

STAGE 3 - SECTION 32

CHAPTER 8

SUBDIVISION, DEVELOPMENT AND EARTHWORKS

CONTENTS

1. STRATEGIC CONTEXT	2
2. RESOURCE MANAGEMENT ISSUES	5
3. SCALE AND SIGNIFICANCE EVALUATION	9
4. EVALUATION OF OBJECTIVES	10
5. EVALUATION OF PROPOSED POLICIES, RULES AND METHODS	12
6. SUMMARY OF CONSULTATION	20
7. SUMMARY OF ISSUES RAISED IN SUBMISSIONS	23
8. SUMMARY OF ANALYSIS IN s42A STAFF REPORT	24
9. SUMMARY OF EVIDENCE PRESENTED AT HEARING OF SUBMISSIONS	25
10. COUNCIL DECISIONS	26
APPENDIX 1: LINKAGES BETWEEN PROVISIONS	29

1. STRATEGIC CONTEXT

1.1 PURPOSE AND SCOPE OF THE SUBDIVISION, DEVELOPMENT AND EARTHWORKS CHAPTER

- a. The purpose of the Subdivision, Development and Earthworks chapter is to:
 - i. provide a streamlined, focused and updated framework and process for the management and direction of Subdivision, Development and Earthworks;
 - ii. provide certainty and clarity around the rules and standards that applying to Subdivision, Development and Earthworks activities; and
 - iii. update provisions to reflect increasing community expectations around environmental quality, both for the built and natural environments.
- b. Both the Christchurch City Plan and the Banks Peninsula District Plan currently provide a large and broad suite of objectives and policies in relation to Subdivision, Development and Earthworks. In reviewing those provisions a number of changes were identified that would assist with Canterbury's recovery. In particular there is a need to:
 - i. re-focus the objectives and policies so they specifically recognise and respond to recovery issues and identify opportunities to remove unnecessary regulatory controls on residential activities (i.e. reduce consent and notification requirements);
 - ii. update the provisions (some being nearly twenty years old) to reflect the direction of relevant statutory documents, in particular the Greater Christchurch Land Use Recovery Plan (LURP) and Canterbury Regional Policy Statement (CRPS); and
 - iii. streamline the Subdivision, Development and Earthworks provisions.
- c. The chapter in Phase 1 reviews:
 - i. Phase 1 Residential Zone rules including creation of a New Neighbourhood Zone;
 - ii. Industrial and Commercial Zones;
 - iii. allotment size, infrastructure, reserves, easement, and access provisions; and
 - iv. some tree protection provisions.
- d. The chapter in Phase 2 reviews:
 - i. the rules for Living G;
 - ii. remaining Residential and other zones;
 - iii. consideration of hazards provisions for subdivision (in response to the Natural Hazards chapter being prepared in Phase 1);
 - iv. heritage, notable and heritage trees, and landscape provisions; and
 - v. earthworks provisions.

1.2 PROPOSED DISTRICT PLAN: OVERVIEW AND SYNOPSIS

- a. Subdivision, Development and Earthworks is a central chapter in Phase 1 of the District Plan Review (DPR), as its fundamental principles have overlaps with all other chapters.
- b. Subdivision creates tenure and establishes the 'bones' around which the pattern of development is created. It ensures the anticipated land uses have access to the necessary services, the road network, and that the land is suitable for development.
- c. The controls in the Subdivision, Development and Earthworks chapter have wide-ranging implications:
 - i. The subdivision process indirectly affects the environmental, economic, social, and cultural conditions across the district.
 - ii. Patterns of subdivision have long lasting cumulative effects.
 - iii. Decisions on subdivision consents affect other Council decisions relating to infrastructure expenditure, open space acquisition and transport planning.

- iv. Decisions on subdivision consents have effects on an individual's property values and potential use of the land.
 - v. Subdivision can have either temporary or permanent effects on natural, cultural and historic heritage, which the District Plan is required to recognise and provide for under s 6 of the Resource Management Act 1991 ('RMA').
- d. The Strategic Directions chapter of the proposed District Plan provides direction for the Subdivision chapter in the following objectives and supporting policies:
- i. 3.6.1 Objective – Recovery and Long-term Future of the District
 - ii. 3.6.2 Objective – Development Form and Function
 - iii. 3.6.3 Objective – Manawhenua
 - iv. 3.6.4 Objective – Natural and Cultural Environment
 - v. 3.6.5 Objective – Natural Hazards
 - vi. 3.6.6 Objective – Amenity, Health and Safety
- e. Both the operative Christchurch City Plan and Banks Peninsula District Plan contain subdivision rules relating to minimum lot size requirements, servicing and road network or property access requirements, and zone-specific requirements.
- f. The strategic planning documents in Section 2 of this report highlight the need to update current subdivision provisions to better provide for the protection of significant natural, cultural and historic heritage, subdivision design and amenity and servicing and road network infrastructure.
- g. The proposed Subdivision, Development and Earthworks chapter contains three objectives and associated policies relating to Natural and Built Environments, Design and Amenity, and Infrastructure and Transport. Rules are divided into general rules applying across all zones, rules applying to subdivision in Industrial and Commercial Zones, and rules applying in New Neighbourhood Zones. There are assessment matters applying to specific topic areas, and the Residential zones.
- h. A new policy has been added to address robustness of infrastructure in response to damage caused by the Canterbury Earthquakes 2010–2011. Updates to the stormwater and property access provisions are also proposed.
- i. **Appendix 2** sets out the linkages between all provisions in the Subdivisions chapter.
- j. In the operative plans, subdivisions are generally Controlled Activities. In line with a proposed shift away from use of Controlled Activity status across the chapters in the proposed District Plan, it is intended to change the activity status of subdivision consents to Restricted Discretionary. As against this, however, the DPR has sought to limit the use of non-complying activity status where a proposed subdivision would not meet one or more standards.

1.3 RESEARCH

- a. The Council has received technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback, to assist with setting the District Plan framework for the proposed Subdivision, Development and Earthworks chapter provisions. This advice includes the following:

Title	Author	Description of Report
Assessment of urban design outcomes for subdivision and development	Janet Reeves (Context Urban Design)	Section 32 analysis of draft urban design provisions for subdivision chapter.
Memo – Stormwater Servicing of Living 1D	Brian Norton (Christchurch City Council)	Discussion of necessity of existing Living 1D Zone.
New Neighbourhood Comprehensive and ‘Traditional’ Subdivision Process	Josie Schroder (Christchurch City Council)	Comparative description of the two New Neighbourhood processes provided for and an outline of information requirements.

- b. In addition to the above reports and advice, Council technical staff have provided informal feedback throughout development of the chapter. The chapter also relies heavily on analysis and reports attached to the Residential, Industrial, Commercial, Transport and Hazards chapters. The Council has compiled, reviewed and developed a collection of material on Subdivision, Development and Earthworks chapter issues (refer to Bibliography).

1.4 CONSULTATION

- a. During the pre-notification stage of drafting the Subdivision, Development and Earthworks chapter, a number of consultation meetings were held.
- b. Few comments were received at the stakeholder sessions relevant to the Subdivision, Development and Earthworks Chapter. These are summarised in Appendix 3.
- c. Mahaanui Kurataiao Limited and Te Rununga O Ngai Tahu were provided opportunity for input and a number of changes were made to better reflect the themes in their Iwi Management Plan.
- d. The Christchurch Joint Officials Group, comprising representatives of the Canterbury Earthquake Recovery Authority, Canterbury Regional Council, Waimakariri District Council, Selwyn District Council, New Zealand Transport Agency, Ministry for the Environment, Mahaanui Kurataiao Limited, Department of Conservation, Ministry of Building Innovation and Employment, Department of Internal Affairs, Department of the Prime Minister and Cabinet, Te Puna Kokiri, Treasury, Land Information New Zealand, Ministry of Education, Housing New Zealand Corporation, Ministry of Social Development and Ministry for Culture and Heritage, were also provided the opportunity for input. The group provided the following key feedback on the Subdivision, Development and Earthworks Chapter:

- i. Consider amending policy and provisions to ensure the 30hh/ha density target set in the CRPS for infill development is met, rather than enabled.
 - ii. Consider including maximum lot size for Residential Medium Density Zone (RMD) to assist with 30hh/ha density target.
 - iii. What is the Council’s ability to depart from the infrastructure Design Standard.
 - iv. Analysis of change from controlled activity status to restricted discretionary activity Status required.
- e. The Canterbury Earthquake Recovery Authority also raised concerns regarding the effects of planning requirements on rebuilding cross lease or unit title developments, not only in terms of the operative District Plan requiring consent often as a non-complying activity, but the land-use consent requirements as well, including a requirement for written approval of adjoining landowners. This chapter already proposed to include a rule, however, further work was necessary given the degree of complexity.

2. RESOURCE MANAGEMENT ISSUES

2.1 STRATEGIC PLANNING DOCUMENTS

- a. Those strategic matters and provisions that have been specifically given effect or had regard to in this chapter are summarised in the table below. The table does not include reference to various transport plans and strategies, as this chapter has taken advice from the Transport chapter team in particular, and the relevant plans and objectives or policies therein are set out in those other chapters.
- b. Key themes to emerge from these documents are the role of subdivision in:
 - i. water management;
 - ii. the protection of natural, cultural and historic heritage;
 - iii. enabling housing choice, intensification and greenfields development;
 - iv. providing a quality built environment; and
 - v. encouraging a range of transport options.
- c. These themes are reflected in the proposed objectives and policies of the Subdivision, Development and Earthworks chapter.

Document	Relevant provisions	How the Subdivision, Development and Earthworks chapter will take into account/give effect to the relevant provisions
1. RMA, Part 2, s 5 – Purpose	a. Sustainable management of natural and physical resources	i. Promote the sustainable management of natural and physical resources through subdivision objectives, policies and rules.
2. RMA, Part 2, s 6 – Matters of National Importance	Recognise and provide for: <ul style="list-style-type: none"> a. coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins; b. outstanding natural features and landscapes; c. areas of significant indigenous vegetation and 	i. Recognise and provide for these matters through subdivision objectives, policies and rules, to ensure protection from inappropriate subdivision,

	<p>significant habitats of indigenous fauna;</p> <p>d. maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;</p> <p>e. relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; and</p> <p>f. historic heritage.</p>	
3. RMA, Part 2, s 7 – Other Matters	<p>Have particular regard to:</p> <p>a. kaitiakitanga;</p> <p>b. the ethic of stewardship;</p> <p>c. the efficient use and development of natural and physical resources;</p> <p>d. the maintenance and enhancement of amenity values;</p> <p>e. intrinsic values of ecosystems; and</p> <p>f. maintenance and enhancement of the quality of the environment.</p>	i. Have particular regard to these matters through subdivision objectives, policies and rules, to ensure protection from inappropriate subdivision, use, and development.
4. RMA, Part 3, s 11	a. Controls circumstances under which subdivision can occur, including being allowed by a rule in a District Plan (s 11(1)(a)).	i. Give effect to s 11(1)(a) through subdivision objectives, policies and rules, to ensure protection from inappropriate subdivision, use, and development.
5. RMA, Part 4, s 31	a. Requires territorial authorities to regulate to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district.	i. Give effect to s 31 through subdivision objectives, policies and rules, to ensure protection from inappropriate subdivision, use, and development.
6. Canterbury Regional Policy Statement (CPRS)	<p>a. Chapter 2 – Issues of resource management significance to Ngāi Tahu</p> <p>b. Chapter 4 – Provision for Ngāi Tahu and their relationship with resources</p> <p>c. Chapter 5 – Land use and infrastructure</p> <p>d. Chapter 6 – Recovery and rebuilding of greater Christchurch</p> <p>e. Chapter 7 – Fresh water</p> <p>f. Chapter 8 – The coastal environment</p> <p>g. Chapter 9 – Ecosystems and indigenous biodiversity</p> <p>h. Chapter 10 – Beds of rivers and lakes and their riparian zones</p> <p>i. Chapter 11 – Natural hazards</p> <p>j. Chapter 12 – Landscape</p> <p>k. Chapter 13 – Historic heritage</p> <p>l. Chapter 14 – Air quality</p> <p>m. Chapter 15 – Soils</p> <p>n. Chapter 17 – Contaminated land.</p>	i. Give effect to relevant objectives in these chapters through subdivision objectives, policies and rules.
7. New Zealand Coastal Policy Statement	a. Requires that local authorities safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its	i. Give effect to relevant objectives in these chapters through subdivision

	<p>ecosystems, its character and natural features and landscape.</p> <p>b. Requires that local authorities take account of the principles of the Treaty of Waitangi and the role of tangata whenua.</p> <p>c. Requires that local authorities maintain and enhance the public open space qualities and recreation opportunities of the coastal environment.</p> <p>d. Requires that local authorities balance social, economic, and cultural well-being and health and safety against subdivision, use, and development of the coastal environment.</p>	
<p>8. The Canterbury Earthquake Recovery Strategy;</p>	<p>a. Vision – Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, <i>mō tātou, ā, mō kā uri ā muri ake nei</i> – for us and our children after us.</p> <p>b. Revitalise greater Christchurch as the heart of a prosperous region for business, work, education, and increased investment in new activities.</p> <p>c. Strengthen community resilience, safety and well-being, and enhance quality of life for residents and visitors.</p> <p>d. Renew greater Christchurch's unique identity and its vitality expressed through sport, recreation, art, history, heritage and traditions.</p> <p>e. Develop resilient, cost-effective, accessible and integrated infrastructure, buildings, housing and transport networks.</p> <p>f. Restore the natural environment to support biodiversity and economic prosperity and to reconnect people to the rivers, wetlands and Port Hills.</p>	<p>i. The Strategy was prepared pursuant to s 15 of the Canterbury Earthquake Recovery Act 2011 (CER) and is a statutory document. The District Plan must not be inconsistent with the Recovery Strategy (see s 15 and 26(2) of the CER Act available on the Canterbury Earthquake Recovery Authority (CERA) website).</p>
<p>9. The Land Use Recovery Plan (LURP);</p>	<p>a. Actions 1, 2 and 7 – provide for housing needs in existing urban areas. Action 2 relates to provision of housing choice and intensification, reduced consenting and notification requirements, and urban design provisions.</p> <p>b. Actions 15 and 19 – relate to zoning brownfield priority areas.</p> <p>c. Actions 22 and 23 – provide for development of Māori reserves. Action 23 relates to provision of infrastructure to support development.</p> <p>d. Action 24 – includes greenfield priority areas for business.</p> <p>e. Actions 33 and 36 direct integration of land use and infrastructure.</p> <p>f. Actions 40 and 41 – support an integrated transport network.</p> <p>g. Actions 42 and 43 relate to avoiding hazards.</p>	<p>i. Give effect to the relevant LURP actions through subdivision objectives, policies and rules.</p>

	<ul style="list-style-type: none"> h. Action 45 directs establishing a planning framework, which reduces consenting and notification requirements, and address standards relating to urban design that could negatively impact upon recovery. i. Action 49 relates to sustainable design. 	
10. The Mahaanui Iwi Management Plan (IMP)	<p>Objectives:</p> <ul style="list-style-type: none"> a. 5.3 (Wai Maori) b. 5.4 (Papatuanuku) c. 5.5 (Tane Mahuta) d. 5.6 (Tangaroa) e. 5.7 (Nga Tutohu Whenua) f. Policy 5.4 (Papatuanuku) includes a number of policies specific to subdivision and also a subdivision guideline. 	<ul style="list-style-type: none"> i. Take account of the relevant objectives and policies through subdivision objectives, policies and rules.

2.2 RESOURCE MANAGEMENT ISSUE 1

INADEQUATE PROTECTION OF SIGNIFICANT NATURAL, CULTURAL AND HISTORIC HERITAGE THROUGH SUBDIVISION

The district contains many significant natural, cultural and historic heritage places. Subdivision can have either temporary or permanent effects on these places, including the positive effects of their protection. Many of these places require recognition or protection through s 6 or 7 of the RMA. Current provisions do not adequately manage these adverse effects to achieve the level of protection required by the RMA, and address the requirements contained in other more recent statutory documents.

2.3 RESOURCE MANAGEMENT ISSUE 2

INADEQUATE PROVISION FOR GOOD DESIGN AND AMENITY THROUGH SUBDIVISION

The places in which people live, work and play exist on a platform created through the subdivision process. The design of these areas is critical in ensuring these places are pleasant and practical.

The existing objectives and policies only address design and amenity in a peripheral way. These are important issues because the design and layout of the subdivided land needs to promote sustainable patterns of land use as well as enabling land use to occur in a manner which responds to the context of the site and provides a platform for a quality built environment.

The report prepared by Context Urban Design (attached) highlights the need to enhance these provisions.

2.4 RESOURCE MANAGEMENT ISSUE 3

OUTDATED PLANNING FOR SERVICING AND ROAD NETWORK INFRASTRUCTURE THROUGH SUBDIVISION

The planning of servicing and road network infrastructure for subdivisions impacts on the quality of environmental outcomes for communities and efficient functioning of areas of the city, and has flow on

environmental, social and economic effects for the wider district.

Some servicing and road network infrastructure-related subdivision provisions in the current plans no longer align with current Council management of infrastructure, particularly as a result of the amalgamation of the Christchurch City and Banks Peninsula territorial authorities. Specific examples of changes in Council management include the preparation of the Development Contributions Policy, stormwater management practices, and shifts in transport policy. The significant increase in subdivisions during the rebuild and issues of future resilience of infrastructure following the Canterbury earthquakes make improved controls and guidance important.

It is noted that the Council may, through conditions of consent, provide opportunity for infrastructure to be vested with the Council to depart from the specifications in the Infrastructure Design Standard.

3. SCALE AND SIGNIFICANCE EVALUATION

- a. The level of detail required for the evaluation of the proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of these provisions. The scale and significance assessment considers the environmental, economic, social and cultural effects of the provisions and whether the provision:
 - i. is predetermined by a higher order document; and/or
 - 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; and/or
 - iv. the policy direction (provision) will radically change from business and usual; and/or
 - v. the policy will affect reasonable use of land; and/or
 - vi. adversely affects specific stakeholder interests including Maori; and/or
 - vii. gives rise to adverse effects and whether there is certainty of effects based on the availability of information to assess benefits and costs.

3.1 OBJECTIVES

- a. The assessment of scale and significance in the s 32 report for the Strategic Directions chapter in relation to subdivision identifies a range of matters, with some being directly relevant to the Subdivision chapter. It is not intended to revisit this assessment in each chapter and the reader is referred to the assessment in the Strategic Directions chapter, however, it is important to note that the Strategic Directions chapter provides significant direction in terms of preparation of the proposed objectives in the Subdivision chapter.

3.2 POLICIES AND RULES

- a. The proposed policies and rules in the Subdivision, Development and Earthworks chapter have been drafted in three themes:
 - i. protection of significant natural, cultural and historic heritage;
 - ii. design and amenity; and
 - iii. servicing and road network infrastructure.

- b. The scope and nature of content changes represent a minor update to consolidate and enhance existing provisions rather than a significant policy shift from the operative plans. In some cases provisions already appear in one of the operative plans and so provisions are being made consistent across the district. The requirement for a context and site plan or Neighbourhood Plan represents an additional method for achieving the policy rather than a policy shift. Many of the proposed policies are achieved through rules, which are outside the Subdivision chapters in the operative plans. The key method for implementing the new policy addressing resilience (8.1.3.9 Construction and design of infrastructure) is the Infrastructure Design Standard (IDS) (updated January 2013). This reflects the existing expectations of developers. Similarly, the proposed changes to stormwater and access rules align with best practice set by the IDS, so these changes are not regarded as significant policy shifts.
- c. There are three significant policy shifts in this chapter. Firstly, the DPR as a whole has explicitly excluded the controlled activity status. The existing operative district plans made significant use of the Controlled Activity status, however, this is proposed to be replaced with Restricted Discretionary Activity status. This allows the Council to decline consent if it feels it is necessary and also avoids instances where applications for controlled activities. The Council may consider hazards in particular as reason to do so, although S106 of the RMA provides some scope as it is.
- d. The Council, however, anticipates very few applications would be declined, in line with current practice. The Council would normally include conditions on consent rather than decline to issue consent.
- e. The second issue is the inclusion of the New Neighbourhood Zone. This matter is linked closely to provisions in the Residential chapter and assessments of the proposed changes are discussed along with those provisions, not here. Briefly, however, the changes seek to build on and potentially replace the existing Living G provisions (Phase 2), to ensure that greenfields subdivisions not only achieve the density required by the LURP and the CRPS, but create a pleasant living environment and community.
- f. Thirdly, the District Plan must give effect to the residential density targets set in Chapter 6 of the CRPS. The District Plan therefore proposes to include an objective that outlines the rationale for doing so, and then a policy specifically communicating these targets and directing that they be met. It is then proposed to include rules to enable and require the targets be met (with an exemption for rebuild work, where it is considered onerous and deleterious to recovery to require such, due to financial and insurance constraints).
- g. To support the rules, the DPR includes a number of definitions. For example, the words 'subdivision' and 'allotment' are defined. The definitions are largely based on those in existing operative district plans, and while there has been some merging, clarifying and updating; none of the amendments are considered to be significant.

4. EVALUATION OF OBJECTIVES

- a. 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 (s 5) of the Act.

4.1 EVALUATION OF PROPOSED OBJECTIVES

GENERAL POLICY DIRECTION OPTIONS & RECOMMENDATIONS
<ul style="list-style-type: none"> a. Status Quo – retain existing objectives, policies, rules and assessment matters. b. Amend existing objectives, policies, rules and assessment matters and strengthen controls on subdivision. The recommendation is to amend existing objectives, policies, rules and assessment matters in order to: <ul style="list-style-type: none"> i. enhance protection of natural, cultural and historic heritage; ii. enhance design and amenity of subdivisions;

<ul style="list-style-type: none"> iii. enhance provision of servicing and road network infrastructure; iv. align Christchurch city and Banks Peninsula provisions; and v. give effect to or take account of strategic planning documents (see Section 2.1 of this document). 	
ADOPTED GENERAL POLICY DIRECTION	
<p>The above recommendation has been confirmed, insofar as the priority section of this chapter extends, through the Technical Advisory Group, Collaborative Advisory Group, legal review, and Christchurch Joint Officials Group. It is not practical to retain existing provisions. They are often not consistent across the existing district plans and are out of date.</p>	
OBJECTIVE MOST APPROPRIATE WAY TO ACHIEVE THE PURPOSE OF THE RMA	
Objective	Summary of Evaluation
<p>8.1.1 Objective - Natural and Built Environments Significant natural features, landscapes, indigenous biodiversity and ecosystems, springs, notable and heritage trees, and historic heritage are protected or enhanced through the subdivision process. Subdivision design and layout integrates natural features, landscapes, tangata whenua values and cultural landscapes, water quality and mahinga kai, indigenous biodiversity and ecosystems, and the value of existing trees and buildings.</p>	<ul style="list-style-type: none"> a. The objective is considered the most appropriate way to achieve the purpose of the RMA because it: <ul style="list-style-type: none"> i. is more comprehensive and effective than the status quo in addressing Resource Management Issue 1 – Inadequate protection of significant natural, cultural and historic heritage through subdivision. Achieves greater recognition of the importance of protection of significant built and natural features; ii. is better than status quo in giving effect to the relevant sections of the RMA – in particular: Principles in s 6(a-f), s 7(a), (aa), (b), (d), s 11 and s 31; iii. gives effect to the relevant provisions of the strategic planning documents listed in Section 2.1 of this report; and iv. aligns with the provisions of the Strategic Directions chapter of the proposed District Plan, in particular the objectives and supporting policies identified previously in this document.
<p>8.1.2 Objective - Development form and function An integrated pattern of development and urban form through subdivision and comprehensive development that:</p> <ol style="list-style-type: none"> 1. provides allotments for the anticipated or existing land uses for the zone; 2. consolidates development for urban activities; 3. improves people’s connectivity and accessibility to employment, transport, services and community facilities; 4. promotes the efficient provision and use of infrastructure; 5. improves energy efficiency and provides for renewable energy and use; and 6. enables the recovery of the district in identified greenfields and intensification areas. 	<ul style="list-style-type: none"> a. The objective is considered the most appropriate way to achieve the purpose of the RMA because it: <ul style="list-style-type: none"> i. is more comprehensive and effective than the status quo in addressing Resource Management Issue 2 – Inadequate protection of character and amenity through subdivision. Achieves greater recognition of the importance of good subdivision design in achieving quality built environment outcomes; ii. is better than the status quo in giving effect to the relevant sections of the RMA – in particular: Principles in s 6(e), s 7(b), (c), (f), s 11 and s 31; iii. gives effect to the relevant provisions of the strategic planning documents listed in Section 2.1 of this report, including in relation to the residential density targets set in the CRPS; and iv. aligns with the provisions of the Strategic Directions chapter of the proposed District Plan, in particular the objectives and supporting policies identified previously in this document.
<p>8.1.3 Objective - Infrastructure and transport</p> <ol style="list-style-type: none"> 1. A legible, well connected, highly walkable, and comprehensive movement network for 	<ul style="list-style-type: none"> a. The objective is considered the most appropriate way to achieve the purpose of the RMA because it: <ul style="list-style-type: none"> i. is more comprehensive and effective than the status

<p>all transport modes.</p> <p>2. Land is serviced in a comprehensive and integrated manner, with land set aside for services in a manner which enables it to also be used for other activities, such as pedestrian or cycle ways.</p>	<ul style="list-style-type: none"> ii. is better than the status quo in giving effect to the relevant sections of the RMA – in particular: Principles in s 6(e), s 7(b), (c), (f), s 11 and s 31; iii. gives effect to the relevant provisions of the strategic planning documents listed in Section 2.1 of this report; and iv. aligns with the provisions of the Strategic Directions chapter of the proposed District Plan, in particular the objectives and supporting policies identified previously in this document.
--	--

5. EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

- a. Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonable practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.
- b. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

5.1 POLICY AND RULES RELATING TO PROTECTION OF NATURAL, CULTURAL AND HISTORIC HERITAGE THROUGH SUBDIVISION

PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
<p>Relevant objective: 8.1.1 Objective : Natural and built environments</p>	
Provision(s) most appropriate	Effectiveness and efficiency
<p>Option 2</p> <p>8.1.1.1 Policy - Natural features and landscapes Subdivision and associated works shall achieve the long-term protection and enhancement of:</p> <ul style="list-style-type: none"> 1. the natural character of the coast, the coastal marine area, wetlands, lakes and rivers and their margins, and mahinga kai; 2. outstanding natural features and landscapes and main ridgelines; 3. cultural landscapes, significant indigenous vegetation, indigenous fauna and their habitat. <p>8.1.1.2 Policy - Protection through subdivision</p> <ul style="list-style-type: none"> 1. Encourage the permanent protection of significant features, landscapes, cultural landscapes, and indigenous biodiversity and ecosystems through subdivision processes and 	<p>1. Effectiveness Option 2 is considered more effective in achieving the objective as it will:</p> <ul style="list-style-type: none"> a. enhance protection of natural, cultural and historic heritage; b. potentially increase opportunities for economic growth through greater retention of features and associated employment opportunities in tourism and hospitality; c. result in greater environmental benefits than Option 1 and outweigh some increase in compliance and opportunity costs from the status quo; d. result in consistency across the district and across the District Plan following numerous plan changes; and e. ensure the residential density targets set in the CRPS

<p>mechanisms:</p> <ol style="list-style-type: none"> 2. In limited circumstances, to apply the concept of environmental compensation where discernible community benefit would arise from: <ol style="list-style-type: none"> a. significant natural features and landscapes, historic heritage, open space or reserves, biodiversity and habitat being made available for public use and access; or b. hazard mitigation measures. <p>8.1.1.3 Policy - Historic heritage and protected trees</p> <ol style="list-style-type: none"> 1. Subdivision process and design shall ensure the retention of notable and heritage trees to the fullest practicable extent and ensure the protection of historic heritage, including that sites created in heritage precincts or the Residential Conservation zones should reflect the local historic pattern of development. 2. Encourage a subdivision design that facilitates community appreciation of notable and heritage trees and historic heritage. <p>8.1.1.4 Policy - Access to waterways / Mana Whakahaere</p> <p>Provide for appropriate public access to and along the margins of rivers, lakes, waterways and the coastline including through esplanade reserves and strips, except where necessary to ensure public safety and the security of adjoining activities.</p> <p>Rules and associated assessment matters relating to protection of natural, cultural and historic heritage, including:</p> <ol style="list-style-type: none"> a. 8.3.3 Esplanade reserves, strips, access strips and additional land; b. 8.3.7 Preservation of vegetation, landscape and land set aside for conservation purposes; c. 8.5.1 Assessment Matters – Esplanades; d. 8.5.4 Assessment Matters – Preservation of Vegetation, Landscape and Land Set Aside for Conservation Purposes; and e. 8.5.5 Assessment Matters – All Residential Zones. 	<ol style="list-style-type: none"> 2. Efficiency <ol style="list-style-type: none"> a. Benefits <ol style="list-style-type: none"> i. Enhanced protection of natural, cultural and historic heritage. ii. Economic benefit to the district from the greater retention of natural, cultural and historic heritage, including employment opportunities in tourism and hospitality and increased investment in a more attractive district. iii. Protection of natural, cultural and historic heritage planned up front at time of subdivision rather than relying on protection via site-by-site land use consents once overall subdivision layout is in place. iv. Enhanced and more sustainable living and working environments created via subdivision through greater protection of natural, cultural and historic heritage. b. Costs <ol style="list-style-type: none"> i. Cost of compliance for landowners, including resource consent costs and processing times, noting: <ul style="list-style-type: none"> - no significant change expected when compared with status quo; and - all subdivision under the RMA either to be consented or issued a certificate of compliance before a s 223 certificate can be issued. ii. Additional restriction of development potential related to activity status change from Controlled to Restricted Discretionary, which means consents may be declined. It is noted that the Council does not anticipate declining subdivision consents in any significant number; <p>Benefits to the environment significantly outweigh costs, which are principally economic. Environmental benefits are greater than for Option 1 and will offset any increase in compliance and opportunity costs.</p>
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Option 1 (Status quo – current policies and rules)</p>	<p>Appropriateness</p> <p>Retaining the existing policies and rules would ensure some continued protection of natural, cultural and historic heritage through subdivision, but not to the same extent as the Proposed Option 2. Relevant provisions of Strategic Planning documents would not be</p>

	given effect to.
Risk of Acting or Not Acting	
The information available is considered sufficient to inform the review. It is important to enable recovery through the subdivision of land, and the updates and the amendments proposed are considered necessary to create allotments appropriate to their end use, and to create communities that are pleasant, liveable, and in line with best practice.	

5.2 POLICY AND RULES RELATING TO DESIGN AND AMENITY THROUGH SUBDIVISION

PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES	
Relevant objective: 8.1.2 Objective – Design and amenity/ Tohungatanga	
Provision(s) most appropriate	Effectiveness and efficiency
<p>Option 2</p> <p>8.1.2.1 Policy Design and amenity / Tohungatanga Subdivision;</p> <ol style="list-style-type: none"> ensures that the distinctive characteristics of the place’s context and setting are incorporated, ensures the health and wellbeing of residents and communities is promoted, provides an opportunity to recognise Ngai Tahu culture, history and identity associated with specific places, and affirm connections between manawhenua and place. <p>8.1.2.2 Policy - Allotments</p> <ol style="list-style-type: none"> Allotment layout, sizes and dimension are appropriate for the anticipated or existing land uses, and have regard to effects on character, amenity, cultural values and the environment. Provide for a variety of allotment sizes to cater for different housing types and affordability, particularly in greenfield areas or brownfields residential areas. <p>8.1.2.3 Policy - Identity Create or extend neighbourhoods that respond to their context and have a distinct identity and sense of place, by ensuring that subdivision:</p> <ol style="list-style-type: none"> incorporates and responds to existing site features such as trees, natural drainage systems, buildings and cultural elements and takes advantage of views and outlooks. incorporates public spaces that provide 	<p>1. Effectiveness Option 2 is considered more effective than Option 1 in achieving the objective as it will:</p> <ol style="list-style-type: none"> strengthen current policies to guide design and amenity of subdivisions across the district; enhance design, amenity and sustainability of future living and working environments created through subdivisions across the district; increase opportunities for economic growth and employment as enhanced subdivision design and amenity will contribute to making the district a higher quality environment in which to live, work and invest; result in greater environmental benefits in terms of sustainability and active recreation in greenfields residential zones in particular; meet the density targets set in the CRPS, without imposing on those whose houses and homes will be rebuilt as a result of earthquakes; and strongly encourage meeting of 30hh/ha in the Residential Medium Density Zone, noting that analysis of building consent data since 22 February 2011 suggests development is achieving closer to 45hh/ha in this zone (i.e. 366 building consents have been issued for 1124 residential units and the bulk of lots in this zone are between 400 and 650m²). <p>2. Efficiency</p> <ol style="list-style-type: none"> Benefits <ol style="list-style-type: none"> Stronger policies to guide design and amenity of subdivisions across the district.

<p>opportunities for formal and informal social interaction.</p> <ol style="list-style-type: none"> 3. has a pattern of development that responds to the existing urban context. 4. is designed with a focus on the use of open space, commercial centres, community facilities and the use of views, density, roads, land form and stormwater facilities as key structuring elements. 5. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngai Tahu; and 6. adopts a specific urban design and landscape strategy. <p>8.1.2.4 Policy - Sustainable design and resilience Enable resource efficiency, use of renewable energy, and community safety and development, by:</p> <ol style="list-style-type: none"> 1. ensuring that blocks and allotments are orientated and of dimensions that maximise solar gain. 2. providing a development pattern that supports walking ,cycling and public transport 3. accords with crime and injury prevention through environmental design principles. 4. using native, local or recycled/renewable resources that provide a connection to and enhance the local landscape and the identity of Ngai Tahu and the citizens of the district. 5. the avoidance of subdivision of land unless risks associated with natural hazards are avoided, remedied or mitigated if necessary. <p>8.1.2.5 Policy - Integration and connectivity</p> <ol style="list-style-type: none"> 1. Ensure well integrated places, infrastructure, movement networks and activities. 2. Provide efficient and safe high quality, barrier free, multimodal connections 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. Ensure the sensitive treatment of interfaces between new and existing areas. <p>8.1.2.6 Policy - Public Open space Provide a public open space network which:</p> <ol style="list-style-type: none"> 1. is accessible and safe and provides for various forms of recreation including opportunity to encourage active recreation pursuits for the health and wellbeing of the community: 2. is within 400m of new residential urban allotments in greenfields and brownfields areas: 3. recognises the landscape and natural features in the wider area and links or connects to other green or open space, community facilities, commercial centres, areas of higher density 	<ol style="list-style-type: none"> ii. Enhanced design, amenity and sustainability of future living and working environments created through subdivision. iii. Economic benefit to the district as enhanced subdivision design and amenity will contribute to making the district a higher quality environment in which to live, work and invest <p>b. Costs</p> <ol style="list-style-type: none"> i. Cost of compliance for landowners, including resource consent costs and processing times (potential increase compared with the status quo). ii. No significant change expected when compared with status quo. iii. Subdivision under the RMA requires either to be consented or issued a certificate of compliance before a s 223 certificate can be issued. iv. Additional restriction of development potential related to activity status change from Controlled to Restricted Discretionary, which means consents may be declined. It is noted that the Council does not anticipate declining subdivision consents in any significant number. <p>Benefits to the environment significantly outweigh costs which are principally economic. Environmental benefits are greater than for Options 1 and will offset any increase in compliance and opportunity costs.</p>
--	---

- residential development, landforms and roads.
4. protects or enhances natural features and landscapes, ecological function and biodiversity, and their values;
 5. reinforces and upholds the Garden City landscape character of urban Christchurch City and the heritage landscapes and plantings of Banks Peninsula townships and settlements:
 6. provides access to heritage places, natural and cultural landscapes including the coastline, lakes and waterways and wetlands;
 7. strengthen the connection that Ngai Tahu and the community have with the land, including by recognising, protecting or enhancing historic heritage, cultural landscapes and mahinga kai.

Policy 8.1.2.7 Urban Density

1. Subdivision in greenfields or brownfields areas must enable development which achieves a net density of 15 households per hectare generally; and
2. Subdivision in the Residential Medium Density zone must enable development which achieves a net density of 30 households per hectare.

8.1.2.8 Additional subdivision design for residential greenfields areas

Ensure subdivision of greenfields land for residential purposes, including where subdivision is being staged, achieves a high quality comprehensively planned neighbourhood that is connected to the wider environment by ensuring that the design and layout;

1. gives effect to the overall pattern of development shown in the relevant Area Plans, Outline Development Plans, Master Plans and Layer Diagrams;
2. ensures the integration of the Green, Blue and Movement Networks within the zone and to adjoining areas;
3. avoids subdivision until risks from site contamination are removed or appropriately mitigated;
4. avoids development that impacts on sites of significance to Ngai Tahu, including wahi tapu, wahi taonga and silent files;
6. ensures that the effects of earthworks are managed to avoid adverse effects on adjoining properties.

8.1.2.9 Policy ; Recovery activities

Ensure that subdivision processes enable recovery initiatives including by facilitating subdivision of:

1. greenfield and intensification areas;
2. the issue of fee simple title where the following permitted or approved initiatives occur:
 - a. conversion of a residential unit into two residential units;
 - b. conversion of a family flat into a

<p>residential unit; or c. replacement of a residential unit with two residential units.</p> <p>Rules and associated assessment matters relating to design and amenity, including:</p> <ul style="list-style-type: none"> a. 8.3.1 Allotment size and dimension; b. 8.3.2 Property access; c. 8.3.5 Provision of land for open space and recreation; d. 8.4.1 Subdivision in Industrial Zones; e. 8.4.2-8.4.11 Subdivision in Residential Greenfields Subzones and New Neighbourhood Zones; and f. 8.3.5 Assessment Matters – All Residential Zones. 	
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Option 1 (Status quo – current policies and rules)</p>	<p>Appropriateness</p> <p>Retaining the existing policies and rules would result in poorer subdivision design and amenity outcomes than those which are facilitated by proposed Option 2. Current provisions are somewhat complex and duplication exists. Relevant provisions of strategic planning documents would not be given effect to.</p>
<p>Risk of Acting or Not Acting</p>	
<p>The information available is considered sufficient to inform this aspect of the review. The risk of not acting is that areas of the District and the District as a whole may not achieve the quality outcomes necessary to create an attractive place in which to live, work and invest.</p>	

5.3 POLICY AND RULES RELATING TO PROVISION OF SERVICING AND ROAD NETWORK AND INFRASTRUCTURE THROUGH SUBDIVISION

<p>PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES</p>	
<p>Relevant objective: 8.1.3 Objective – Infrastructure and Transport</p>	
<p>Provision(s) most appropriate</p>	<p>Effectiveness and efficiency</p>
<p>Option 2</p> <p>8.1.3.1 Policy - Transport and access</p> <ul style="list-style-type: none"> 1. Provide a legible, well-connected, highly walkable, and comprehensive movement network for all transport modes that enables people of all ages and physical abilities to access public open space facilities, public transport, suburban centres, and community facilities, and move between neighbourhoods and the wider urban area. 2. Avoid, remedy or mitigate any adverse visual 	<p>1. Effectiveness</p> <p>Option 2 is considered more effective than Option 1 in achieving the objective as it will:</p> <ul style="list-style-type: none"> a. enhance provision of servicing and road network infrastructure, which will in turn enhance future living and working environments created through subdivision. b. increase opportunities for economic growth and employment as enhanced provision of servicing and road network infrastructure will contribute to making the district a higher quality

<p>and physical effects of new roads on the natural environment.</p> <ol style="list-style-type: none"> 3. Ensure that where road or property access is created to an existing road, the existing road is of an appropriate standard. 4. Provide a movement network which enables for: <ul style="list-style-type: none"> • Safe and efficient movement of users, including vehicles, public transport, cyclists and pedestrians; • Vehicle parking; • Access to properties; • Landscaping and street trees; • Safety and visibility; • Surface water management; • Utility services; and • The appropriate construction standard, given the topography and classification of the proposed road. <p>8.1.3.2 Policy - Water supply</p> <ol style="list-style-type: none"> 1. Ensure that water supplies for the land uses anticipated following subdivision and/or land use development are of sufficient capacity and of a potable standard for human consumption. 2. Ensure the provision of any necessary additional water supply infrastructure or that upgrading of existing infrastructure, is sufficient for the scale and nature of anticipated land uses. 3. Ensure connection to public reticulated water supply systems wherever such systems are available. <p>8.1.3.3 Policy - Stormwater disposal</p> <ol style="list-style-type: none"> 1. Encourage stormwater disposal through swales, wetlands and retention basins, impervious surfaces, and natural open waterway systems including river systems and floodplains. 2. Avoid any increase in sediment and contaminant levels entering water bodies as a result of stormwater disposal. 3. Ensure stormwater is disposed in stormwater management areas so as to avoid inundation within the subdivision or on adjoining land, 4. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated run-off. 5. Ensure disposal in a manner which maintains or enhances the quality of surface and groundwater. 6. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with residential or commercial activities. 7. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health. 8. Incorporate / plant indigenous vegetation that 	<ol style="list-style-type: none"> c. result in greater environmental benefits than Option 1 that outweigh some increase in compliance and opportunity costs from the status quo. <p>2. Efficiency</p> <ol style="list-style-type: none"> a. Benefits <ol style="list-style-type: none"> i. Enhance provision of servicing and road network infrastructure, which will in turn enhance future living and working environments created through subdivision. ii. Economic benefit to the district as enhanced provision of servicing and road network infrastructure will contribute to making the district a higher quality environment in which to live, work and invest. iii. Increased focus on non-car modes of transport in road network standards will implement objectives of transport strategies and plans, provide cheaper alternative modes, increase level of community fitness, and reduce traffic congestion and pollution over time. b. Costs <ol style="list-style-type: none"> i. Cost of compliance for landowners, including resource consent costs and processing times (potential increase compared with the status quo). <ul style="list-style-type: none"> - No significant change expected when compared with status quo; and - All subdivision under the RMA required either to be consented or issued a certificate of compliance before a s 223 certificate can be issued. ii. Additional restriction of development potential related to activity status change from Controlled to Restricted Discretionary, which means consents may be declined. It is noted that the Council does not anticipate declining subdivision consents in any significant number. <p>Benefits to the environment significantly outweigh costs, which are principally economic. Environmental benefits are greater than for Options 1 and will offset any increase in compliance and opportunity costs.</p>
--	---

is appropriate to the specific site, recognising the use of particular species to absorb water.

9. To ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.

8.1.3.4 Policy - Sewage disposal

1. Ensure that anticipated development is provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and minimises adverse effects on the environment.
2. Ensure provision for sewage disposal is of sufficient capacity and that existing systems are upgraded if necessary by the subdivider and/or developer in recognition of the scale and nature of anticipated land uses.
3. Ensure that new allotments be provided with a means of connection to a reticulated sanitary system, where available.
4. Where a reticulated system is not available, on-site or stand-alone communal treatment systems will be required to be installed, subject to any discharge consents required.

8.1.3.5 Policy - Trade wastes

Provision is made for trade waste disposal upon subdivision for anticipated industrial uses.

8.1.3.6 Policy - Electricity

1. Ensure that adequate provision is made for the supply of electric power.
2. Ensure that the provision of electrical reticulation systems is appropriate to the amenities of the area and the anticipated land uses, generally requiring undergrounding in new urban areas.

8.1.3.7 Policy - Telecommunications

That upon the subdivision of land, adequate provision be made for connection to a telecommunication system and that in providing such systems, adverse visual effects are minimised.

8.1.3.8 Policy - Provision of Works and Services, Financial and Development Contributions

Require that subdividers and/or developers meet the costs of any upgrading of network infrastructure (including headworks) and provision of reserves, which are attributable to the impacts of the subdivision, and/or land use development, including where applicable:

- road and access;
- water supply;
- sanitary sewage disposal;
- stormwater disposal;
- trade waste disposal;
- provision of land for open space and/or recreation; and

<ul style="list-style-type: none"> provision for esplanade reserves and/or esplanade strips. <p>8.1.3.9 Policy - Construction and design of infrastructure Require that new network infrastructure is of a construction, design and location which will minimise potential damage from significant natural and other events.</p> <p>Rules and assessment matters relating to infrastructure and transport, including:</p> <ol style="list-style-type: none"> 8.3.4 Servicing; 8.5.3 Assessment Matters – Surface water management; and 8.3.5 Assessment Matters – All Residential Zones (especially Matters 7–14). 	
<p>Options less or not as appropriate to achieve the objectives and policies:</p>	
<p>Option 1 (Status quo – current policies and rules)</p>	<p>Appropriateness Retaining the existing policies and rules would result in poorer provision of servicing and road network infrastructure than facilitated by proposed Option 2. There would continue to be separate, varying provisions for Christchurch City and Banks Peninsula, which do not reflect current Council management practices or industry standards. Provisions would be out of date (particularly those relating to stormwater and property access), and would not address earthquake resilience. Relevant provisions of strategic planning documents would not be given effect to.</p>
<p>Risk of Acting or Not Acting</p>	
<p>The information available is considered sufficient to inform this aspect of the review. The risk of not acting is that provision of servicing and road network infrastructure is sub-standard and discourages people from living, working and investing in areas of the city and the district as a whole.</p>	

6. SUMMARY OF CONSULTATION

ATTACHMENT 1H – SUBDIVISION AND DEVELOPMENT (EXCLUDING NEW NEIGHBOURHOODS)

ISSUE	VIEWS EXPRESSED	HOW MANY TIMES APPEARED	COMMENT	RECOMMENDED RESPONSE
<p>1. Consistency within proposed District Plan</p>	<p>a. Do subdivision and residential chapters align and is there a need to embed subdivision provisions in</p>	<p>1</p>	<p>i. This has been addressed by the Residential Greenfields and New Neighbourhoods provisions being</p>	<p>Nil</p>

	zone chapters?		prepared as a package.	
2. Sewer provision	a. Has the Council considered sewer capacity in identifying future growth areas / infill areas?	1	i. This has been addressed by the Residential, Commercial and Industrial chapters as part of identifying where growth should occur. Provisions exist in the Subdivision chapter around sewer provision.	Nil
3. Cost of subdividing small lots, including reserve and development contributions.	a. Should reserves and or development be funded or subsidised by taxpayer?	1	i. The Council has adopted the Development Contributions Policy and the chapter is consistent with that policy.	Nil
4. Subdivision of development enabled by LURP.	a. Subdivision to create title should be enabled for family flats, division of a dwelling or two dwellings where one was demolished (as provided for in LURP)	1	i. The Minister has not provided for the subdivision of land where development as provided for in LURP has occurred.	Enable the subdivision of these sites through rule 8.3.1.5 (Allotments with existing or proposed buildings).
5. Stormwater	a. Is there sufficient drainage available?	1	i. Provisions allow for consideration of and provision for such.	Nil
6. New Neighbour-hood Zone	a. changes to activity status; b. too much detail required for comprehensive consent and too soon in process; c. will rules apply to developments underway (ie Living G Zone)		i. Further discussions planned around this. outcome not yet determined. ii. Will not apply to LG.	
7. Liquefaction	a. What process to investigate?		i. Provided for in Hazards chapter.	Nil

<p>8. Sustain-ability</p>	<p>a. Policy on sustainable design needs to be strengthened (specific drafting changes suggested).</p>		<p>i. This policy has been amended prior to receiving this comment and is considered to provide stronger direction as requested.</p>	<p>Nil</p>
---------------------------	--	--	--	------------

7. SUMMARY OF ISSUES RAISED IN SUBMISSIONS

8. SUMMARY OF ANALYSIS IN s 42A STAFF REPORT

9. SUMMARY OF EVIDENCE PRESENTED AT HEARING OF SUBMISSIONS

10. COUNCIL DECISIONS

11. BIBLIOGRAPHY

1. New Zealand Coastal Policy Statement
2. Canterbury Regional Policy Statement
3. Land Use Recovery Plan
4. Central City Recovery Plan
5. City Plan
6. Banks Peninsula District Plan
7. Banks Peninsula Landscape Study 2007
8. Evaluating the effectiveness and efficiency of the Banks Peninsula District Plan 2011
9. Evaluating the effectiveness and efficiency of the Christchurch City Plan 2011
10. National Policy Statement on Electricity Transmission 2008
11. National Environmental Standard for Electricity Transmission 2009
12. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
13. Mahaanui Iwi Management Plan
14. Resource Management Act 1991
15. Local Government Act 1974/2002
16. Canterbury Earthquake Recovery Strategy
17. Hamilton District Plan
18. Proposed Auckland Unitary Plan
19. Proposed Hauraki District Plan
20. Proposed Waipa District Plan
21. Criteria for the Audit of Auckland Council's Section 32 Evaluation Report (MfE)
22. Christchurch City Council Infrastructure Design Standard
23. Christchurch City Council Construction Specification Standards
24. Christchurch City Council Sustainable Energy Strategy for Christchurch 2008–2018
25. Christchurch City Council Climate Smart Strategy 2010–2015

26. New Zealand Electrical Code of Practice for Electrical Safe Distances
27. Christchurch City Council Public Open Space Strategy
28. Selwyn District Council Subdivision Design Guide 2009
29. Selwyn District Plan
30. Planning Quarterly "The 800m Circle"

APPENDIX 1: LINKAGES BETWEEN PROVISIONS

Linkages and grouping of provisions under proposed Policy Direction

Issue	Directions	Objectives	Policies	Rules	Assessment Matters
1. 3.4.1 Providing for the different needs of the community	<p>a. The special position of Ngai Tahu is recognised</p> <p>b. Development is focused on well-defined urban areas</p> <p>c. The district has a range and choice of housing</p> <p>d. 3.5.3.2 Communities are safe and resilient</p> <p>e. 3.5.3.3 The district's culture and heritage is valued</p> <p>f. 3.5.3.4 People have a sense of connection to and participate in their community</p> <p>g. 3.5.3.5 People have access to recreational opportunities</p>	<p>i. 8.1.1 Objective – Natural and built environments</p> <p>ii. 8.1.2 Objective – Development form and function</p>	<p>A. 8.1.1.3 – Policy historic heritage and protected trees</p> <p>B. 8.1.2.1 Policy - Design and amenity/Tohungatanga</p> <p>C. 8.2.2.2 Policy – Allotments</p> <p>D. 8.1.2.3 Policy – Identity</p> <p>E. 8.1.2.4 Policy – Sustainable design</p> <p>F. 8.1.2.5 Policy – Integration and connectivity</p> <p>G. 8.1.2.6 Policy – Public open space</p> <p>H. 8.1.2.7 Urban density</p> <p>I. 8.1.2.8 Additional subdivision design for residential greenfields areas</p>	<p>Rules at 8.3.1 (Allotment size and dimension)</p> <p>Rules at 8.3.6 (Easements)*</p> <p>Rules at 8.3.7 (Natural and cultural heritage)*</p> <p>Rules at 8.4.2–11 (Residential Greenfields Zone provisions and New Neighbourhood Zone provisions)</p> <p>*(Some additional provisions will be included through Phase 2)</p>	<p>8.5.4 Assessment matters – Natural and cultural heritage</p> <p>8.5.5 Assessment matters – All residential zones</p> <p>8.5.6 Assessment matters –Residential Greenfield (Highsted) Zone</p> <p>8.5.7 Assessment matters –Residential Greenfield (Highfield) Zone</p>
2. 3.4.2 Effective functioning of the transport system	<p>a. 3.5.2.5 The transport system meets the needs of the community</p>	<p>i. 8.1.3 Objective – Infrastructure and transport</p>	<p>A. 8.1.3.1 Policy – Transport and access</p>	<p>Rules at 8.3.2 (Property access)</p>	<p>Matters for discretion within the rules</p>

Issue	Directions	Objectives	Policies	Rules	Assessment Matters
3. 3.4.3 Improving the quality of the urban environment	<p>a. 3.5.2.1 Development is focused on well-defined urban areas</p> <p>b. 3.5.2.6 A well-designed urban environment</p> <p>c. 3.5.4.2 Water/wai quality and quantity are protected and enhanced</p> <p>d. 3.5.4.3 Efficient and sustainable use of resources</p>	<p>i. 8.1.2 Objective – Development form and function</p> <p>ii. 8.1.3 Objective – Infrastructure and transport</p>	<p>A. 8.1.2.1 Policy – Design and amenity/Tohungatanga</p> <p>B. 8.1.2.4 Policy – Sustainable design</p> <p>C. 8.1.2.8 Additional subdivision design for residential greenfields areas</p> <p>D. 8.1.3.2 Policy – Water supply</p> <p>E. 8.1.3.3 Policy – Stormwater disposal</p> <p>F. 8.1.3.4 Policy – Sewage disposal</p> <p>G. 8.1.3.5 Policy – Trade wastes</p> <p>H. 8.1.3.9 Policy – Construction and design of infrastructure</p>	<p>Rules at 8.3.1 (Allotment size and dimension)</p> <p>Rules at 8.3.4 (Servicing)</p> <p>Rules at 8.4.2–11 (Residential Greenfields Zone provisions and New Neighbourhood Zone provisions)</p>	<p>8.5.3 Assessment matters – Surface water management</p> <p>8.5.4 Assessment matters – Natural and cultural heritage</p> <p>8.5.5 Assessment matters – All residential zones</p> <p>8.5.6 Assessment matters – Residential Greenfield (Highsted) Zone</p> <p>8.5.7 Assessment matters – Residential Greenfield (Highfield) Zone</p> <p>Matters for discretion within the rules</p>
4. 3.4.4 Protecting our resources, values, health and well-being	<p>a. 3.5.1.1 The special position of Ngai Tahu is recognised</p> <p>b. 3.5.2.6 A well-designed urban environment</p> <p>c. 3.5.3.1 A safe and reliable water/wai supply</p> <p>d. 3.5.3.2 Communities are safe and resilient</p> <p>e. 3.5.3.3 The district's culture and heritage is valued</p> <p>f. 3.5.3.4 People have a sense of connection to and participate in their community</p> <p>g. 3.5.3.5 People have access to recreational opportunities</p> <p>h. 3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced</p> <p>i. 3.5.4.2 Water/wai quality and quantity are protected and</p>	<p>i. 8.1.1 Objective – Natural and built environments</p> <p>ii. 8.1.2 Objective – Development form and function</p> <p>ii. 8.1.3 Objective – Infrastructure and transport</p>	<p>A. 8.1.1.1 Policy – Natural features and landscapes</p> <p>B. 8.1.1.2 Policy – Protection through subdivision and transfer of development rights</p> <p>C. 8.1.1.3 Policy – Historic heritage and protected trees</p> <p>D. 8.1.1.4 Policy – Access to waterways/Mana Whakahaere</p> <p>E. 8.1.2.1 Policy – Design and amenity/Tohungatanga</p> <p>F. 8.2.2.2 Policy – Allotments</p> <p>G. 8.1.2.3 Policy – Identity</p> <p>H. 8.1.2.4 Policy – Sustainable design</p> <p>I. 8.1.2.5 Policy – Integration and connectivity</p> <p>J. 8.1.2.6 Policy – Public open space</p> <p>K. 8.1.2.7 Urban density</p> <p>L. 8.1.2.8 Additional subdivision design for residential greenfields areas</p>	<p>Rules at 8.3.1 (Allotment size and dimension)</p> <p>Rules at 8.3.4 (Servicing)</p> <p>Rules at 8.3.5 (Provision of land for open space and reserves)</p> <p>Rules at 8.3.6 (Easements)*</p> <p>Rules at 8.3.7 (Natural and cultural heritage)*</p> <p>Rules at 8.4.2 – 11 (Residential Greenfields Zone provisions and New Neighbourhood Zone provisions)</p> <p>*(Some additional provisions will be included through Phase 2)</p>	<p>8.5.3 Assessment matters – Surface water management</p> <p>8.5.5 Assessment matters – All residential zones</p> <p>8.5.6 Assessment matters – Residential Greenfield (Highsted) Zone</p> <p>8.5.7 Assessment matters – Residential Greenfield (Highfield) Zone</p> <p>Matters for discretion within the rules</p>

Issue	Directions	Objectives	Policies	Rules	Assessment Matters
	<p><i>enhanced</i></p> <p><i>j. 3.5.4.3 Efficient and sustainable use of resources</i></p>		<p><i>M. 8.1.3.2 Policy – Water supply</i></p> <p><i>N. 8.1.3.3 Policy – Stormwater disposal</i></p> <p><i>O. 8.1.3.4 Policy – Sewage disposal</i></p> <p><i>P. 8.1.3.5 Policy – Trade wastes</i></p> <p><i>Q. 8.1.3.9 Policy – Construction and design of infrastructure</i></p>		