) National Policy Statement on Electricity Transmission

1.2 Regional planning documents prepared under the Resource Management Act 1991:

- (a) Canterbury Regional Policy Statement,
- (b) Regional Coastal Environment Plan for the Canterbury Region,
- (c) Canterbury Land & Water Regional Plan
- (d) The Mahaanui Iwi Management Plan, prepared by the six Papatipu Rūnanga between the Hurunui and Hakatere Rivers, and lodged with the Council as an iwi management plan under the Resource Management Act 1991

1.3 Recovery documents prepared under the Canterbury Earthquake Recovery Act 2011:

- (a) Recovery Strategy for Greater Christchurch,
- (b) Christchurch Central Recovery Plan,
- (c) Land Use Recovery Plan

1.4 Other Regional strategies and plans:

- (a) Canterbury Regional Land Transport Strategy (prepared under the Land Transport Management Act 2003),
- (b) Greater Christchurch Transport Statement,
- (c) Greater Christchurch Urban Development Strategy,
- (d) Canterbury Water Management Strategy and associated zone implementation programmes for Banks Peninsula, West Melton and Selwyn-Waihora
- (e) Mahaanui Iwi Management Plan (IMP)

1.5 Council strategies and community outcomes:

- (a) 2013-16 Community Outcomes for Christchurch,
- (b) Christchurch Economic Development Strategy,
- (c) Biodiversity Strategy 2008,
- (d) Climate Smart Strategy,
- (e) Public Open Space Strategy 2010,
- (f) Sustainable Energy Strategy,
- (g) Surface Water Strategy,

- (h) Water Supply Strategy,
- (I) Wastewater Strategy,
- (j) Physical Recreation and Sport Strategy,
- (k) Safer Christchurch Strategy,
- (l) Strengthening Communities Strategy,
- (m) Draft Waste Management and Minimisation Plan 2013 (prepared under the Waste Minimisation Act 2008),

2. These documents broadly identify the resource management issues for the District and provide the higher level policy direction to resolve these issues. In particular the Resource Management Act requires that the District Plan *must give effect to* the Canterbury Regional Policy Statement, National Policy Statements and the New Zealand Coastal Policy Statement. In addition, the District Plan *must not be inconsistent with* the Recovery Strategy for Greater Christchurch, the Land Use Recovery Plan, the Christchurch Central Recovery Plan, the or Regional Plans.
3. Many statutory strategic documents contain specific directions as to what should be in the Christchurch District Plan at the strategic level of this chapter. As noted earlier, this is particularly so in respect of Chapter 6 of the Canterbury Regional Policy Statement (Recovery and rebuilding of Greater Christchurch), and the Land Use Recovery plan. Given the statutory requirements to either give effect to these documents, or not be inconsistent with them, the options that can be considered for most of the objectives and policies in this chapter are very limited. Many of the objectives and policies proposed are largely prescribed by higher order documents. Only a few issues have been identified for this chapter that either are not covered by directions in such higher order documents, or require consideration of local circumstances.
4. The Evaluation of Objectives and of Policies that follows (sections 4 & 5 below) indicates where the proposed objective or policy contains the equivalent direction as higher order Resource Management documents and where no more appropriate alternative has been able to be identified, taking into account circumstances within the district. Where either all, or part of, a proposed objective or policy introduces a new direction, or refines a direction, a fuller evaluation summary is provided for the new or refined aspect of the directions.
5. The Evaluations also indicate which directions reflect provisions in the Land Use Recovery Plan. As noted the Land Use Recovery Plan introduces Chapter 6 into the Canterbury Regional Policy Statement. As such, all references to Chapter 6 objectives and policies also indicate consistency with the Land Use Recovery Plan.
6. Likewise the directions in the statutory documents largely predetermine evaluation issues relating to the risk of acting or not acting, and issues relating to uncertain or insufficient information. Such issues will be relevant for many of the more detailed objectives and policies, in the more specific chapters in the proposed district plan, that flow from the strategic direction in this chapter.

3. SCALE AND SIGNIFICANCE EVALUATION

1. The level of detail undertaken for the evaluation of the proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of the proposed District Plan provisions. The scale and significance assessment considers the environmental, economic, social and cultural effects of the provisions and in making this assessment the following are relevant, namely whether the provision;
 - i. is of regional or city wide significance and whether the provision is predetermined by a higher order document;
 - ii. is important to resolve an issue or problem particularly to protect life and property; and/or
 - iii. there are a wide range of policy options or only variations of a theme;
 - iv. the policy direction (provision) will radically change from current provisions; and/or
 - v. the policy will affect reasonable use of land; and/or
 - vi. adversely effect those most directly affected or those with particular interests including Maori (consideration needs to be given to whether there is certainty of effects based on the availability of information to assess benefits and costs); and
 - vii. will directly assist in the City's recovery.

2. The issues covered in this chapter are generally significant, both in terms of scale and timing. This is particularly so following the earthquakes, although it is also important to ensure that in providing for immediate recovery needs the long term attractiveness, vitality and sustainability of the district is not compromised. However, the critical element in the above considerations for most of the issues is the high degree to which the options are predetermined by higher order statutory documents, particularly at the strategic level of this chapter.

4. EVALUATION OF OBJECTIVES

1. Section 32(1)(a) of the RMA requires the Council to evaluate the extent to which the objectives are the most appropriate way to achieve the purpose (Section 5) of the Act.

4.1 EVALUATION OF PROPOSED OBJECTIVES

OBJECTIVE MOST APPROPRIATE WAY TO ACHIEVE THE PURPOSE OF THE RMA	
Objective	Summary of Evaluation
<p>3.6.1 Objective - Recovery and long-term future of the district</p> <p>The recovery and development of Christchurch as a dynamic and internationally competitive city with:</p> <ol style="list-style-type: none"> 1. Sufficient land to meet the community's immediate recovery and longer-term needs for housing, economic development, rural activities and community facilities 2. A range of housing options, including affordable housing and papakainga 3. Diverse opportunities for business to establish and prosper 4. Transport and other infrastructure that is coordinated and integrated with land use and supports sustainable development and economic growth 5. A distinctive identity and quality urban environment that is attractive to business, residents and visitors 6. Recognition of the ancestral and contemporary relationship between Ngai Tahu and the land 7. Revitalised communities where people enjoy a high quality of life 8. Long-term sustainable and efficient use of resources, including those that contribute to the wellbeing of Manawhenua. 	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 5.2.1 <i>Location, design and function of development</i>, 6.2.1 <i>Recovery framework</i>, 6.2.2 <i>Urban form and settlement pattern</i>, 6.2.3 <i>Sustainability</i>, 6.2.4 <i>Integration of transport infrastructure and land use</i> and 6.2.6 <i>Business land development</i>, and Chapter 4, clauses 4.3.15-4.3.17(Provision for Ngai Tahu and their relationship with resources), and NZ Coastal Policy Statement Objective 3 (Recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua). The Regional Policy Statement and the NZ Coastal Policy Statement achieve the purpose of the Act and the District Plan must give effect to these documents. • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act, taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 11, 19, 23, 24, 36, 40 and 45). • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water,

	land and air, and the values of significance to Ngāi Tahu,
<p>3.6.2 Objective - Development form and function</p> <p>An integrated pattern of development and well-functioning urban form that:</p> <ol style="list-style-type: none"> 1. Provides certainty about where development can occur 2. Consolidates development for urban activities 3. Improves people’s connectivity and accessibility to employment, transport, services and community facilities 4. Links green and open spaces to enhance indigenous biodiversity and flora and fauna corridors, and recreational and access opportunities 5. Promotes the efficient provision and use of infrastructure 6. Improves energy efficiency and provides for renewable energy and use 7. Supports the role of the central city and suburban and town centres as community focal points for housing, commercial, service, community and transport activity 8. Enhances the role of the central city as the principal community focal point for greater Christchurch and supports the major role of Key Activity Centres (as identified in the Canterbury Regional Policy Statement) as community focal points for significant areas of Christchurch and for adjoining districts 9. Recognises the landscape, recreational and environmental values of rural areas. 	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 5.2.1 <i>Location, design and function of development</i>, 6.2.1 <i>Recovery framework</i>, 6.2.2 <i>Urban form and settlement pattern</i>, 6.2.3 <i>Sustainability</i>, 6.2.4 <i>Integration of transport infrastructure and land use</i>, 6.2.5 <i>Key activity and other centres</i>, and 6.2.6 <i>Business land development</i>, 6.3.6, <i>Business land</i>, and 16.2.2 <i>Promote a diverse and secure supply of electricity</i>, and the National Policy Statement – Renewable Energy Policy. The Regional Policy Statement and the the National Policy Statement – Renewable Energy Policy achieve the purpose of the Act and the District Plan must give effect to these documents. • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act , taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 11, 19, 23, 24, 36, 40 and 45). • Consistent with the Mahaanui Iwi Management Plan, particularly in terms of the importance of providing for indigenous flora and fauna.
<p>3.6.3 Objective - MANAWHENUA</p> <p>A strong enduring relationship between the Council and Ngāi Tahu Manawhenua</p>	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objective 6.2.3 <i>Sustainability</i>, Chapter 4,

<p>in the sustainable management of natural and physical resources that recognises:</p> <ol style="list-style-type: none"> 1. The principles of the Treaty of Waitangi as the foundation for the relationship 2. The unique cultural and spiritual relationship of Ngāi Tahu with the district's natural and physical resources 3. The objectives and policies of the Mahaanui Iwi Management Plan. 	<p>clauses 4.3.15- 4.3.17(Provision for Ngāi Tahu and their relationship with resources), and NZ Coastal Policy Statement Objective 3 (Recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua). The Regional Policy Statement and NZ Coastal Policy Statement achieve the purpose of the Act and the District Plan must give effect to these documents.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act , taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 22). • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with the Council and with natural and physical resources.
<p>3.6.4 Objective - Natural and cultural environment</p> <p>A high quality natural and cultural environment where:</p> <ol style="list-style-type: none"> 1. People have access to a high quality network of public open space and recreation opportunities, including areas of natural character and natural landscape 2. The district's significant natural resources are protected or enhanced, including: <ol style="list-style-type: none"> (a) Significant natural features 	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 5.2.1 <i>Location, design and function of development</i>, 6.2.1 <i>Recovery framework</i>, 6.2.3 <i>Sustainability</i>, 7.2.1 <i>Sustainable management of fresh water</i>, 7.2.2 <i>Parallel processes for managing freshwater</i>, 7.2.3 <i>Protection of intrinsic value of waterbodies and their riparian zones</i>, 8.2.2 <i>Provision for appropriate activities in the coastal environment</i>, 8.2.4 <i>Preservation, protection and enhancement of the coastal environment</i>, 12.2.1 <i>Identification</i>

<p>and landscapes, particularly outstanding natural features and natural landscapes including the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu, the Waimakariri River, and Lake Ellesmere/Te Waihora.</p> <p>(b) The natural character of the coastal environment, wetlands, lakes and rivers, springs/puna, lagoons/hapua and their margins</p> <p>(c) Indigenous ecosystems, particularly those supporting significant indigenous vegetation, significant habitats supporting indigenous fauna, and mahinga kai and cultural values</p> <p>(d) The mauri, life-supporting capacity, health and productive capacity of ecosystems and resources, including rural soils and water/wai</p> <p>3. Special character and amenity values, including the general prominence of planting and natural features in the city, are retained and enhanced</p> <p>4. Significant historic heritage objects, structures, places, landscapes and areas are protected, including those of significant cultural heritage, and past heritage and cultural associations are recognised.</p>	<p><i>and protection of outstanding natural features and landscapes (and Policies 12.3.1 – 3 and Appendix 4), 13.2.1 Identification and protection of significant historic heritage, 13.2.2 Historic cultural and historic heritage landscapes, and NZ Coastal Policy Statement Objectives 2, 4 and 6. The Regional Policy Statement and the NZ Coastal Policy achieve the purpose of the Act and the District Plan must give effect to these documents.</i></p> <ul style="list-style-type: none"> • The specific objective of retaining or enhancing special character and amenity values gives effect to Canterbury Regional Policy Statement Objective 6.2.1 <i>Recovery framework</i> (sub-section 7) to maintain the character and amenity of settlements, and Policy 5.3.1 (4) to maintain and enhance the sense of identity and character of the region’s urban areas, particularly as the predominance of planting, the rivers and streams, and other natural features is a significant part of the identity of the city. Without such an objective the District Plan would not give effect to the Canterbury Regional Policy Statement, or give particular regard to s.7(c) & (f) of the Act. • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act, taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 11). • Is consistent with the Mahaanui Iwi
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	<p>Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and the values of significance to Ngāi Tahu,</p>
<p>3.6.5 Objective - Natural hazards</p> <p>The risk to people, property and infrastructure from natural hazards is avoided or reduced to acceptable levels.</p>	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objective 6.2.1 <i>Recovery framework</i> (sub-section 8) and NZ Coastal Policy Statement Objective 5. The Regional Policy Statement and NZ Coastal Policy Statement achieve the purpose of the Act and the District Plan must give effect to these documents. • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act, taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 42). • More specific and detailed objectives and policies on this issue are contained in the Natural Hazards chapter.
<p>3.6.6 Objective - Amenity, health and safety</p> <p>The health and safety of the district's residents is protected, and the amenity values they enjoy are maintained or enhanced, including:</p> <ol style="list-style-type: none"> 1. The protection of people and the environment from the adverse effects of contaminated land and hazardous substances. 2. New activities and development do not create significant health, 	<ul style="list-style-type: none"> • This objective is equivalent to the direction given in Canterbury Regional Policy Statement Objective 5.2.1 <i>Location, design and function of development</i>, 6.2.3 <i>Sustainability</i>, 14.2.1 <i>Maintain and improve ambient air quality</i>, 17.2.1 <i>Protection from adverse effects of contaminated land</i>, 18.2.1 <i>Avoid, remedy or mitigate adverse effects</i>, and NZ Coastal Policy Statement Objective 5. The Regional Policy Statement and the NZ Coastal Policy Statement achieve the purpose of the Act and

<p>nuisance or other adverse effects for people or the environment.</p> <p>3. Prevention of sensitive activities establishing near lawfully established activities that generate noise, odour and other adverse effects.</p>	<p>the District Plan must give effect to these documents.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative objectives would more appropriately achieve the purpose of the Act , taking into account circumstances within the district. No district issues have been identified that make any other objective more appropriate. • Is not inconsistent with the Land Use Recovery Plan. • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and the values of significance to Ngāi Tahu,
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5. EVALUATION OF PROPOSED POLICIES

1. Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives.

POLICY MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
Policy	Effectiveness and Efficiency
<p>3.6.1.1 Policy - Existing and new greenfield urban land</p> <p>Promote the utilisation and redevelopment of existing urban land and provide additional land for urban activities within planned new urban areas to meet community needs.</p> <p><i>(Achieving Objective 3.6.1)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Policy 6.3.1 <i>Development within the Greater Christchurch area</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 19 and 24).
<p>3.6.1.2 Policy – Housing Affordability</p> <p>Provide opportunities for affordable housing development through increased housing densities in new urban areas, infill opportunities in existing urban areas, and greenfield land that is sufficient to meet housing demand.</p> <p><i>(Achieving Objective 3.6.1)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Policy 6.3.7 <i>Residential location, yield and intensification</i> (sub-section 6). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to

	<p>whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate.</p> <ul style="list-style-type: none"> • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 7).
<p>3.6.1.3 Policy – Business development</p> <p>Enable business development and growth primarily within a network of commercial and industrial areas in appropriate locations.</p> <p><i>(Achieving Objective 3.6.1)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objective 6.2.5 <i>Key Activity and other centres</i>, and 6.2.6. <i>Business land development</i>, Policies 6.3.1 <i>Development within the Greater Christchurch area</i> and 6.3.6 <i>Business land</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 24).
<p>3.6.1.4 Policy - Temporary recovery activities</p> <p>1. That most activities in temporary locations and accommodation following the Christchurch earthquakes ultimately relocate into areas specifically identified for that land use, to support the longer term</p>	<ul style="list-style-type: none"> • During the recovery period there is a risk that some activities currently allowed in temporary locations will find it very difficult to find viable sites and buildings in areas specifically identified for them, due to the longer time being taken to repair and redevelop areas . Forcing such activities to relocate, when areas

<p>prosperity and sustainability of Christchurch.</p> <p>2. Monitor the establishment and operation of temporary housing, industrial, business and other activities during the recovery of Christchurch from the Canterbury earthquakes to meet the ongoing recovery demands.</p> <p>3. Recognise the critical need for some temporary recovery activities to remain beyond their authorised period in the short term because alternative locations or options are not available, while taking into account;</p> <p>(i) the effects on the surrounding community and environment; and</p> <p>(ii) the implications on the recovery of the district as a whole, including the loss of housing stock and the recovery of centres for both commercial activities and their role as community focal points.</p> <p><i>(Achieving Objective 3.6.1)</i></p>	<p>have not been repaired and redeveloped, could have consequences such as businesses being forced to close or inadequate provision for workers accommodation. This could adversely affect the recovery, economic activity and employment. This may be particularly dependant on the timing, particularly in relationship to the progress of the recovery. However, a number of temporary recovery activities are having adverse impacts in the locations they are temporarily located in, and could negatively affect the longer term recovery of Christchurch. The range of impacts for any particular activity will depend on the specific nature and scale of the activity and its location. This policy provides for the opportunity to balance these competing impacts when assessing whether particular activities should be permitted to remain in their current locations beyond what is currently authorised. The policy is considered to be the most appropriate way to achieve the objectives, in terms of both short and long term outcomes, and to take into account the changing progress of the recovery. It allows for the prospect of both resource consents to allow specific activities to remain for longer periods, and for Stage 2 of the District Plan review to include provisions for particular types of activities to be permitted within certain zones if considered appropriate at that time.</p> <ul style="list-style-type: none"> • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2 and 7)
<p>3.6.1.5 Policy - Development design and quality</p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury

<p>Development shall give effect to the principles of the NZ Urban Design Protocol 2005 and the following principles of good urban design:</p> <ol style="list-style-type: none"> 1. Tūrangawaewae of Manawhenua and sense of place and belonging: the unique and distinctive qualities of the surroundings including existing and historic social, cultural, natural and built heritage, character and identity are respected and appropriately reflected within the development. 2. Connectivity and accessibility – buildings, spaces and networks enable efficient, safe and high quality connections for people of all ages and physical abilities and for all modes of transport within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport. 3. Safety – injury and crime prevention methods are incorporated in the design of developments, networks and spaces, including the principles of Crime Prevention Through Environmental Design. 4. Choice and diversity – development provides for choice and diversity in their layout, built form, land use, housing type and density, to adapt to the changing needs and circumstances of the population. 5. Integration – development is designed to integrate all elements of a building or space into a coherently designed solution that is able to optimise the relationships between buildings, spaces, activities and networks. 6. Design quality - well designed developments and spaces that provide a high level of amenity, opportunities for social interactions, and are attractive to people and 	<p>Regional Policy Statement, particularly Policy 6.3.2 <i>Development form and urban design</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 11, 24 and 36). • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and the values of significance to Ngāi Tahu,
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<p>business, particularly in areas with higher densities of people and built development.</p> <p>7. Resilience - developments and spaces are fit for purpose but also adaptable and resilient to meet changing needs, risks and uses over time.</p> <p>8. Environmentally sustainable – development is designed to be energy and water efficient, minimise waste, manage stormwater, restore biodiversity and ecosystems, safeguard mauri and maximise passive solar gain.</p> <p><i>(Achieving Objective 3.6.1)</i></p>	
<p>3.6.2.1 Policy - Accessible development</p> <p>Locate and design development and activities, including the transport network, so as to:</p> <ul style="list-style-type: none"> • improve accessibility between activities, • shorten trip distances, • minimise energy use, • protect air quality, • reduce dependency on private motor vehicles, and • enhance opportunities for walking, cycling, and public transport • provide for the co-location of complementary and compatible activities, including working from home opportunities. <p><i>(Achieving Objective 3.6.2)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.3 <i>Sustainability</i> (sub-section 5)& 6.2.4 <i>Integration of transport infrastructure and land use</i>, Policies 6.3.2 <i>Development form and urban design</i> (sub-sections 3&6) & 6.3.4 <i>Transport effectiveness</i> (sub-section 2), Policy 14.3.2 <i>Emissions from the use of solid and liquid based fuels</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 11, 36 and 40). • Is consistent with the Mahaanui Iwi

	<p>Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and the values of significance to Ngāi Tahu,</p>
<p>3.6.2.2 Policy - Greenfield Urban Land Supply</p> <p>Provide greenfield land for urban activities at a rate and in locations that meet anticipated demand and enables the efficient and affordable provision and use of new and existing infrastructure.</p> <p><i>(Achieving Objective 3.6.2)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.1 <i>Recovery framework</i> (sub-sections 10 & 11), 6.2.2 <i>Urban form and settlement pattern</i> (sub-section 4) & 6.2.3 <i>Sustainability</i> (sub-section 5), Policy 6.3.5 <i>Integration of land use and infrastructure</i> (sub-section 2(a)). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2, 19 and 24).
<p>3.6.2.3 Policy - Urban Consolidation</p> <p>1. Provide for urban activities only:</p> <ul style="list-style-type: none"> • within the existing urban areas, and • on greenfield land on the periphery of Christchurch’s urban area identified as Priority Areas in the Canterbury Regional Policy Statement Chapter 6, Map A. <p>2. Increase the housing development opportunities in the urban area to meet the intensification targets</p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.1 <i>Recovery framework</i> (sub-section 3), 6.2.2 <i>Urban form and settlement pattern</i> & 5.2.1 <i>Location, design and function of development</i> (sub-section1), Policies 6.3.1 <i>Development within the Greater Christchurch area</i> (sub-section 3), 6.3.2. <i>Development form and urban design</i> & 6.3.7 <i>Residential location, yield and intensification</i> (sub-sections 1 & 2). The Regional Policy Statement achieves the purposes of

<p>specified in the Canterbury Regional Policy Statement, Objective 6.2.2 (1), particularly:</p> <ul style="list-style-type: none"> • in and around the Central City, Key Activity Centres, larger neighbourhood centres, nodes of core public transport routes • in parts of residential Priority Areas identified in Chapter 6 of the Canterbury Regional Policy Statement • in suitable brownfield areas. <p><i>(Achieving Objective 3.6.2)</i></p>	<p>the Act and the district plan must give effect to the Regional Policy Statement.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. The only issue identified was in relation to CRPS Policy 6.3.7(2), which indicates residential intensification on core public transport routes, not just core public transport nodes as proposed. The core public transport routes are already suffering from a lack of traffic capacity following the changes to traffic patterns following the earthquakes. Intensification at the public transport nodes, at a centre, is likely to generate less additional traffic on those routes than locations along those routes that are more remote from centres. In these circumstances it is considered to be more appropriate for intensification to occur at transport nodes during the immediate recovery. No other district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 2 and 24).
<p>3.6.2.4 Policy - Timing of urban development</p> <ol style="list-style-type: none"> 1. Co-ordinate the nature, timing and sequencing of development with the development, funding, implementation and operation of transport and other infrastructure. 2. Ensure land is not used for urban 	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Policy 6.3.5 <i>Integration of land use and infrastructure</i> (sub-section 2). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.

<p>activities until the necessary infrastructure is in place.</p> <p>3. Recognise that, during the recovery from the Canterbury earthquakes, the functioning of the publicly funded transport network may temporarily be at less than the level of service normally expected.</p> <p><i>(Achieving Objective 3.6.2)</i></p>	<ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 23 and 36, and recognises clause 4.4.1 in respect of the transport network).
<p>3.6.2.5 Policy - Education activities</p> <p>Provide for education activities in rural areas within the Greater Christchurch area of the Christchurch District in limited circumstances where no other practicable options exist within an urban area.</p> <p><i>(Achieving Objective 3.6.2)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Policy 6.3.1 <i>Development within the Greater Christchurch area</i> (sub-section 5). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan.
<p>3.6.2.6 Policy - Rural-residential</p> <p>Rural-residential development is restricted to the Banks Peninsula/Te Pātaka o Rakaihautu area of the District and is not provided for on the peri-urban/rural flat land and Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai</p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Policy 6.3.9 <i>Rural residential development</i> (sub-section 1). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy

<p>Whenua surrounding the Christchurch urban area.</p> <p><i>(Achieving Objective 3.6.2)</i></p>	<p>Statement.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan.
<p>3.6.2.7 Policy - Community focal points</p> <ol style="list-style-type: none"> 1. Maintain and enhance the function and viability of, and public investment in, the Central City and Key Activity Centres, and ensure those centres provide a high quality urban environment, as key community focal points. 2. Reinforce the role and attractiveness of the Central City as the primary community focal point for the district. <p><i>(Achieving Objective 3.6.2)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.1 <i>Recovery framework</i> (sub-section 2), 6.2.2 <i>Urban form and settlement pattern</i> (sub-section 3) & 6.2.5 <i>Key activity and other centres</i>, Policies 6.3.1 <i>Development within the Greater Christchurch area</i> (sub-section 5) & 6.3.6 <i>Business land</i> (sub-sections 3 & 4). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 11 and 24).
<p>3.6.2.8 Policy - Infrastructure</p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury

<ol style="list-style-type: none"> 1. Limit the adverse effects of activities on the efficient and effective functioning, maintenance and upgrading of infrastructure, including reverse sensitivity effects. 2. Ensure development does not limit the efficient and effective provision, operation, safety, and maintenance or upgrade of strategic infrastructure and freight hubs. 3. Avoid noise sensitive activities within 50dBA Ldn noise contour for Christchurch International Airport, unless within an existing residentially zoned urban area or a residential Priority Area identified in the Canterbury Regional Policy Statement Chapter 6, Map A. 4. Provide for and protect the efficient operation and upgrade of the Lyttelton Port of Christchurch that minimises conflict with adjoining activities. <p><i>(Achieving Objective 3.6.2)</i></p>	<p>Regional Policy Statement Objective 5.2.1 <i>Location, design and function of development</i> (sub-sections 2 f & g), 6.2.1 <i>Recovery framework</i> (sub-section 10) & 6.2.3 <i>Sustainability</i> (sub-section 5), Policies 5.3.7 <i>Strategic land transport network and arterial roads</i>, 6.3.5 <i>Integration of land use and infrastructure</i> (sub-sections 3-5). The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Actions 24, 36 and 40).
<p>3.6.3.1 Policy - Development of Māori Reserves</p> <p>Enable Māori Reserves to be developed and used for residential, commercial and community facilities in accordance with Tikanga Māori, taking into account the following matters where relevant:</p> <ul style="list-style-type: none"> • Flooding, inundation and other natural hazards • Rural amenity and outlook • Compact urban form • Range of housing options • Provision of appropriately sized local retail/commercial centres • Any outline development plan • An appropriate range of lot sizes and densities. 	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.1 <i>Recovery framework</i> (sub-section 12) & 6.2.2 <i>Urban form and settlement pattern</i> (sub-section 8), Policy 6.3.10 <i>Māori Reserves</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more

<p><i>(Achieving Objective 3.6.3)</i></p>	<p>appropriate.</p> <ul style="list-style-type: none"> • Is not inconsistent with the Land Use Recovery Plan (specifically assists in the implementation of Action 22). • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with the land and the aspirations of Ngāi Tahu,
<p>3.6.3.2 Policy - Protection of cultural heritage of significance to Ngāi Tahu</p> <p>Ensure development retains and recognises values of historic and cultural significance to Ngāi Tahu, and the relationship, culture and traditions of Ngāi Tahu.</p> <p><i>(Achieving Objective 3.6.3)</i></p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objective 6.2.3 <i>Sustainability</i> (sub-section 3) & Policy 13.3.1 <i>Recognise and provide for the protection of significant historic and cultural heritage items, places and areas</i>, 13.3.2 <i>Recognise places of cultural heritage significance to Ngāi Tahu</i>, and 13.3.3 <i>Historic cultural and historic heritage landscapes</i>. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement. • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate. • Is not inconsistent with the Land Use Recovery Plan. • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and the values of significance to Ngāi Tahu,
<p>3.6.3.3 Policy - Access to sites of significance</p>	<ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury

<p>Provide manawhenua with appropriate access to sites of significance to Ngāi Tahu.</p> <p><i>(Achieving Objective 3.6.3)</i></p>	<p>Regional Policy Statement Objective 8.2.5 <i>Provision of access</i>, Policy 8.3.5 <i>Maintenance and enhancement of public and Ngāi Tahu access</i>, and NZ Coastal Policy Statement Objective 3. The Regional Policy Statement and NZ Coastal Policy Statement achieve the purposes of the Act and the district plan must give effect to these documents.</p> <ul style="list-style-type: none"> • Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that suggest a need to consider any other alternative policy. • Is not inconsistent with the Land Use Recovery Plan. • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, land and air, and cultural traditions and other values of significance to Ngāi Tahu, including mahinga kai.
<p>3.6.4.1 Policy - Freshwater features and values</p> <ol style="list-style-type: none"> 1. Avoid land use and development adversely affecting groundwater aquifers and surface water/wai bodies, particularly the district's potable water/wai supplies. 2. Avoid disturbing significant spring head features. 3. Ensure best practicable options are adopted for the treatment and disposal of stormwater, generally including on-site retention and treatment for new urban areas, that mitigate direct stormwater flow into 	<p>In terms of sub-clause (1);</p> <ul style="list-style-type: none"> • This policy is equivalent to the direction given in Canterbury Regional Policy Statement Objectives 6.2.1 <i>Recovery framework</i> (sub-section 6), 7.2.1 <i>Sustainable management of freshwater</i>, 7.2.2 <i>Parallel processes for managing freshwater</i>, 7.2.3 <i>Protection of intrinsic value of waterbodies and their riparian zones</i>, 7.2.4 <i>Integrated management of fresh water resources</i>, Policies 7.3.1 <i>Adverse effects of activities on the natural character of fresh water</i>, <i>Natural character of braided rivers and lakes</i>, 7.3.5 <i>Water quantity and land uses</i>, 7.3.6 <i>Fresh water quality</i>, and 7.3.7

natural waterways.

4. Require esplanade reserves and strips, except where inappropriate, and development setbacks where necessary to protect natural, cultural and manawhenua values.

(Achieving Objective 3.6.4)

Water quality and land uses. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.

- Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate.
- Is not inconsistent with the Land Use Recovery Plan.
- Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water and related values of significance to Ngāi Tahu,

In terms of sub-clause (2);

- Canterbury Regional Policy Statement Policy 7.3.5 *Water quantity and land uses*, in particular, seeks to manage land use that adversely affects water flows and ecological and in-stream values. This policy also provides a mechanism to achieve the natural and cultural outcomes sought in proposed Objective 3.6.4. (2) (a) and (d) above where spring head features are “significant”. The s.32 assessment relating to Objective 3.6.4 and the provisions of the Canterbury Regional Policy Statement (noted for sub-section (1) above) provide the general justification for this policy. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.
- The qualifier that a spring head

feature is “significant” will require a s32 test for any rule or resource consent where it is proposed that any particular spring head is significant enough to justify protection. This will be determined as part of Stage 2 of the District Plan Review.

- Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate.
- Is not inconsistent with the Land Use Recovery Plan.
- Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water and the values of significance to Ngāi Tahu,

In terms of sub-clause (3);

- The first portion of this sub-clause, relating to best practicable options, is consistent with Policy 9.4.1 (b) of the Canterbury Land & Water Regional Plan. The district plan must not be inconsistent with a Regional Plan.
- Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate.
- In terms of the second portion of this sub-clause, relating to on-site retention and treatment, this is equivalent to the direction in the

Canterbury Regional Policy Statement Policies. In particular, Policies 7.3.6 *Fresh water quality* and 7.3.7 *Water quality and land uses*, and the accompanying methods and explanation seek consideration of low-impact urban designs to trap and filter rainfall run-off before it enters waterways. It is also consistent with Policy 4.16 of the Canterbury Land and Water Regional Plan which requires new reticulated stormwater systems to be subject to a land-based treatment system or wetland treatment prior to any discharge to a lake or river. The Regional Policy Statement achieves the purposes of the Act and the district plan must give effect to the Regional Policy Statement.

- Consideration was given as to whether alternative policies would more appropriately achieve the objectives, taking into account efficiency and effectiveness in the circumstances of the district. No district issues have been identified that make any other policy more appropriate.
- Is not inconsistent with the Land Use Recovery Plan.
- Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, cultural traditions and values of significance to Ngāi Tahu,

In terms of sub-clause (4);

- The portion relating to esplanade reserves reflects the presumption in the Act. In terms of the access functions of esplanade reserves, this policy is equivalent to the direction given in Canterbury Regional Policy Statement Objective 8.2.5 *Provision of access*, Policy 8.3.5 *Maintenance*

	<p><i>and enhancement of public and Ngāi Tahu access, and NZ Coastal Policy Statement Objective 3. The Regional Policy Statement and NZ Coastal Policy Statement achieve the purposes of the Act and the district plan must give effect to these documents.</i></p> <ul style="list-style-type: none"> • In terms of the other functions of esplanade reserves, including natural, cultural and manawhenua values, relevant objectives and policies in higher order documents have been identified earlier in respect of those values. • The sub-clause relating to setbacks provides a mechanism to achieve the natural and cultural outcomes sought in proposed Objective 3.6.4. where it is “necessary”. The s.32 assessment relating to Objective 3.6.4 provides the general justification for this policy. The qualifier that a setback is “necessary” provides a test to ensure that any rules in other District Plan chapters, and resource consents, consider the objectives, efficiency and effectiveness. • Is not inconsistent with the Land Use Recovery Plan. • Is consistent with the Mahaanui Iwi Management Plan in terms of the relationship of Ngāi Tahu with water, cultural traditions and the values of significance to Ngāi Tahu,
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6. SUMMARY OF CONSULTATION

1. The Table below sets out the responses from the consultation undertaken.

Table 1: Summary of Feedback from Consultation

	ISSUE	VIEWS EXPRESSED	HOW OFTEN?	COMMENT	RECOMMENDED RESPONSE
1	Transport system and Port of Lyttleton	a. Sought a fuller description of the elements of the transport system and the regional and national significance of some parts of the transport system.	Once	The view expressed has identified a gap in the explanation of the issues which should be addressed	Include recognition of strategic transport infrastructure in the issues and directions for Christchurch (at 3.4.2 and 3.5.2.5).
		b. Sought a new objective and policy providing for the efficient and effective use and development of strategic transport infrastructure.	Once	The policy framework proposed already provides for the efficient provision and use of infrastructure (Objective 3.6.2(a)(v) and places emphasis on the protection of strategic infrastructure (Policy 3.6.2.8(b)). Strategic infrastructure is already defined to include all the transport elements sought.	No change recommended
2	Stormwater and springs	Support for the efficient and sustainable use of stormwater, and the protection of significant springhead features.	Once	No change required	No change required
3	Land for development	A comment that more land was required for development.	Once	New land available for urban development through to 2028 has been set in the Canterbury Regional Policy Statement through the Land Use Recovery Plan. These documents also require provision for further development within the existing urban area. The district plan is required to give effect to the Regional Policy Statement and this is reflected in Objectives 3.6.1 and 3.6.2 and the related policies.	No change recommended
4	Restrictions on noise sensitive activities near the airport	A comment was received seeking that the restriction on noise sensitive activities within the airport noise contours would not include housing in conjunction with	Once	The view expressed has identified an inconsistency with the exemption provided in the Regional Policy Statement.	The definition of noise sensitive activities amended to reflect the exemption provided in the Regional Policy Statement.

		rural activities.			
5	Ngāi Tahu as manawhenua and values of significance	Sought stronger recognition of Ngāi Tahu as manawhenua, of their relationship with water, land and air, of the values of significance to Ngāi Tahu, including the importance of natural features and enhancing linked open and green spaces.	Once	Appropriate recognition needs to be given to these issues.	In consultation with Ngāi Tahu representatives, a number of changes are included, most notably Objective 3.6.1 (6) and (8), Objective 3.6.2 (4), Objective 3.6.3, and Objective 3.6.4 and related policies.
6	Development of Maori owned land generally	Raised the prospect of Maori land, in addition to Maori Reserves, being able to be developed.	Once	It is appropriate to raise the issue of development of Maori land generally. However the development of specific policy directions on this is better considered during the second stage of the district plan review, particularly in the development of the Tangata Whenua and Papakainga Areas Chapter.	The issue of Maori land, in addition to Maori Reserves, being able to be developed added to the issues at 3.4.1.1 and 3.5.2.3.
7	Certainty where development may be located, simplify provisions and reduce resource consents	Support of the Strategic Directions chapter to the extent that it seeks to 'provide certainty about where development may be located', 'simplify provisions' and 'reduce the need for resource consents' (refer clauses: 3.2.4, 3.4.1, 3.5.2.4, 3.6.2). These aspirations are of particular importance and should underpin the assessment of any new Plan provisions.	Twice	No change required in this chapter	No change required in this chapter
8	Issues relating to commerce and industry, quality of the urban environment, a well defined urban environment,	Generally supports the issues and opportunities identified in 3.4.1.2 regarding commerce and industry and 3.4.3 concerning the quality of the	Once	No change required	No change recommended

	and the community focal points objective	urban environment; strategic direction 3.5.2.1 concerning a well defined urban environment; and objective 3.6.2.7 concerning community focal points.			
9	Higher density housing around centres	Sought that higher density housing only be around Key Activity Centres, in addition to the central city.	Once	The chapter currently also provides for higher density housing around some larger neighbourhood centres that are not Key Activity Centres. This is consistent with the Regional Policy Statement Policy 6.3.7(2).	No change recommended
10	Restrictions on suburban centres to support the central city	Seeks clear statements that development in suburban centres will not be restricted to achieve the objective of the central city being the principal community focal point for Christchurch, to reflect a comment contained in the Christchurch Central Recovery Plan.	Once	Such a statement is not considered to be appropriate given the importance placed on ensuring the central city is the principle community focal point in the more recent Land Use Recovery Plan and Chapter 6 of the Regional Policy Statement, and in the current circumstances, particularly in respect of the recovery of the central city.	No change recommended
11	Sustainable homes and neighbourhoods and housing affordability	Support for sustainable homes and neighbourhoods, including energy and water efficiency, solar gain, accessibility, and medium density development in the central city. Also sought recognition of full housing costs, including transport costs of living on the edge of the city.	Once	Ongoing household costs are a relevant consideration of housing affordability and should be recognised as part of that issue. The policy direction in the chapter already supports this issue by providing for increased housing around larger centres.	Proposed addition to Clause 3.4.1.1 <i>Housing</i> to include this aspect of affordability.
12	Relationship and importance of the central city and Key Activity Centres	Recognise the relationship and importance of the central city and Key Activity	Once	It is appropriate to recognise the relationship between centres in Christchurch with those in adjoining districts	Objective 3.6.2(8) amended to reflect this.

	between the adjoining districts.	Centres between the adjoining districts.			
13	Supporting business	Clarify the high level approach to support business development and growth.	Once	A specific policy is appropriate	A new policy (3.6.1.3) added to cover this
14	Housing affordability	Clarify how housing affordability was to be addressed.	Once	A specific policy is appropriate	A new policy 3.6.1.2 added to cover this
15	Temporary recovery activities	Clarify how temporary recovery activities were to be provided for and what ultimately was intended to happen to them.	Once	Further policy clarification is appropriate	New sub-clauses added to Policy 3.6.1.4 (Temporary recovery activities) indicating the ultimate intention that most will relocate to appropriate areas, but recognising that some may need to remain beyond their currently authorised period (sub-clauses (1) & (3)). There may be a need for specific provision to be included for some temporary recovery activities in specific chapters, such as Residential, as part of Stage 2 of the review.
16	Design outcomes for Christchurch	Greater clarity of the specific design outcomes sought for Christchurch was sought for Policy 3.6.1.5 (Development design and quality) and also recognition that areas are likely to change.	Once	The design outcomes being sought are better contained within the specific chapters, e.g. Residential and Industrial. Recognition that changes are anticipated is already reflected in objectives and policies, both in this chapter and other specific chapters, e.g. provision for increased residential densities around Key Activity Centres.	No change recommended
17		More Christchurch specific objectives and policies were sought.	Once	This overlaps in part with the previous point and the response that this is more appropriately dealt with in the specific chapters, for area specific objectives and policies.	Further detail added to Objective 3.6.4 to recognise the outstanding landscape and

				At the higher strategic level that this chapter addresses, many of the Christchurch specific outcomes are directed by higher order documents, which are already reflected in the proposed objectives and policies. For example, Chapter 6 of the CRPS, which is very focused on Christchurch (along with portions of the adjoining Selwyn and Waimakariri Districts). However, it would be appropriate for further detail to be added to Objective 3.6.4 to recognise the outstanding landscape and natural values of the Port Hills and Banks Peninsula, the Waimakariri River, and Lake Ellesmere, which are recognised as regionally significant in the CRPS. More may need to be added to this objective, and other objectives and policies, as a result of the assessments undertaken as part of Stage 2 of the review.	natural values of the Port Hills and Banks Peninsula, the Waimakariri River, and Lake Ellesmere.
18	Safety, efficiency and cost effective building	That recovery outcomes of improved safety, energy efficiency and cost-effective building are not reflected in Policy 3.6.1.3.	Once	Sub-clauses (3) and (8) already mention the first two, as do other objectives and policies. The new affordability policy (3.6.1.2) covers the last issue.	No change recommended
19	Heritage associations where heritage items no longer exist	Sought recognition of heritage association of places where heritage items no longer exist.	Once	This is a relevant issue that should be recognised	An amendment to Objective 3.6.4 (4) to provide for this.
20	Reduced consenting and notification	Sought an objective to reduce consenting and notification requirements.	Once	This is not regarded as being appropriate as a plan objective as it is not a land-use outcome. Rather, it relates more to the processes used to achieve the outcomes and this has been recognised in the "Introduction" chapter of the District Plan.	No change recommended

APPENDIX 1: LINKAGES BETWEEN PROVISIONS

Issue	Directions	Objectives	Policies
3.4.1 Providing for the different needs of the community	3.5.2.1 Development is focused on well-defined urban areas	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land 3.6.1.2 Housing affordability 3.6.1.3 Business development 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.2 Greenfield urban land supply 3.6.2.3 Urban consolidation 3.6.2.4 Timing of urban development 3.6.2.7 Community focal points
3.4.1.1 Housing	3.5.2.3 The district has a range and choice of housing	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land 3.6.1.2 Housing affordability 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.3 Urban consolidation
		3.6.3 Manawhenua	3.6.3.1 Development of Māori Reserves
3.4.1.2 Commerce and industry	3.5.2.2 Christchurch has a strong central city 3.5.2.4 The district is a good place to do business	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land 3.6.1.3 Business development 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.7 Community focal points 3.6.2.8 Infrastructure
3.4.1.3 Rural activities	3.5.2.1 Development is focused on well-defined urban areas	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land
		3.6.2 Development form and function	3.6.2.6 Rural-residential 3.6.2.8 Infrastructure
		3.6.4 Natural and cultural environment	
3.4.1.4 Community facilities and public open space	3.5.2.6 A well-designed urban environment 3.5.3.4 People have a sense of connection to and participate in their community 3.5.3.5 People have access to recreational opportunities	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.5 Education activities 3.6.2.7 Community focal points

3.4.1.5 Ngai Tahu Manawhenua Cultural Practices	3.5.1.1 The special position of Ngai Tahu is recognised 3.5.2.6 A well-designed urban environment 3.5.3.1 A safe and reliable water/wai supply 3.5.3.3 The district's cultural heritage is valued 3.5.3.4 People have a sense of connection to and participate in their community 3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced 3.5.4.2 Water/wai quality and quantity are protected and enhanced 3.5.4.3 Efficient and sustainable use of resources	3.6.3 Manawhenua	3.6.3.2 Protection of cultural heritage of significance to Ngai Tahu 3.6.3.3 Access to sites of significance
		3.6.4 Natural and cultural environment	3.6.4.1 Freshwater features and values
3.4.1.6 Infrastructure	3.5.2.4 The district is a good place to do business	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new greenfield land
		3.6.2 Development form and function	3.6.2.2 Greenfield urban land supply 3.6.2.4 Timing of urban development 3.6.2.8 Infrastructure
3.4.2 Effective functioning of the transport system	3.5.2.1 Development is focused on well-defined urban areas 3.5.2.5 The transport system meets the needs of the community	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.4 Timing of urban development 3.6.2.8 Infrastructure
3.4.3 Improving the quality of the urban environment	3.5.2.6 A well-designed urban environment	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development
3.4.4 Protecting our key resources	3.5.4.3 Efficient and sustainable use of resources	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development
3.4.4.1 Water/wai supply	3.5.3.1 A safe and reliable water/wai supply 3.5.4.2 Water/wai quality and quantity are protected and enhanced	3.6.4 Natural and cultural environment	3.6.4.1 Freshwater features and values
3.4.4.2 Established activities and strategic infrastructure	3.5.2.4 The district is a good place to do business	3.6.2 Development form and function	3.6.2.8 Infrastructure
3.4.4.3 Residential amenity	3.5.2.3 The district has a range and choice of housing 3.5.2.6 A well-designed urban environment	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
3.4.4.4 Health and safety of people and the environment	3.5.3.2 Communities are safe and resilient 3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced 3.5.4.2 Water/wai quality and quantity are protected and enhanced	3.6.6 Amenity, health and safety	
3.4.4.5 Natural and cultural	3.5.3.3 The district's cultural heritage is valued	3.6.4 Natural and cultural environment	3.6.4.1 Freshwater features and values

heritage	3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced 3.5.4.2 Water/wai quality and quantity are protected and enhanced 3.5.1.1 The special position of Ngāi Tahu is recognised	3.6.3 Manawhenua	3.6.3.2 Protection of cultural heritage of significance to Ngai Tahu 3.6.3.3 Access to sites of significance
3.4.5 Addressing the consequences of natural hazards	3.5.3.2 Communities are safe and resilient	3.6.5 Natural hazards	