



Chapter 8 Subdivision, Development and Earthworks (part)

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8.0 Introduction - Subdivision and Development

The principal purpose of subdivision is to provide a framework for land ownership so that development and activities can take place. It also provides for the provision of services which enable development and activities, including reserves, network infrastructure and community infrastructure.

The adverse effects of activities are generally controlled by the provisions for each zone. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, earthworks, and the formation of vehicle access, may have an impact on the amenity of an area, and the most effective means of addressing such effects may be conditions of consent.

The subdivision of land to create sites on undeveloped land creates expectations and property rights; it inevitably requires consideration of the need for reserves, network infrastructure, community infrastructure, and telecommunications. The matter of servicing is often an important aspect of the subdivision process, particularly for new, undeveloped sites, and needs careful consideration to ensure all effects and costs of infrastructure are taken into account. The subdivision of land that is already developed may also raise questions of servicing and access.

To deal with these servicing issues in part, the Council has established a Development Contributions Policy within the requirements of the Local Government Act 2002. Development contributions may be levied for any subdivisions that generate a demand for reserves, network infrastructure, or community infrastructure, excluding the pipes or lines of a network utility operator.

The process of subdividing land provides an appropriate opportunity to consider a variety of issues including natural and other hazards in terms of the suitability of subdivided land for anticipated land uses, the provision of reserves and esplanade reserves.

It also provides a unique opportunity for embracing, enhancing and communicating Ngai Tahu cultural values.



8.1 Objectives and Policies - Subdivision and Development

Clarification – the objectives and policies contained in other chapters, including zone chapters, the Transport chapter, the Natural Hazards chapter and the Hazardous Substances and Contaminated Land chapter, are relevant in addition to those below.

8.1.1 Objective - Natural and Built Environments

1. Significant natural features, landscapes, indigenous biodiversity and ecosystems, springs, notable and heritage trees, and historic heritage are protected or enhanced through the subdivision process.
2. 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.

8.1.1.1 Policy - Natural features and landscapes

- a. Ensure that subdivision and associated works shall achieve the long-term protection and enhancement of:
 - i. the natural character of the coast, the coastal marine area, wetlands, lakes and rivers and their margins, and mahinga kai;
 - ii. outstanding natural features and landscapes and main ridgeline;
 - iii. cultural landscapes, significant indigenous vegetation, indigenous fauna and their habitat.

8.1.1.2 Policy - Protection through subdivision

- a. Encourage the permanent protection of significant features, landscapes, cultural landscapes, and indigenous biodiversity and ecosystems through subdivision processes and mechanisms.
- b. In limited circumstances, apply the concept of environmental compensation where discernible community benefit would arise from:
 - i. significant natural features and landscapes, historic heritage, open space or reserves, biodiversity and habitat being made available for public use and access; or
 - ii. hazard mitigation measures.

8.1.1.3 Policy - Historic heritage and protected trees

- a. Ensure that subdivision process and design retains notable and heritage trees to the fullest practicable extent and protects historic heritage, including that sites created in heritage precincts or the Residential Conservation Zone should reflect the local historic pattern of development.



- b. Encourage a subdivision design that facilitates community appreciation of notable and heritage trees and historic heritage.

8.1.1.4 Policy - Access to waterways / Mana whakahaere

- a. Provide for appropriate public access to and along the margins of rivers, lakes, waterways and the coastline, including through esplanade reserves and strips, except in respect of Lyttelton Port of Christchurch where it is necessary to ensure public safety and the security of adjoining cargo and adjoining activities.

8.1.2 Objective - Design and amenity

- a. An integrated pattern of development and urban form through subdivision and comprehensive development that:
 - i. provides allotments for the anticipated or existing land uses for the zone;
 - ii. consolidates development for urban activities;
 - iii. improves people's connectivity and accessibility to employment, transport, services and community facilities;
 - iv. promotes the efficient provision and use of infrastructure;
 - v. improves energy efficiency and provides for renewable energy and use; and
 - vi. enables the recovery of the district in identified greenfields and intensification areas.

8.1.2.1 Policy - Recovery activities

- a. Ensure that subdivision processes enable recovery initiatives including by facilitating:
 - i. subdivision of greenfield and intensification areas;
 - ii. 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 residential unit; or
 - C replacement of a residential unit with two residential units.

8.1.2.2 Policy - Design and amenity / Tohungatanga

- a. Ensure that subdivision;
 - i. incorporates the distinctive characteristics of the place's context and setting;
 - ii. promotes the health and wellbeing of residents and communities; and
 - iii. provides an opportunity to recognise Ngai Tahu culture, history and identity associated with specific places, and affirms connections between manawhenua and place.



8.1.2.3 Policy - Allotments

- a. Ensure that allotment layout, sizes and dimensions created are appropriate for the anticipated or existing land uses, and have regard to effects on character, amenity, cultural values and the environment;
- b. Provide for a variety of allotment sizes to cater for different housing types and affordability, particularly in greenfield areas or brownfield residential areas.

8.1.2.4 Policy - Identity

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that subdivision:
 - i. incorporates and responds to existing site features such as trees, natural drainage systems, buildings and cultural elements and takes advantage of views and outlooks;
 - ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
 - iii. has a pattern of development that responds to the existing urban context;
 - iv. 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;
 - v. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngai Tahu; and
 - vi. adopts a specific urban design and landscape strategy.

8.1.2.5 Policy - Sustainable design and resilience

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
 - i. Ensuring that the blocks and lots are orientated and of dimensions that maximise solar gain;
 - ii. providing a development pattern that supports walking ,cycling and public transport;
 - iii. according with crime and injury prevention through environmental design principles;
 - iv. using indigenous, local or recycled or renewable resources that provide a connection to and enhance the local landscape and the identity of Ngai Tahu and the citizens of the district; and
 - v. the avoidance of subdivision of land unless risks associated with natural hazards are avoided, remedied or mitigated if necessary.

8.1.2.6 Policy - Integration and connectivity

- a. Ensure well integrated places, infrastructure, movement networks and activity.
- b. 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.

- c. Ensure the sensitive treatment of interfaces between new and existing areas.

8.1.2.7 Policy - Open space

- a. Subdivision will ensure that a public open space network is provided which:
 - i. 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;
 - ii. is within 400m of new residential urban allotments in greenfields and brownfields areas;
 - iii. 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 residential development, landforms and roads;
 - iv. protects or enhances natural features and landscapes, ecological function and biodiversity, and their values;
 - v. reinforces and upholds the Garden City landscape character of urban Christchurch City and the heritage landscapes and plantings of Banks Peninsula townships and settlements;
 - vi. provides access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and wetlands; and
 - vii. 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.

8.1.2.8 Policy - Urban Density

- a. Subdivision in greenfield or brownfield areas must enable development which achieves a net density of 15 households per hectare.
- b. Subdivision in the Residential Medium Density zone must enable development which achieves a net density of 30 households per hectare.

8.1.2.9 Policy - Additional subdivision design for greenfields residential areas

- a. 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:
 - i. gives effect to the overall pattern of development shown in the relevant Area Plans, Outline Development Plans, Master Plans and Layer Diagrams;
 - ii. ensures the integration of the Green, Blue and Movement Networks within the zone and to adjoining areas;
 - iii. avoids subdivision of land until risks from sites contamination are removed or appropriately mitigated;
 - iv. avoids development that impacts on site of significance to Ngai Tahu, including wahi tapu,



wahi taonga and silent files; and

- v. ensures that the effects of earthworks are managed to avoid adverse effects on adjoining properties.

8.1.3 Objective - Infrastructure and transport

- a. A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided.
- b. Land is set aside for services which can also be used for other activities, such as pedestrian or cycle ways.
- c. Land is serviced in a comprehensive, integrated and efficient manner.

8.1.3.1 Policy - Repair of infrastructure

That the subdivision of land to create additional allotments is managed to ensure development does not occur in areas where infrastructure will not be repaired or has yet to be repaired.

8.1.3.2 Policy - Transport and access

- a. 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 to move between neighbourhoods and the wider urban area.
- b. Avoid, remedy or mitigate any adverse visual and physical effects of new roads on the natural environment.
- c. Ensure that where road or property access is created to an existing road, the existing road is of an appropriate standard.
- d. Provide a movement network which enables:
 - i. safe and efficient movement of users, including vehicles, public transport, cyclists and pedestrians;
 - ii. vehicle parking;
 - iii. access to properties;
 - iv. landscaping and street trees;
 - v. safety and visibility;
 - vi. surface water management; and
 - vii. utility services.

8.1.3.3 Policy - Water supply

- a. 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.



- b. Ensure the provision of any necessary additional water supply infrastructure or the upgrading of existing infrastructure, is sufficient for the scale and nature of anticipated land uses.
- c. Ensure connection to public reticulated water supply systems wherever such systems are available.

8.1.3.4 Policy - Stormwater disposal

- a. Encourage stormwater disposal through swales, wetlands and retention basins, impervious surfaces, and natural open waterway systems including river systems and floodplains.
- b. Avoid any increase in sediment and contaminant levels entering water bodies as a result of stormwater disposal.
- c. Ensure stormwater is disposed of in stormwater management areas so as to avoid inundation within the subdivision or on adjoining land.
- d. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated runoff.
- e. Ensure stormwater disposal in a manner which maintains or enhances the quality of surface water and groundwater.
- f. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with residential or commercial activities.
- g. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health.
- h. Incorporate and plant indigenous vegetation that is appropriate to the specific site, recognising the use of particular species to absorb water.
- i. Ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.

8.1.3.5 Policy - Sewage disposal

- a. 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 that minimises adverse effects on the environment.
- b. 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.
- c. Ensure that new lots be provided with a means of connection to a reticulated sanitary sewerage system, where available.
- d. Where a reticulated sanitary sewerage system is not available, on-site or standalone communal treatment systems will be required to be installed, subject to any discharge consents required.

8.1.3.6 Policy - Trade wastes

- a. Ensure provision is made for trade waste disposal for anticipated industrial uses.



8.1.3.7 Policy - Electricity

- a. Ensure that adequate provision is made for the supply of electric power.
- b. 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.

8.1.3.8 Policy - Telecommunications

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

8.1.3.9 Policy - Provision of works and services, financial and development contributions

- a. 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:
 - i. road and access;
 - ii. water supply;
 - iii. sanitary sewage disposal;
 - iv. stormwater disposal;
 - v. trade waste disposal;
 - vi. provision of land for open space and/or recreation; and
 - vii. provision for esplanade reserves and/or esplanade strips.

8.1.3.10 Policy - Construction and design of infrastructure

- a. Require that new network infrastructure is of a construction, design and location which will minimise potential damage from significant seismic and other events.



8.2 Activity status and general matters

8.2.1 Activity status

8.2.1.1 Activity status

1. All subdivision activities are Restricted Discretionary Activities in all zones, subject to compliance with the standards set out at Rule 8.2.1.2 of this Plan.
2. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion as set out in the relevant Activity Standards detailed at Rule 8.2.1.2 of this Plan.
3. Where a subdivision activity does not comply with a development standard, subdivision will be a discretionary activity except where specified otherwise in that development standard.
4. Assessment Matters at 8.5 and other relevant assessment matters in this Plan may be referred to where relevant.

8.2.1.2 Activity standards

1. Subdivision in all zones:
The standards at 8.2.2 and 8.3.1 – 8.3.8 are applicable, where relevant.
2. Subdivision in all Industrial and Commercial Zones:
The standards at 8.2.2, 8.3.1 – 8.3.8 and 8.4.1 are applicable, where relevant.
3. Subdivision in New Neighbourhood Zones:
The standards at 8.2.2, 8.3.1 – 8.3.8 and 8.4.2 are applicable, where relevant.

8.2.2 Administration

8.2.2.1 Written approval and non-notification

1. Unless stated otherwise in this chapter:
 - a. application for resource consent under the subdivision rules as a restricted discretionary activity shall not require the written approval of other persons and shall not be publicly notified;
 - b. for any other application for resource consent under the subdivision rules, the Council may publicly notify the application or require the written approval of other persons.

8.2.2.2 Infrastructure Design Standard

Works and infrastructure to be vested in Council shall be of a standard acceptable to Council. The [Infrastructure Design Standard](#) is the Council's technical compliance manual and sets out the relevant standards.



8.2.2.3 Development and financial contributions

All applications for subdivision shall comply with the relevant requirements of the Council's Development Contributions Policy, prepared under the Local Government Act 2002. The Development Contributions Policy requires that development contributions in cash and/or land be paid to the Council for reserves, and network infrastructure for water supply, wastewater, transportation, and surface water management services. Development contributions will be required to be paid prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991. Works and services within a subdivision are not defined to be financial or development contributions and will be required to be undertaken as conditions of subdivision consent.

Where applicable, the creation of new sites by subdivision shall comply with the terms for financial contributions involving esplanade reserves in this Plan.

8.2.2.4 Staging of subdivision

A subdivision may be completed in stages, provided that each stage meets all of the conditions of approval appropriate to that stage, and that the balance of the site remaining after the completion of each stage is a site which either complies with the provisions of the Plan or with the conditions of a resource consent.

8.2.2.5 Suitability for proposed land use

1. Where section 106 of the Act applies to any part of the land to be subdivided it is the applicant's responsibility to provide all information relevant to the potential hazard and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information held on the Council's hazards register. The Council shall have regard to any appropriate mitigation measures before issuing the subdivision consent, or declining approval pursuant to section 106. Chapter 5 of this Plan provides for the management of hazards as might be relevant to consideration of an application under s106.
2. Where any part of the land contains contamination, it is the applicant's responsibility to provide all relevant information and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information held on the Council's hazard register and the Hazardous Activities and Industries List held by Environment Canterbury.
3. Every new site created shall be able to accommodate a permitted or discretionary activity in terms of the rules of the relevant zone. Sites created which contain existing buildings shall be able to accommodate those buildings in compliance with the rules of the zone, or without increasing any existing non-compliance. Where it is considered that an appropriate building platform is not available on a site, the Council may impose a consent notice as a condition of consent which precludes the erection of a building on that site.
4. All subdivisions of land that involve buildings on or near allotment boundaries shall comply with the relevant requirements of this Plan and the Building Act 2004.

8.2.2.6 Standards for specific zones



Zone-specific standards shall have precedence where there is any inconsistency with the general standards.

8.2.3 General Matters

8.2.3.1 Restricted Discretionary Activities - general matters

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.2.3.4.

Restricted discretionary standards	
RD1 Conversion of tenure	For any conversion of the type of tenure from unit title or cross lease to fee simple: any alteration to the size or dimension of the <u>allotment</u> shall not be more than 10%.
RD2 Alteration of cross leases, company leases and unit titles	Nil Note: Refer to Chapter 14 Residential
RD3 Compliance with Outline Development Plan	The <u>subdivision</u> of any land shown on an Outline Development Plan appended to this Plan shall be undertaken in accordance with that plan.

8.2.3.2 Discretionary Activities - general matters

Any subdivision activity which does not comply with the standards at Rule 8.2.3.1 RD1 - RD2 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Assessment Matters specified in 8.5 and any other relevant matter.

8.2.3.3 Non-complying Activities - general matters

Any subdivision activity which does not comply with the standards at Rule 8.2.3.1 RD3 is a non-complying activity unless specified otherwise elsewhere in this chapter.

8.2.3.4 Matters for discretion - general matters

1. General
 - a. Whether the proposed layout is practicable and provides for the existing or intended purpose or land use.
 - b. Whether the proposed layout provides for access, outdoor storage areas, outdoor service space or outdoor living space.
 - c. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.
 - d. Whether each title has legal vehicle access and access to services, including through easements where necessary.



- e. The degree to which natural topography, drainage and other features of the natural environment, or existing built features of significance, determine site boundaries where that is practicable.
 - f. Whether the proposed dimensions and orientation of the allotment will ensure the capture of solar gain appropriate to the subsequent landuse.
2. Compliance with Outline Development Plan
- a. Whether the subdivision precludes the required household density target to be met across the Outline Development Plan area.
 - b. Whether the subdivision precludes or discourages development in another part of the Outline Development Plan area.
 - c. Whether the subdivision integrates and connects appropriately to other parts of the Outline Development Plan area and any layering diagrams.
3. Alteration of cross leases, company leases and unit titles.
- a. Whether each title or leased area has vehicle access, and whether there is any decrease in formed width, parking spaces and size, or manoeuvring areas where function or safety may be compromised.
 - b. Whether each title or leased area has access to services.
 - c. Whether any title or leased area would be reduced in area or dimension in a manner which might result in issues with functionality.
 - d. Whether fire safety requirements can be met.
 - e. Relevant assessment matters in Chapter 5.



8.3 District wide rules - Subdivision and development

8.3.1 Allotment size and dimension

8.3.1.1 Restricted Discretionary Activities - allotment size and dimension

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in [8.3.1.4](#).

Restricted discretionary standards	
RD1 Minimum allotment dimensions	<ol style="list-style-type: none"> <u>Allotments</u> in the Residential Suburban Zone shall have a minimum dimension of 16m x 18m. <u>Allotments</u> in the Residential Suburban Density Transition and Residential Medium Density Zones shall have a minimum dimension of 13m x 16m.
RD2 Minimum allotment size	<ol style="list-style-type: none"> <u>Allotments</u> in any zone except the New Neighbourhood Zone shall comply with the minimum <u>net site area</u> and other requirements specified at Tables 1 and 2 to this rule. <u>Allotments</u> in the New Neighbourhoods Zone shall comply with the standards at 8.4.2. Notwithstanding the above, there shall be no minimum allotment size in any zone for allotments created for access, utilities, roads and reserve purposes.
RD3 Allotments with existing or proposed buildings	<ol style="list-style-type: none"> Notwithstanding the standards at RD1 and RD2, where an <u>allotment</u> is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that <u>allotment</u>, or alternatively, where the <u>subdivision</u> consent is issued after, or at the same time as the building consent for a proposed building: <ol style="list-style-type: none"> existing or proposed <u>building(s)</u> shall either comply with all relevant zone standards for a permitted activity (except <u>site</u> density standards), or be approved through a separate resource consent in relation to any standards that are not complied with; no <u>allotment</u> shall exceed the minimum <u>net site area</u> specified in Table 3 to this rule; Where a <u>building</u> is not yet erected, the applicant shall be bound to erect the <u>building</u> before obtaining a certificate under section 224 of the Resource Management Act 1991, and the <u>subdivision</u> consent shall have attached to it a condition to that effect.
RD4 Port Influences Overlay Area	<ol style="list-style-type: none"> The <u>subdivision</u> of land or <u>buildings</u> shall not be undertaken within the Port Influences Overlay Area of the Residential Banks Peninsula Zone or of the Residential Conservation Zone. The <u>subdivision</u> of <u>buildings</u> or land shall not be for the purpose of establishing a noise <u>sensitive activity</u> within the Port Influences Overlay Area of the Commercial Banks Peninsula, Recreation Reserves, or Industrial General Zones.
RD5 Access, utilities, roads	<ol style="list-style-type: none"> Notwithstanding the standards at RD1 - RD3, there shall be no minimum net area in any zone for the balance allotment.



and reserves	
RD6 Residential site density	For any residential <u>subdivision</u> : all <u>allotments</u> shall have a <u>net site area</u> that meets the residential <u>site</u> density standards for permitted activities in the relevant zone, or as approved through landuse consent.

Table 1. Minimum allotment size - Residential zones

Zone	Minimum net site area	Additional Standard
Residential Suburban	450m ²	
Residential Suburban Heathcote Village	2000m ²	In the area on the northern side of Heathcote village (refer to planning maps), the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.
Residential Suburban Existing Rural Hamlet	2000m ²	
Residential Suburban Redwood	750m ²	
Residential Suburban (Upper Styx and Croftons Road) Density Overlay	1500m ²	
Residential Suburban (Corner Henderson's and Sparks Roads)	1ha	
Residential Suburban Density Transition	330m ²	
Residential Medium Density	400m ² except where specified below; a. where the existing allotment is between 400m ² and 600m ² – not less than two residential units;	This rule is not required to be enforced on a site which prior to the Canterbury earthquakes of 2010 and 2011 was used for residential activity which will be, in the opinion of an IPENZ qualified Structural Engineer, required to be demolished as a result of earthquake damage.



	<p>b. where the existing allotment is between 600m² and 900m² – not less than three residential units;</p> <p>c. where the existing allotment is over 900m² – not less than one residential unit per 300m².</p>	
Residential Banks Peninsula	400m ²	
Residential Conservation (Lyttelton)	250m ²	Any application for subdivision consent shall be made in conjunction with a building consent for the same site.
Residential Conservation (Akaroa)	400m ²	Any application for subdivision consent shall be made in conjunction with a building consent for the same site.
Retirement Village Overlay	4ha	

Table 2. Minimum allotment size - Commercial and Industrial zones

Zone	Minimum net site area
Commercial Core, Commercial Fringe, Commercial Local, and Commercial Banks Peninsula Zones	250m ²
Retail Park, Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone	500m ²
Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha

Table 3. Allotments with existing or proposed buildings

Zone	Minimum net site area
Residential Suburban (except as provided for below)	400m ²
Residential Suburban Density Transition (except as provided for below).	300m ²
Comprehensive developments provided through the Enhanced Development Mechanism, Community Housing Redevelopment Mechanism	No limit

Residential units which have been converted into two residential units in compliance with or the subject of land-use consent under Chapter 14 Rule 14.2.2.1 P15 - 17	No limit
Where a family flat has been converted into a separate residential unit in compliance with or the subject of land-use consent under Chapter 14 Rule 14.2.2.1 P15 - 17 .	No limit
Where two residential units replace a single residential unit in compliance with or the subject of land-use consent under Chapter 14 Rule 14.2.2.1 P15 - 17 .	No limit
Residential Medium Density Zone: <ol style="list-style-type: none"> where the existing allotment is between 400m² and 650m² provided that not less than two residential units exist or are proposed; where the existing allotment is between 650m² and 900m² provided that not less than three residential units exist or are proposed; where the existing allotment is over 900m² provided that not less than one residential unit per 300m² exist or is proposed <p>This rule is not required to be enforced on a site which prior to the Canterbury earthquakes of 2010 and 2011 was used for residential activity which will be, in the opinion of an IPENZ qualified Structural Engineer, required to be demolished as a result of earthquake damage.</p>	No limit
Where an elderly persons housing unit is converted to a separate residential unit that may be occupied by any person(s) in compliance with Chapter 14 Rule 14.2.2.1 P5 .	No limit
Multi-unit residential complexes located in the Residential Suburban Density Transition Zone, or within the Residential Suburban Zone where the complex is owned by a social housing provider.	No limit
Industrial General, Industrial Heavy, Industrial Park, Commercial Core, Commercial Fringe, Commercial Local, Commercial Banks Peninsula, Retail Park, and Travellers Accommodation Zones	No limit

8.3.1.2 Discretionary Activities - allotment size and dimension

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.1.1 RD1 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion at 8.3.1.4 and any other relevant matter.

8.3.1.3 Non-complying Activities: Allotment size and dimension

Any subdivision activity which does not comply with one or more of the standards at RD2 – RD6 is a non-complying activity.

8.3.1.4 Matters for discretion - allotment size and dimension

- Whether the allotments (including any balance allotment) are of sufficient size and dimension to provide for the existing or proposed purpose or land use.
- The degree to which natural topography, drainage and other features of the natural environment, or existing built features of significance, determine site boundaries where that is practicable.

3. Whether the proposed dimensions and orientation of the allotment will ensure the capture of solar gain appropriate to the subsequent land use.
4. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision, land use activities, and existing noise environment.
5. Whether there are discernible community benefits available from the provision of open space or reserves where the concept of environmental compensation might be applied.
6. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.

8.3.2 Property Access

8.3.2.1 Restricted Discretionary Activities: Property Access

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.3.2.3.

Restricted discretionary standards	
RD1 Access	<ol style="list-style-type: none"> 1. All <u>sites</u> shall have <u>access</u> which is able to accommodate a driveway to a formed <u>road</u>, and such <u>access</u> shall be in accordance with Appendix 8.6.2 to this chapter and the standards set out in Chapter 7. 2. <u>Access</u> shall not be to a state highway or across a rail line. 3. In case of multiple <u>site subdivision</u> where parking is provided as a common facility, that parking area shall have access to a formed <u>road</u>.
RD2 Corner rounding and splays	<ol style="list-style-type: none"> 1. All <u>allotments</u> at the intersection of roads: <ol style="list-style-type: none"> a. in residential zones shall have the corner rounded to a radius to 5.5m; and b. in the Commercial and Industrial Zones shall have the corner of the allotment set back 3.5m along the <u>frontage</u> of each <u>road</u>. 2. The corner roundings or splays shall be vested in the Council and compensation shall be paid by the Council for the land where the rounding is not being provided as part of a new <u>road</u>. 3. Any <u>subdivision</u> within the Industrial General (Musgroves) Zone (Appendix 16.4 Industrial General Zone (Musgroves)) shall provide a 10m corner splay at the Wigram Road / Aidanfield intersection.
RD3 New roads	<ol style="list-style-type: none"> 1. All roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 8.6.3, and in Chapter 7, except where alternative standards are set out in an Outline Development Plan.
RD4 Service lanes, cycleways and pedestrian access ways	<ol style="list-style-type: none"> 1. <u>Service lanes</u>, <u>cycle ways</u> and <u>pedestrian access ways</u> shall be laid out and vested in accordance with the standards set out in Table 1 below.



RD5 Limited access roads	1. Any <u>road</u> that has been declared a limited access road shall not be used for <u>vehicle access</u> and any new <u>allotments</u> shall be provided with alternative access.
RD6 Special road and access requirements – General Industrial and Industrial Park Zones at Tait Campus	<p>1. In the Industrial Park Zone (Tait Campus) the development shall be in accordance with the provisions of the Outline Development Plan shown in Chapter 16 Appendix 16.7.9 and specific road and access requirements as follows:</p> <ul style="list-style-type: none"> a. There shall be two main vehicle access points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 Appendix 16.7.9. b. The creation of vehicle access from the <u>site</u> to Stanleys Road must include giveway markings on the Stanleys Road approach to its intersection with Harewood Road. c. Not more than three secondary access points may be provided to the Industrial Park zoned part of the <u>site</u> in the general locations indicated on the Outline Development Plan. The upgrade to the Stanleys / Harewood Road intersection shall be completed prior to use of any secondary access point commencing. For the purposes of this rule, a secondary access point is where access is restricted to entry and exit to car-parking areas. d. Footpaths shall be provided along the Industrial Park Zone frontage with Wooldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Wooldridge Road with the bus stop, when the vehicle access points are formed. e. All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title. f. In the Industrial General Zone shown in Chapter 16 Appendix 16.7.9 a footpath along the Industrial General Zone road frontage shall be provided.

Table 1. Property access

	Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Service lanes	6.0	4.0	Only where the service lane has a blind end	No	Yes	4.5
Cycleways and pedestrian access ways (public)	8.0	2.5	N/A	N/A	Yes	3.5
Pedestrian access ways	1.5	1.5	N/A	N/A	Yes	3.5



(private)

8.3.2.2 Discretionary Activities: Property Access

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.2.1 RD1 - RD6 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.2.3 and any other relevant matter.

8.3.2.3 Matters for discretion: Property Access

1. Whether the location, formation and construction standard of any road, frontage road, access, pedestrian access way, cycle way/route/lane is appropriate, safe and efficient and of sufficient standard to cater for the proposed or anticipated land uses on the allotment(s) as set out in Chapter 7 and the Council's Infrastructure Design Standards, Wastewater Design Guide, and Construction Standard Specification.
2. Any impact on waterways, ecosystems, mahinga kai, drainage patterns or the amenities of adjoining properties.
3. The need for all properties to be provided with means of vehicular access unless topography of the ground prevents such access to any part of the site (including non-contiguous areas of a site).
4. For Industrial General (Musgroves) Zone, whether the traffic management elements shown at [Chapter 16 Appendix 16.7.4](#) can be provided or a suitable replacement layout provided.
5. The account taken of pedestrian movement, provision of space for cyclists, amenity values of the street and opportunities for tree planting in the open space of the road way to enhance the character and identity of the neighbourhood.
6. Whether history, genealogy, mythology and cultural traditions of tangata whenua are reflected in any artwork or symbology.
7. Any indications on the planning maps or development plans of the road network, required through roads, pedestrian access ways, cycle ways and service lanes.
8. The need to provide roads, pedestrian access ways, and cycleways linking other areas or facilities and between existing streets, reserves and shopping centres.
9. Where any new road provides or could provide a benefit to another property, the need for the Council to enter into an agreement with the subdivider that permits the creation of point strips, to be vested as legal road when the adjoining benefiting owner pays a fair share of the cost of providing that road to the subdividing owner via the Council. The title to the point strip is to be transferred to the Council.
10. Whether the formation of the cycle network is encouraging of cycling as a mode of transport.
11. The need for all properties to be provided with means of vehicular access unless topography of the ground prevents such access.
12. The need for limited access roads to remain free of vehicle accesses and to be safe and efficient.
13. Whether the New Zealand Transport Agency is agreeable to access from a limited access road.
14. Any impact on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

15. For Industrial General and Industrial Park Zones at Tait Campus: the extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading will be agreed with the Council in accordance with the Council Development Contribution Policy, which may include a Private Developer Agreement.
16. Whether any road network provision or upgrade is required in relation to any network utility, state highway or rail line.

Note: Roads which have been declared limited access roads under Part 4 of the Government Roading Powers Act 1989 are subject to separate procedures under that Act.

8.3.3 Esplanade reserves, strips and additional land

8.3.3.1 Restricted Discretionary Activities : Esplanade reserve, strip or additional land

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in [8.3.3.8](#).

Restricted discretionary standards	
RD1 Esplanade reserve, strip or additional land – Christchurch Wards	<ol style="list-style-type: none"> 1. Within Christchurch District excluding Banks Peninsula wards, where Appendix 1 shows a requirement to make provision for esplanade purposes, then it shall be provided with a width not be less than that shown in Column A of Appendix 8.6.1, and either: <ol style="list-style-type: none"> a. an esplanade reserve shall vest in the Council; b. where Appendix 8.6.1 identifies an esplanade strip, this shall be created pursuant to section 232 of the Act; or c. where section 236 of the Act applies to the land comprised in the subdivision either (a) or (b) above as applicable shall apply.
RD2 Esplanade reserve, strip or additional land – Banks Peninsula Wards	<ol style="list-style-type: none"> 1. Where any <u>allotment</u> of less than 4 hectares is created, an esplanade reserve 20 metres in width shall be set aside from that allotment along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake. The Council reserves the discretion to waive the requirement if none of the following criteria are met: <ol style="list-style-type: none"> a. special ecological or natural values would be protected or enhanced; b. an existing or proposed esplanade reserve, <u>reserve</u> or open space would be enhanced; c. appropriate access to an existing or potential future reserve or heritage feature or significant environmental feature would be provided or enhanced; d. public recreational use of or access to the coast or river in a manner compatible with its conservation values would be provided or enhanced; e. water quality or aquatic habitat value would be enhanced; or f. the formation of an esplanade reserve would complete or promote the marginal protection of a river or lake.



RD3 Vesting ownership of land in the coastal marine area or the bed of a river	1. In accordance with section 237A of the Act, any part of the land contained in the title to which this Section applies, forming the bed of a river or within the coastal marine area, shall vest in the Council or the Crown as appropriate. The Council reserves the discretion to waive the requirement to vest the bed of a river or lake in the Council where the Council is satisfied that the natural values, public access or public recreational values relating to that river or lake will not be adversely affected by the waiver or where there are exceptional circumstances, including whether the land on either side of a river is held under one title.
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8.3.3.2 Discretionary Activities: Esplanade reserves, strips and additional land

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.3.1 RD1 – RD3 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.3.8, and any other relevant matter.

8.3.3.3 Exemptions : Reserves, strips or additional land not required

Esplanade reserves and strips shall not be required where an allotment is less than 4ha, where [Appendix 8.6.1](#) does not indicate a requirement, or:

1. on any site which abuts the coastline between the seaward extremities of Rue Brittain and Rue Jolie (Akaroa);
2. unless the reserve is adjacent to any road or any part of a road along the mean high water spring tide mark of the sea, or along the bank of a river, or the margin of a lake, is stopped, pursuant to section 345(3) of the Local Government Act 1974;
3. where public access restrictions are considered necessary to protect the stability or performance of flood control and other essential structures; or
4. where public access restrictions are considered necessary to protect public safety.

8.3.3.4 Exemptions : Minor boundary adjustments

Section 230 of the Act shall not apply where the proposed subdivision activity is for either:

1. a minor boundary adjustment to an existing cross lease or unit title due to the increase in the size of the allotment by alterations to the building outline or the addition of an accessory building or an alteration in the net site area by not more than 10% of the original net site area; or
2. a minor boundary adjustment to each fee simple title to a property involving an alteration to a boundary amounting to not more than 10% of the original allotment area.

8.3.3.5 Exemptions : Road designations and public utilities

Section 230 of the Act shall not apply where the proposed subdivision activity arises solely due to land being acquired for any road designation, or an allotment is to be created only for a public utility.



8.3.3.6 Exemptions : Additional land

Where any allotment of any size, in any zone adjoins land to which section 236 of the Act applies, then Clauses 8.3.3.3 – 8.3.3.5 shall apply where relevant, otherwise the standards at RD1 – RD3 shall have full effect.

8.3.3.7 Exemptions : Disposal of land not required for road

Where any land to which section 345 of the Local Government Act 1974 applies, then Clause 8.3.3.3 shall apply where relevant to the disposal of such land, otherwise the standards at Rule 8.3.3.1 RD1 – RD3 shall have full effect.

8.3.3.8 Matters for discretion: Esplanade reserves, strips and additional land

1. The appropriateness of esplanade provision where the subdivision is a minor boundary adjustment, for minor additions to existing cross lease or unit titles, a reallocation of accessory buildings to different units, or is necessary because garages are erected in locations shown on earlier survey plans for an existing cross lease or unit title, where an existing strip agreement is varied or where no additional sites are being created by the subdivision.
2. Whether the protection of waahi tapu, mahinga kai and other taonga requires an esplanade reserve or esplanade strip of greater or lesser width than 20 metres.
3. The width of an esplanade reserve or esplanade strip, having regard to the existing or anticipated development, water quality, habitats, ecological or natural values, topography and landscape which warrant a wider or narrower esplanade strip or esplanade reserve.
4. Whether public recreational use of or access to the coast or river, in a manner compatible with its conservation values, would be provided or enhanced.
5. Whether public safety or the security of property may be affected by provision of an esplanade reserve.
6. Whether an existing or proposed reserve or access to that reserve would be enhanced or access to a feature of public significance can be provided by an esplanade strip of greater or lesser width.
7. Whether the costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip are more than the potential public benefits of the purposes of esplanade reserves or strips.
8. Whether the formation of an esplanade reserve would complete or promote the protection of river or lake margins.
9. Whether an access strip is necessary to provide public access to the esplanade reserve, esplanade strip or other reserve or public land, and whether there is community benefit in providing such.
10. Whether an access strip may be required by Council where an esplanade reserve exists or is proposed that does not have public access.
11. The Council retains the discretion under section 230 of the Resource Management Act to waive a requirement for an esplanade reserve or esplanade strip if it is satisfied that there is:
 - a. adequate alternative public access; or



- b. adequate means of protecting water quality and conservation values; or
- c. adequate provision for public recreational use of the area of coast, river or lake in question;
or
- d. where a site is being subdivided for the sole purpose of creating a utility allotment.

8.3.4 Servicing

8.3.4.1 Restricted Discretionary Activities: Servicing

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.3.4.3.

Restricted discretionary standards	
RD1 Water supply	<ol style="list-style-type: none"> 1. All new <u>allotments</u> shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the <u>allotment</u> is for a <u>utility</u>, <u>road</u>, <u>reserve</u> or <u>access</u> purposes, by means of one of the following: <ol style="list-style-type: none"> a. the Council's urban reticulated system via a service main; or b. a Council controlled restricted flow water supply; or c. where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment. 2. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), whereby: <ol style="list-style-type: none"> a. all new allotments shall be provided with the ability to connect to the Council's urban reticulated system that provides sufficient fire fighting water supply compliant with SNZ PAS:4509:2008, except where the allotment is for a <u>utility</u>, <u>road</u>, <u>reserve</u> or <u>access</u> purposes.
RD2 Surface water management	<ol style="list-style-type: none"> 1. All <u>allotments</u> shall be provided, within their <u>net site area</u>, with a means for the effective management of collected surface water from all impervious surfaces. 2. Where an <u>allotment</u> is situated within the urban reticulated area and discharge is accepted in the Council's network, each new <u>allotment</u> shall be provided with a piped outfall connected to a Council owned reticulated system and laid at least 600mm into the net area of the <u>allotment</u>. 3. In the Industrial General Zone (Trents Road) shown in Chapter 16 Appendix 16.7.6, all stormwater discharge shall be dealt with onsite and the means of disposing of stormwater shall be by systems such as swales, retention ponds and soakage which ensure that: <ol style="list-style-type: none"> a. no discharge to surface water takes place from the Industrial General Zone (Trents Road) area (Chapter 16 Appendix 16.7.6) for all events up



	<p>to the critical duration 2% annual exceedance probability event; and</p> <p>b. where the stormwater treatment and discharge system is to be vested in Council, the following requirements are met:</p> <p>(i) treatment of the first 25mm of runoff from trafficked hardstand; and</p> <p>(ii) design conforms with the relevant Council guidelines for stormwater management systems.</p> <p>4. Creation of stormwater drainage ponding areas shall not occur within three kilometres of the edge of the Christchurch International Airport Runways.</p>
RD3 Sanitary sewage disposal	<p>1. All <u>allotments</u> shall be provided with a means of disposing of sanitary sewage within the <u>net site area</u> of the <u>allotment</u>, except where the <u>allotment</u> is for a <u>utility</u>, <u>road</u>, <u>reserve</u> or for <u>access</u> purposes.</p> <p>2. Where an <u>allotment</u> is situated within the urban reticulated area and discharge is accepted in the Council's network, each new <u>allotment</u> shall be provided with a piped outfall connected to a Council owned reticulated system and laid at least 600mm into the <u>net site area</u> of the <u>allotment</u>.</p>
RD4 Energy supply	<p>1. All <u>allotments</u> shall be provided with the ability to connect to an electrical supply system, at the boundary of its <u>net site area</u>, except where the <u>allotment</u> is for a <u>utility</u>, <u>road</u>, <u>reserve</u> or for <u>access</u> purposes.</p>
RD5 Transmission Line Corridors	<p>1. No <u>allotment</u> shall be created where a permitted <u>residential unit</u> or <u>commercial</u> / <u>industrial activity</u> could not occur outside the following transmission line corridors (other than an <u>allotment</u> to provide for a network utility):</p> <p>a. 32m from 66kV or 110kV lines</p> <p>b. 37m from any 220 kV lines.</p>
RD6 Telecommunications	<p>1. All <u>allotments</u> shall be provided with the ability to connect to the telecommunications network at the boundary of its <u>net site area</u>, or by a duct installed from the <u>boundary</u> of the <u>net site area</u> of an <u>allotment</u> to an approved telecommunications system within 50m.</p>

8.3.4.2 Discretionary Activities: Servicing

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.4.1 RD1 – RD6 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters for discretion at 8.3.4.3 and any other relevant matter.

8.3.4.3 Matters for discretion: Servicing

- Whether the requirements of the Infrastructure Design Standard and/or Construction Standard Specifications.
- Whether it may be necessary to provide or upgrade utilities to enable the site to be appropriately serviced.
- The need for any easement, consent notice or local purpose reserve.



4. Any impact of subdivision works on sites or areas of significance to tangata whenua or on waterways and the coastline.
5. Whether the proposed servicing is adequate for the development, including the appropriate treatment of contaminants.
6. The extent to which the proposal utilises the existing or proposed topography and proposed networks to convey surface water by way of gravity systems.
7. Whether provision is made for safe access for maintenance of surface water infrastructure.
8. Any adverse effect on public health.
9. The extent to which the works incorporate and/or plant appropriate indigenous vegetation, recognising the ability of particular species to absorb water.
10. The extent to which planting reflects Ngai Tahu's history and identity associated with a specific place.
11. Where the proposed system involves construction of new roads or formed rights of way or will serve other land which is not part of the subdivision, whether the network utility operator is providing sufficient capacity as initially installed and the cost of such provision. (Upgrading or cost sharing will be solely a matter for the network utility operator.)
12. Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
13. The suitability of the proposed water supply for fire fighting purposes (the Council may obtain a report from the Chief Fire Officer), including the extent of compliance with SNZ PAS:4509:2008 in respect of the health and safety of the community, including neighbouring properties.
14. The extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plan or Integrated Management Plan.
15. The contribution of proposals towards the development of an integrated naturalised surface water network of soil adsorption, sedimentation and detention basins, wet-ponds, swales and/or wetlands to treat and manage surface water and avoid (where practicable) a proliferation of smaller facilities.
16. Any adverse effects of the proposal on erosion, flooding, surface water, mahinga kai, on drainage to, or from, adjoining land, or groundwater quality.
17. Any adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas.
18. The provision for, and protection of, the flood storage and conveyance capacity of waterways.
19. Whether the proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited.
20. The extent to which the subdivision design mitigates the effects, including potential reverse sensitivity effects, on the transmission lines, for example through the location of roads and reserves under the transmission lines, or allotment layout.
21. The ability for maintenance, inspection and upgrade of the transmission lines to occur, including ensuring continued access for the same.
22. The extent to which the design and development will minimise risk or injury and/or property damage from such transmission lines.
23. The extent to which potential adverse effects of the transmission lines, including visual impacts are mitigated, for example through the location of building platforms and landscape design.
24. The extent to which the subdivision design and construction allows for earthworks, buildings and



structures to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

25. The outcomes of any consultation with the affected network utility operator.
26. The nature and location of any proposed vegetation to be planted in the vicinity of the transmission lines.
27. Where infrastructure serving the land has been damaged by earthquakes; whether repairs are necessary before the proposed development can proceed and whether repairs will be or have been undertaken.

Notes:

1. Transmission lines are shown on planning maps.
2. The Council will consult the network utility operator or line owner where an application proposes to subdivide land within the transmission corridors.

8.3.5 Provision of land for open space and recreation

8.3.5.1 Restricted Discretionary Activities: Provision of land for open space and recreation

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.3.5.3.

Restricted discretionary standards	
RD1 Provision of land for open space and recreation	<p><u>Subdivision</u> of land shall create <u>reserve(s)</u> for open space and recreation where:</p> <ol style="list-style-type: none"> 1. the land being subdivided is within an Outline Development Plan area and that plan shows that <u>reserve(s)</u> should be provided; or 2. the <u>subdivision</u> involves greenfield or brownfield land.

8.3.5.2 Discretionary Activities: Provision of land for open space and recreation

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.5.1 RD1 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.5.3 and any other relevant matter.

8.3.5.3 Matters for discretion: Provision of land for open space and recreation

1. Whether there are discernible community benefits available from the provision of open space or reserves where the concept of environmental compensation might be applied.
2. Any impact of subdivision works on sites or areas of significance to tangata whenua, or on

waterways, mahinga kai and the coastline.

3. The location and layout of any land to be provided for reserves for open space and recreation purposes, and any requirements for the formation of that land prior to it vesting in the Council, where applicable.
4. The degree to which the subdivision encourages active frontages to reserves for open space and recreation purposes.
5. The need for land to be set aside and vested in the Council as a reserve for open space and/or recreation where it will provide for one or more of the following:
 - a. a relatively flat, useful area of land for a local neighbourhood park, accessible to the user population and of a size adequate to accommodate children's play equipment, substantial tree plantings and open space;
 - b. a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
 - c. protection and enhancement of significant mature trees, significant areas of indigenous vegetation, margins of waterways or other significant natural features;
 - d. protection or enhancement of historic or cultural features of significance to the population;
 - e. a usable area of open space for planting as visual relief from a built or highly developed environment;
 - f. a flat usable area of land for district sports fields, accessible with full road frontage, and of a size adequate to accommodate at least two rugby-sized sports fields and associated user facilities and training field, tree planting, a playground and open space required for other recreation activities;
 - g. recognition of Ngai Tahu culture, history and identity associated with specific places;
 - h. smaller sized public spaces that allow for community interaction, including seating and planted areas.

8.3.6 Easements

8.3.6.1 Restricted Discretionary Activities - Easements

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.3.6.3.

Restricted discretionary standards	
RD1 Easements	<u>Subdivision</u> shall create easements where a service or <u>access</u> is required by the Council or to meet <u>network utility operator</u> requirements.

8.3.6.2 Discretionary Activities: Easements



Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.6.1 RD1 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.6.3 and any other relevant matter.

8.3.6.3 Matters for discretion: Easements

1. Easements in respect of other parties in favour of nominated allotments or adjoining certificates of title.
2. Service easements, whether in gross or for private purposes, with sufficient width to permit maintenance, repair or replacement.
3. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
4. Easements in gross in favour of the Council adjoining banks of rivers or streams not subject to an esplanade reserve or access strip.
5. The necessity for stormwater easements passing through esplanade reserves where drainage will be to the frontage river.
6. The need for easements for any of the following purposes:
 - a. private ways, whether mutual or not;
 - b. stormwater, sanitary sewer, water supply, electric power, gas reticulation or telecommunications;
 - c. party walls and floors/ceilings.

8.3.7 Heritage and Natural Environment

8.3.7.1 Restricted Discretionary Activities: Heritage and Natural Environment

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.3.7.3.

Restricted discretionary standards	
RD1 Tree protection	<ol style="list-style-type: none"> 1. Any tree on any new <u>allotment</u> which is assessed by the Council as being of significance shall be preserved and a consent notice shall be registered against the title. This consent notice shall require the continual preservation of the trees on the <u>allotment</u>. Note – this rule does not require listing of any tree as a heritage or notable tree.
RD2 Protection of vegetation and conservation values	<ol style="list-style-type: none"> 1. <u>Subdivision</u> shall not create any <u>allotment</u> where a permitted activity cannot occur outside an ecological heritage area or <u>significant indigenous vegetation</u>, unless the sole purpose of that <u>allotment</u> is to protect that ecological heritage area or <u>significant indigenous vegetation</u>. Note: This rule shall not apply where the Council's approval has been given to a resource consent application for the removal of vegetation.



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| | 2. Any land to be set aside for the preservation of conservation values shall have a consent notice registered against the title requiring the continual preservation of the values on the allotment. |
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RD3 <u>Subdivision</u> of land where springs are known or found to exist.

8.3.7.2 Discretionary Activities: Heritage and natural environment

Any subdivision activity which does not comply with one or more of the standards at Rule 8.3.7.1 RD1 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.7.3, Assessment Matters at 8.5.2, and any other relevant matter.

8.3.7.3 Matters for discretion: Heritage and natural environment

1. The contributions of the tree(s) to the Garden City landscape character of urban Christchurch and the landscapes of the district.
2. The value of retaining and protecting significant trees, vegetation and habitat.
3. The value of the tree(s), vegetation and habitat to the character and identity of the site and context.
4. The value of setting land aside for the preservation of conservation values where applicable.
5. The value of recognising, acknowledging, protecting and enhancing Ngai Tahu cultural values.
6. Whether a discernible community benefit is available through preservation of trees and the concept of environmental compensation.
7. Whether protection or enhancement of natural and cultural heritage requires, to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna or would be best enabled through:
 - a. reserves;
 - b. covenants;
 - c. heritage orders;
 - d. bylaws;
 - e. community initiatives;
 - f. management agreements;
 - g. and physical works by private landowners and occupiers, Ngāi Tahu and environmental organisations,
8. The extent to which springs are protected, maintained and enhanced with a suitable buffer.
9. The degree to which springs are affected by development and any measures proposed to mitigate the effects.
10. The effects on ecological, cultural and amenity values associated with springs.
11. The extent to which the development is consistent with the Mahaanui Iwi Management Plan.
12. The extent to which the development provides for pathways, for the water to flow from the spring head, that have regard to the existing natural flow path.



8.3.8 Natural and other hazards

8.3.8.1 Notes

Refer to the following sections of Chapter 5 Natural Hazards:

1. 5.9.2 Restricted Discretionary Activities – Liquefaction Assessment Areas 1 and 2
2. 5.10.1 Activity Status for Port Hills and Banks Peninsula Slope Instability Management Areas
3. 5.10.2 Remainder of Port Hills and Banks Peninsula Slope Instability Areas – Matters for Discretion
4. 5.10.4 Slope Instability Management Areas – Assessment Matters for Subdivision or Earthworks Resource Consent Applications
5. 5. 11.2 Additional Information Requirements for all Resource Consent Applications for Subdivision
6. 5.11.3 Additional information requirements for resource consent applications for land use activities in flat areas where a geotechnical report is required
7. 5.11.4 Additional information requirements for resource consent applications within Port Hills and Banks Peninsula Slope Instability Management Areas



8.4 Zone specific rules - Subdivision and development

8.4.1 Industrial Zones

8.4.1.1 Restricted Discretionary Activities: Industrial Zones

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion specified in 8.4.1.4.

Restricted discretionary standards	
RD1 Subdivision in Industrial General Zone (Wilmers Road)	<ol style="list-style-type: none"> Provision shall be made for the disposal of wastewater via the Christchurch City Council reticulated sanitary sewage disposal system. Any application for <u>subdivision</u> shall include an assessment of all allotment (other than those for <u>roads</u>, services or utilities) to determine the extent and potential effects of landfill gas and other contaminants. <p>Notes:</p> <ol style="list-style-type: none"> The investigation of individual building <u>allotments</u> shall be carried out in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. An investigation shall also be carried out to evaluate the extent of and potential effects on the health and safety of occupiers of the <u>site</u> and of other land caused by landfill gas. These investigations shall be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken, these measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the resource consent application.
RD2 Subdivision in Industrial Heavy Zone (Islington)	<ol style="list-style-type: none"> Any application for <u>subdivision</u> of land which creates new <u>allotments</u> for commercial or industrial activities which are located wholly between Pound Road and the internal road immediately to the east of Pound Road (as shown on Chapter 16 Appendix 16.7.2, shall be accompanied by a landscape plan for: <ol style="list-style-type: none"> the area of land identified the Chapter 16 Appendix 16.7.2 requiring specific landscape treatment. The plan submitted shall be in accordance with the design shown on the Outline Development Plan; the balance of any new <u>allotment frontage</u> areas located within 10m of the Pound Road <u>boundary</u> that are not already covered by the specific landscape plans required at (a) above; Landscape plans shall detail the plant species, density of planting, and the planting and maintenance programme - including irrigation, weed control and replacement of dead and diseased plants.
RD3 Subdivision in Industrial	<ol style="list-style-type: none"> Any <u>subdivision</u> within the area shown as "Future Development Area" on the Outline Development Plan at Chapter 16 Appendix 16.7.8 for the Industrial Heavy Zone shall not occur until the following works have been undertaken:



Heavy Zone (South West Hornby)	<ol style="list-style-type: none"> a. the full southern spine road between Main South Road and Shands Road (marked as 'C') on the Outline Development Plan) has been constructed and is open to traffic; and b. the construction (being physical works) of the upgrade of Connaught Drive/ Halswell Junction Road to traffic signals has commenced; and c. the construction (being physical works) of the 4-laning of Shands Road between Halswell Junction Road and the Christchurch Southern Motorway Extension; and d. Capacity upgrades have commenced at the following intersections - <ol style="list-style-type: none"> - Intersection of southern spine road and Shands Road (marked as 'A' on the Outline Development Plan) - Intersection of northern spine road and Shands Road (marked as 'B' on the Outline Development Plan) <ol style="list-style-type: none"> 2. Any <u>subdivision</u> within the Industrial Heavy Zone (South West Hornby as identified in Chapter 16 Appendix 16.7.8, excluding land marked "Area 1", shall not occur until the following works have been undertaken: <ol style="list-style-type: none"> a. The construction (being physical works) of the intersection of Shands Road and the southern spine road (marked as 'A' on the Outline Development Plan) incorporating traffic signals has commenced; and b. The construction (being physical works) of the Christchurch Southern Motorway Extension and the 4-laning of Shands Road between Sir James Wattie Drive and Marshs Road has commenced.
RD4 Subdivision in the Industrial General Zone (North Belfast)	<ol style="list-style-type: none"> 1. Any application for <u>subdivision</u>.

8.4.1.2 Discretionary Activities: Industrial Zones

Any subdivision activity which does not comply with one or more of the standards at Rule [8.4.1.1](#) RD1, RD2(1), or RD3 is a discretionary activity. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in [8.4.1.4](#) and any other relevant matter.

8.4.1.3 Non-complying Activities: Industrial Zones

Any subdivision activity which does not comply with one or more of the standards at RD2(2) is a non-complying activity.

8.4.1.4 Matters for discretion: Industrial Zones



Industrial General Zone (Wilmers Road)

1. The adequacy of site investigation.
2. The risk to the health and safety of any persons.
3. The suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes and to ensure the protection of mahinga kai, water, and ground water quality during the remediation process.
4. Whether the subdivision disposes of wastewater to Council's reticulated system and the capacity of that system.

Outline Development Plan (Islington)

5. The use of conditions to require implementation of the planting plan along the full frontage of Pound Road (including that area covered by Appendix 16.7.2 Industrial General Zone (Islington Park)), prior to the issue of a Section 224 certificate.
6. The Pound Road frontage affected by a proposed road realignment shall be subject to a condition that planting is not implemented until such time as the final location of the realignment is confirmed and the road is constructed.
7. Conditions on implementation need not be imposed on the portion of frontage subject to [Chapter 16 Appendix 16.7.2](#) if planting in full accordance with Appendix 16.7.2 has already been established.
8. These conditions should also require that such landscaping be irrigated for a minimum of five years from the time of planting to ensure the landscaping is able to become established.
9. The extent to which the proposed landscape treatment will be effective in softening and / or screening any future buildings and creating a quality rural/urban interface as viewed by users of Pound Road and occupiers of the adjoining land.
10. The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and under planting.
11. The number and spacing of specimen trees. In general this should comply with the minimum criteria set out in [Chapter 16 Rule 16.2.4.2.6](#) (Landscaped Areas).
12. The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Industrial General Zone frontage of Pound Road. In general this shall include:
 - a. a predominance of evergreen species with a lesser proportion of deciduous specimen trees;
 - b. adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
 - c. a planting pattern and species choice that it is simple and bold so as to provide design continuity and consistency and is in general accordance with the landscaping shown on [Chapter 16 Appendix 16.7.2](#);
 - d. the use of plants that are readily available;
 - e. the use of plants that are adapted to local soils, namely Templeton soil type;
 - f. the use of plants that are naturally drought and disease resistant;
 - g. a planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps;
 - h. trees are able to attain sufficient height to soften the appearance of buildings.
13. The use of conditions to require a financial contribution, towards the extension of Halswell

Junction Road, linking to the central spine road shown on the [Appendix 16.7.2](#) and through to Pound Road.

14. The design and layout of the subdivision and whether the subdivision is in accordance with the following parts of the [Chapter 16 Appendix 16.7.2](#).

Subdivision in Industrial Heavy Zone (South West Hornby)

15. The extent to which the development has an adverse effect on the function, capacity and safety of the internal and adjoining road network.
16. The extent to which the measures for mitigating the effects of development support a comprehensive and integrated approach to development of the South West Hornby industrial area.
17. The extent to which the development affects the construction and future operation of the Movement network as shown on the Outline Development Plan, including whether it provides opportunities for walking, cycling and public transport use.

Industrial General Zone (North Belfast)

18. Whether a Cultural Impact Assessment has been undertaken that demonstrates that a development will not adversely affect Wāhi Tapu me Wahi Taonga.
19. The extent to which the Runanga have been consulted on the proposal and are satisfied that any effects on Wāhi Tapu me Wahi Taonga are mitigated.

8.4.2 New Neighbourhood Zone

8.4.2.1 Restricted Discretionary Activities - New Neighbourhood Zone

Subdivision is a restricted discretionary activity and shall comply with the standards listed below. Discretion to grant or decline consent and impose conditions is restricted to the matters set out at [8.4.2.4](#).

	Activity	Restricted discretionary standards
RD1	<u>Neighbourhood Plan</u> Area: Comprehensive <u>subdivision</u> and land use consent application	<ol style="list-style-type: none">a. The <u>subdivision</u> application to create titles and the land use consent application for the <u>building</u> are processed together; andb. The <u>subdivision</u> shall meet the standards 8.4.2.5 (2) – (9) and standards of 14.6.3.2, 14.6.3.4, and 14.6.3.8 – 14.6.3.19 of Chapter 14.c. The comprehensive <u>subdivision</u> and land use consent shall be accompanied by:<ol style="list-style-type: none">1. Context and Site Analysis Plans2. Design Rationale3. Neighbourhood Plan,which shall address a minimum area of 8ha and address the matters set out at 8.4.2.6 of this chapter.



	<p>Activity</p>	<p>Restricted discretionary standards</p> <p>d. The comprehensive <u>subdivision</u> and land use consent application shall be for a developable area of at least 7000m² within the 8ha Neighbourhood Plan area.</p> <p>Note: Any consent granted may apply to the land the subject of the Plans at (c) above where necessary to ensure access to the transport network, services, open space and other elements identified in the Outline Development Plan.</p> <p>e. The development shall be in accordance with the applicable Outline Development Plan. The comprehensive <u>subdivision</u> and land use consent application may include <u>future development allotments</u>.</p> <p>f. The comprehensive <u>subdivision</u> and land use consent application shall contain 3 or more of the following typologies</p> <ul style="list-style-type: none"> i. Standalone House; ii. Duplex; iii. Terrace; iv. Apartment; <p>with no single typology making up more than two thirds of the total.</p> <p>g. The comprehensive <u>subdivision</u> and land use consent application shall demonstrate the delivery of a minimum new neighbourhood net density of 15 households per hectare</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The consent application will only be publicly notified if it is inconsistent with an existing Outline Development Plan or <u>Neighbourhood Plan</u>. In other instances, the application will be limited notified within the <u>Neighbourhood Plan</u> area. 2. Where open space is shown on an Outline Development Plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider Outline Development Plan intentions. 3. Where the standards in Chapter 14 listed at (a) above are not met, the activity status will be as provided for in Chapter 14 for the relevant standard(s).
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RD2	Activity	Restricted discretionary standards
	<p><u>Density uplift areas:</u></p> <p>Comprehensive <u>subdivision</u> and land use consent application</p>	<p>a. The <u>subdivision</u> application to create titles and the land use consent application for the <u>building</u> are processed together; and</p> <p>b. The <u>subdivision</u> shall meet the standards 8.4.2.5 (2) – (9) and standards of 14.6.3.2, 14.6.3.4, and 14.6.3.8 – 14.6.3.19 of Chapter 14.</p> <p>c. The comprehensive <u>subdivision</u> and land use consent shall be accompanied by:</p> <ol style="list-style-type: none"> 1. Context and Site Analysis Plans 2. Design Rationale <p>which shall address a minimum area of 8ha and address the matters set out at 8.4.2.6 of this chapter.</p> <p>d. The comprehensive <u>subdivision</u> and land use consent application shall be for a developable area of at least 7000m².</p> <p>e. The development shall be in accordance with the applicable Outline Development Plan. The comprehensive <u>subdivision</u> and land use consent application may include future development allotments.</p> <p>f. The comprehensive <u>subdivision</u> and land use consent application shall contain three or more of the following <u>building</u> typologies:</p> <ol style="list-style-type: none"> i. Standalone House; ii. Duplex; iii. Terrace; iv. Apartment; <p>with no single typology making up more than two thirds of the total.</p> <p>g. The comprehensive <u>subdivision</u> and land use consent application shall demonstrate the delivery of a minimum new neighbourhood net density of 15 households a hectare.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The consent application will only be publicly notified if it is inconsistent with an existing Outline Development Plan or <u>Neighbourhood Plan</u>. In other instances, the application will be limited notified within the <u>Density uplift area</u>. 2. Where open space is shown on an Outline Development Plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for



	Activity	Restricted discretionary standards residential purposes in accordance with the wider Outline Development Plan intentions.
RD3	<u>Subdivision</u> consent only	<p>a. The <u>subdivision</u> shall meet the standards at 8.4.2.5 (1)-(9) below;</p> <p>b. The <u>subdivision</u> consent application shall show that the proposed allotments can contain <u>residential units</u> that meet the built form standards in Chapter 14 Residential 14.6.3 and a mix of at least 3 or more of the following <u>building</u> typologies:</p> <ul style="list-style-type: none"> i. Standalone house; ii. Duplex; iii. Terrace; iv. Apartment; <p>with no single typology making up more than two thirds of the total.</p> <p>c. The comprehensive <u>subdivision</u> and land use consent shall be accompanied by:</p> <ul style="list-style-type: none"> 1. Context and Site Analysis Plans 2. Design Rationale <p>which shall address a minimum area of 8ha and address the matters set out at 8.4.2.6 of this chapter. The consent application shall be for a developable area of at least 7000m².</p> <p>d. The development shall be in accordance with the applicable Outline Development Plan. The application may include future development allotments;</p> <p>e. The consent application shall demonstrate the delivery of a minimum new neighbourhood net density of 15 households a hectare.</p> <p>Notes:</p> <ul style="list-style-type: none"> 1. The consent application shall not be publicly notified, but instead will be limited notified within the <u>Density uplift area</u>. 2. Where open space is shown on an Outline Development Plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider Outline Development Plan intentions.

8.4.2.2 Discretionary Activities - New Neighbourhood Zone



The activities listed below are Discretionary Activities.

	Activity
D1	<ol style="list-style-type: none"> 1. A comprehensive <u>subdivision</u> and land use consent application under RD1 or that does not meet: <ol style="list-style-type: none"> a. the delivery of a minimum <u>new neighbourhood net density</u> of 15 and details are supplied of alternative land within the outline development plan area, of which the applicant is the registered proprietor, to which the shortfall in density can be transferred in future resource consent applications under one of RD1, RD2 or RD3; or b. compliance with criteria RD1 (a) and (b).
D2	<ol style="list-style-type: none"> 1. A comprehensive <u>subdivision</u> and land use consent application under RD2 or that does not meet: <ol style="list-style-type: none"> a. the delivery of a minimum <u>new neighbourhood net density</u> of 15 and details are supplied of alternative land within the outline development plan area, of which the applicant is the registered proprietor, to which the shortfall in density can be transferred in future resource consent applications under one of RD1, RD2 or RD3; or b. compliance with criteria RD2 (a) and (b).
D3	<ol style="list-style-type: none"> 1. A <u>subdivision</u> consent application under RD3 does not meet: <ol style="list-style-type: none"> a. the delivery of a minimum <u>new neighbourhood net density</u> of 15 and details are supplied of alternative land within the outline development plan area, of which the applicant is the registered proprietor, to which the shortfall in density can be transferred in future resource consent applications under one of RD1, RD2 or RD3. b. compliance with criteria RD3(a) and (b).

In determining whether to grant or decline consent and impose conditions, the Council will consider the matters at **8.5.3**, and any other relevant matter.

8.4.2.3 Non-complying Activities - New Neighbourhood Zone

The activities listed below are Non Complying.

	Activity
NC1	<u>Subdivision</u> activities that are not otherwise listed as <i>Restricted Discretionary</i> or <i>Discretionary Activities</i> .



	Activity
NC2	A comprehensive <u>subdivision</u> and land use consent application under RD1 that does not meet the criteria at RD1 except where D1 is applicable.
NC3	A comprehensive <u>subdivision</u> and land use consent application under RD2 that does not meet the criteria at RD2 except where D2 is applicable.
NC4	A <u>subdivision</u> consent application under RD3 that does not meet the criteria at RD3 except where D3 is applicable.

8.4.2.4 Matters for discretion

1. For RD1 and RD2, the Council has restricted its discretion to the matters at **8.5.3** and **8.5.4**.
2. For RD3, the Council has restricted its discretion to the matters at **8.5.3** and **8.5.4.1 - 4**

8.4.2.5 New Neighbourhood Zone Standards

1. Minimum residential allotment area and range
 - a. The minimum residential allotment area shall be:
 - i. corner allotments 400 square metres; and
 - ii. all other allotments 300 square metres.
2. Minimum subdividable Area
 - a. The minimum area of a vacant site subdivision area shall be 7000 square metres.
3. Minimum Residential Allotment Road Boundary Length
 - a. The minimum width of the road boundary of a residential allotment shall be on:
 - i. corner residential allotments 14 metres on each road boundary; and
 - ii. all other residential allotments 10 metres.
4. Maximum cul-de-sac length
 - a. The maximum length of a cul-de-sac shall be:
 - i. where there is a pedestrian connection from the cul-de-sac head to an adjacent street 150 metres; and
 - ii. on all other cul-de- sacs 75 metres.
5. Minimum percentage of road frontage to public reserves to which the public has a general right of access.
 - a. The minimum percentage of the perimeter of a public reserve, to which the public has a general right of access, to abut a local road shall be 25 per cent.



6. Minimum size for a recreation reserve.
 - a. The minimum area for a recreation reserve shall be 3000 square metres.
 - b. Any land to vest in Council reserve intended for utilities, walkways or stormwater conveyance shall have a minimum width of eight metres.
7. Maximum residential block size
 - a. The maximum peripheral boundary length of any block containing residential allotments shall be maximum of 800 metres.
8. Allotment frontage
 - a. Every allotment shall have a frontage to public space of a minimum length of 10 metres. The requirement shall not be satisfied by access alone.
9. Minimum New Neighbourhood entry area widths
 - a. Minimum dimension for a new neighbourhood entry area shall be 8 metres.

8.4.2.6 Context Analysis, Site Analysis, and Neighbourhood Plan requirements

A Context Analysis and a Site Analysis are a means for the applicant to outline details of the nature of the site and its setting and which should be extensively cross referred to in informing the development of the site as proposed in the Resource Consent application.

A Neighbourhood Plan provides the basis to understand how a larger subdivision is to be comprehensively developed and is a gateway document to access the combined subdivision and land use consenting process for larger sites as detailed in RD1 in section [8.4.2.1](#). The Neighbourhood Plan must as a minimum must cover 8ha.

These documents will consist of plans, accompanying illustrations, text and any other relevant material.

1. Context Analysis
Details the key existing elements and influences in the vicinity of the proposed development and in turn convey the relationship of the site to the surrounding area.
Minimum requirements for a Context Analysis include:
 - a. Topography, natural and built environment features, views and vistas;
 - b. Adjacent land use zoning and land use;
 - c. Subdivision pattern, street and block layout;
 - d. Public open space and publicly accessible space;
 - e. Location of community facilities (shops, schools, sports and cultural facilities, etc);
 - f. Existing and proposed public transport routes and stops, and public access ways from the bus stops to the site;
 - g. Movement network including vehicle, cycle and pedestrian routes;



- h. Protected buildings, places and objects, protected trees, historic heritage, and
- i. archaeological sites;
- j. Recognition of Ngāi Tahu cultural values, history and identity associated with specific places; and
- k. Character and other existing buildings and structures.

2. Site Analysis

Details the key existing elements and influences of the development site to illustrate the opportunities and constraints present.

Minimum requirements for a Site Analysis include:

- a. Site orientation including a north point;
- b. Climatic conditions;
- c. Topography, natural and built environment features, and views;
- d. Existing trees and landscaping and that to be retained;
- e. Protected buildings, places and objects, protected trees, historic heritage, and archaeological sites;
- f. Hazardous features, such as areas of soil contamination, unstable land and overhead power lines;
- g. Public open space and publicly accessible space;
- h. Site subdivision pattern, internal access and layout;
- i. Existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), parking areas and potential connections through the site;
- j. Land use zoning and land use, including required setbacks from adjacent activities;
- k. Nature of site boundaries (residential, commercial, industrial, open space);
- l. Interfaces where buffers will be required;
- m. Public domain elements such as footpaths, street trees and cycle stands;
- n. Existing buildings and structures, indicating whether or not they are to be retained and including building footprints and heights;
- o. Character and other existing buildings and structures; and
- p. Potential locations available for stormwater management, if required.

3. Neighbourhood Plan

An overall vision statement for the site which identifies key deliverables/outcomes which may be linked to RMA outcomes (objectives and policies) or site specific outcomes (giving a clear steer to buyers and developers that these would be secured via covenants or other binding mechanisms).

- a. The overall development structure provided by the Outline Development Plan, and more refined development structure for the area including movement network, open space, and infrastructure. This includes cross sections of streets and blocks and overall site wide strategies such as structural landscape elements.
- b. Lot arrangement, size and allocation of defined housing typologies. This level should contain sufficient analysis to demonstrate that relevant development standards in the subdivision and residential chapters can be met (notably those related to daylight and outdoor living space).



8.5 Assessment Matters

8.5.1 Assessment matters - surface water management

In considering whether or not to grant consent or impose conditions in respect of surface water management, the Council shall have regard to the following assessment matters.

1. The provisions of the Council's Infrastructure Design Standard and / or Construction Specification Standard.
2. The extent to which the proposed surface water management systems are consistent with the relevant Council Stormwater Management Plans and / or Integrated Catchment Management Plans and / or any planned surface water works.
3. The adequacy of the proposed means of collecting, conveying, treating, attenuating and disposing of surface water from all impervious surfaces, including the management of potential contaminants on industrial sites.
4. The adequacy of proposals for the enhancement of aesthetic and environmental values of artificial drains through the establishment of a more natural channel form, and indigenous revegetation.
5. The extent to which open waterway systems for surface water management are proposed rather than piped networks.
6. Whether the contribution of proposals towards the development of an integrated naturalised surface water network of soil adsorption, sedimentation and detention basins, wet-ponds, swales and/or wetlands to treat and manage surface water and avoid (where practicable) a proliferation of smaller facilities.
7. Whether there is sufficient capacity available in the Council's surface water network to cater for discharge from the development.
8. Any adverse effects of the proposal on groundwater, surface water, mahinga kai, or drainage to, or from, adjoining land.
9. Any adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas.
10. The provision for, and protection of, the flood storage and conveyance capacity of waterways.
11. The extent to which the proposal utilises the existing or proposed topography and proposed networks to convey surface water by way of gravity systems.
12. The provision of appropriate and safe access for maintenance of surface water infrastructure.
13. The adequacy of proposals to control erosion and sediment during the construction phase of works and the extent to which these proposals comply with local and regional guidelines.
14. Whether it is necessary or appropriate to require any easements, consent notices, or local purpose reserves.
15. Any adverse effect on public health.
16. Whether the stormwater measures adopted ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.
17. The extent to which the works incorporate and/or plant appropriate indigenous vegetation, recognising the ability of particular species to absorb water,
18. The extent to which planting reflects Ngai Tahu's history and identity associated with specific



place.

19. Whether the proposed ponding area will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited;
20. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system to minimise bird strike risk for the life of the stormwater system, and whether that plan has been developed in consultation with Christchurch International Airport Limited.
21. Whether the Council is satisfied that the design of the ponding area will minimise attracting bird species that pose a bird strike risk to the operations of Christchurch International Airport

Note: Development contributions for network infrastructure for surface water management services may be required under the Council's Development Contributions Policy.

8.5.2 Assessment matters - Natural and Cultural Heritage

In considering whether or not to grant consent or impose conditions in respect of the preservation of trees, vegetation and landscape, cultural and conservation values, the Council shall have regard to all the following assessment matters.

1. Natural features and ecology

- a. The need for a reserve to be set aside and vested in the Council to preserve any natural feature or vegetation or conservation values on the site.
- b. The relative biological importance of the affected area in relation to the rest of the site with respect to:
 - i. number of native species present;
 - ii. the population sizes of native species;
 - iii. the density of species present;
 - iv. the ecological units present;
 - v. the rarity or unusualness of the ecological unit(s) and the individual species;
 - vi. the significance, rarity, quality of the landform / soil / vegetation system;
 - vii. its representative value as a soil / landform / vegetation system.
- c. The potential effect of subdivision and anticipated development on the overall biodiversity, particularly indigenous biodiversity, of the site.
- d. Whether the subdivision and anticipated development will affect the microclimate and / or hydrological characteristics of the site and, if so, what the effect will be upon the soil/landform/vegetation system.
- e. The extent to which the subdivision and anticipated development will interfere with the ecological continuity between adjoining sites or between disconnected sites essential to the habitat requirements of native fauna.
- f. The extent to which recognised landscape and conservation advice has been sought and implemented.
- g. Whether the retention of the natural area or feature causes significant additional costs (monetary or non monetary) and the likelihood of compensating or mitigating the loss through



protection and enhancement of other sites of similar or better quality.

- h. Whether any enhancement of the site with genetically local native plants appropriate to the site will be carried out.

2. Trees

- a. The condition of the tree including any potential hazard to people or property.
- b. Whether the tree is currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.
- c. Whether the tree inhibits the growth of more desirable specimens nearby.
- d. Any substitute or compensating tree planting or landscaping proposed.
- e. Whether a tree to be removed is capable of being successfully transplanted.

3. Visibility and natural character

- a. The extent of, and impact on, views to a site or cultural landscape from a public road (including legal unformed road) or public place. Consideration should be given to the ease of accessibility to that place and the significance of that viewing point.
- b. Whether natural elements within a site such as topography, ridges or terraces, and/or vegetation may assist in mitigation or containment of any adverse impacts potentially created by a proposal on natural character and visibility.
- c. Whether any new planting may assist in mitigating effects on natural character.
- d. The line and form of any ridges, hills or prominent slopes, and whether any vegetation may act as a backdrop to mitigate the effect of any potential building against the skyline, and whether that vegetation is protected from removal.
- e. The visual coherence, legibility and integrity of the landscape, existing patterns in the landscape, and taking into account existing and consented development, including zoning.
- f. Whether there is any impact on areas characterised by high natural or cultural values.
- g. Whether the creation of artificial or unnatural lines and structures or the introduction of new elements into the landscape will contrast with the natural character or cultural landscapes.
- h. The capacity of the landscape to absorb further change, having regard to any existing development or land use within the landscape.
- i. Where development has already occurred, the extent to which further development is likely to lead to further degradation of natural or cultural values or domestication of the landscape.

4. Amenity Values

- a. The extent to which subdivision and anticipated development:
 - i. may adversely affect the amenity values of neighbouring properties;
 - ii. may detract from the pleasantness, coherence, openness and attractiveness of a site;
 - iii. would be compatible with the appearance, layout and scale of other buildings in the surrounding locality;
 - iv. maintains or conforms with the character of the landscape, and in particular the existing pattern and scale of land use activities.
- b. Whether any landscape features or vegetation on the site are of a sufficient amenity value that they should be retained.



5. Cumulative Effects

- a. The potential for the subdivision and anticipated development to create cumulative effects on the natural form of the landscape, landscape values, or cultural landscapes values.
- b. The significance of those cumulative effects over time on the landscape values and natural character of the locality and the District.
- c. The proximity of the proposed structure to other existing structures in the locality and the extent to which the proposed structure(s), when considered in combination with existing structures, may contribute to a loss of rural amenity values.

6. Cultural Values

- a. The extent to which subdivision protects wahi tapu and wahi taonga from future development or works.
- b. The extent to which subdivision protects Ngai Tahu cultural and traditional associations within a statutory acknowledgement area from future development or works.
- c. Whether the site contains a recorded archaeological site, and whether the appropriate runanga and/or NZ Historic Places Trust has been notified.

7. Opportunities for Benefits

- a. The extent to which subdivision may protect, maintain or enhance any ecosystems or outstanding natural features.
- b. The extent to which subdivision may create opportunities to protect open space from further development.
- c. The extent to which subdivision may provide an opportunity to remedy or mitigate any existing adverse effect by modifying, mitigating or removing existing structures or developments.
- d. The extent to which subdivision creates opportunity to protect the natural character and conservation values of any lake, river, wetland or stream.
- e. Whether any restrictive covenants, easements or other legal instrument can be used to realise any positive effects of protection or enhancement and/or to ensure potential future effects, including cumulative effects, are avoided.
- f. The extent to which the proposal avoids fragmentation of the landscape and allows for the physical and visual connections between natural features and elements.
- g. Whether the proposal is necessary or desirable to achieve a permitted or appropriate use of or maintenance of the land.
- h. The extent to which opportunity has been taken to cluster built development in areas of existing built development (with a higher potential to absorb development) while retaining areas which are more sensitive to change.

Note: The Council's Development Contributions Policy provides for the consideration of remissions from the development contribution requirements for reserves in specific circumstances, where a subdivision provides for the retention of vegetation/trees, or natural, ecological or habitat values.

8.5.3 Assessment matters - All residential zones



In considering whether or not to grant consent, the Council shall have regard to the following assessment matters.

1. Whether the allotments (including any balance allotment) are of sufficient net site area and dimension to provide for the existing or proposed purpose or land use.
2. The degree to which natural topography, drainage and other features of the natural environment, or existing built features of significance, determine site boundaries where that is practicable.
3. Whether the proposed dimensions and orientation of the allotment(s) will ensure the capture of solar gain appropriate to the subsequent land use.
4. The relationship of the proposed allotments within the site and their compatibility with the pattern of any adjoining subdivision, land use activities, and the existing noise environment.
5. Whether fire safety requirements are met in relation to the conversion of existing residential units into multiple residential units.
6. Whether appropriate mechanisms are in place to ensure the maintenance of open space areas and reserves not being vested in Council.
7. Whether the site is safe for habitation, the adequacy of any proposed mitigation and remediation.

Notes

- a. The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management 9 Guidelines or any relevant National Environmental Standard for Assessing and Managing Contaminant in Soil to Protect Human Health. An investigation shall also be carried out to evaluate the extent and potential effects to health and safety of occupants caused by landfill gas migration from other land. These investigations shall be carried out by persons with recognised expertise and experience. In the event that land contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land suitable for its intended purpose, such measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the subdivision and/or building consent application.
- b. This clause does not apply where the site has been investigated by way of a subdivision consent application in accordance with this rule and a subdivision consent has been granted with or without conditions regarding the necessary land mitigation and/or remediation measures.

8.5.4 Assessment Matters - New Neighbourhood Zone

8.5.4.1 Place making and context

Whether the subdivision design and layout:

1. addresses the existing context including retention of existing natural and built features, adjacent patterns of development and potential visual and physical connections;
2. creates a distinctive identity, drawn from the context and built on through each aspect of the design including the block, street and open space layout, to the configuration of allotments and elements of the open space;



3. provides for a comprehensive network of vehicle, cycle and pedestrian routes that maintain or enhance safe and efficient physical and visual links within the area and to surrounding neighbourhoods;
4. distributes allotments for higher density building typologies to support community and retail facilities and public transport, and create a critical mass of activity and focus for development;
5. locates larger allotments on corner sites to provide for larger scale building typologies to assist neighbourhood legibility;
6. provides communal spaces that are useable and accessible; and
7. provides public and private space that incorporates large scale tree planting, and low impact design features.

8.5.4.2 Block layout

Whether the block layout:

1. responds to and complements the design and layout of adjacent blocks, streets and open spaces;
2. has dimensions and orientation which will provide for efficient vehicle access and parking that is safe for pedestrians and cyclists, and that does not compromise the quality of current or future public or private space;
3. provides for a mix of residential allotments to contain a range of building typologies that can accommodate all life stages and a diversity of housing needs;
4. provides allotments that promote building typologies that retain the central area of the block for open space or shared vehicle access;
5. provides allotments that promote building typologies that protect the privacy and outlook of adjacent sites;
6. provides allotments of a size and dimension that promote building typologies with a high level of visual interaction with the street and other public spaces, while providing for a cohesive street scene and neighbourhood; and
7. provides for a distribution of allotments to accommodate single, semi-detached and multi-unit (terraces and apartments) housing.

8.5.4.3 Allotment design

Whether the allotment design and orientation:

1. supports building typologies that reinforce the scale of the street;
2. promotes allotments which support building typologies that provide for efficient and useable outdoor living spaces at a size appropriate to the typology, as well as the ability to attain a high level of on-site landscape amenity;
3. provides for a distribution of single, semi-detached and multi-unit (terraces and apartments) building typologies;
4. provides for corner allotments that support multi-unit building typologies that address adjacent streets and open spaces;
5. supports the integration of vehicle access, car parking and garaging in a way that is safe for



pedestrians and cyclists as well as vehicles, and does not dominate the allotment, particularly when viewed from the street and open spaces;

6. supports the provision of residential allotments which would allow garaging and parking to be secondary to habitable spaces both with respect to size and expression of form, and which are able to be incorporated into the overall building design especially when accessed directly from the street; and
7. promotes allotments which support building typologies that provide for storage and service space, including for washing lines, rubbish and recycling bins, in a manner which is:
 - a. readily accessible, conveniently located, safe and secure to use by building occupants;
 - b. located and designed to minimise adverse effects on occupants, neighbours and public spaces; and
 - c. suitable to accommodate a typical range of maintenance and recreational equipment such as bicycles.

8.5.4.4 Mix of allotment sizes

Whether there is a mix of allotment sizes that:

1. provides for a range of building typologies that can accommodate all life stages and a diversity of housing needs and the mechanism by which these typologies are required to be constructed;;
2. promotes building typologies that protect the privacy and outlook of adjacent sites; and
3. provides for a distribution of allotments to accommodate
 - a. standalone house; or
 - b. duplex; or
 - c. terrace; or
 - d. apartment.

8.5.4.5 Building typology

1. Whether a mix of building typologies are provided that accommodate all life stages, physical abilities, and opportunities for socio-economic diversity.
2. Whether building typologies are integrated with typologies across the block to provide a cohesive street scene and neighbourhood, functional outdoor living space and good levels of privacy and daylight.
3. Whether there is a distribution of single, semi-detached and multi-unit (terraces and apartments) housing across the development that complements and supports the location of other services provided in the subdivision.
4. Whether buildings are located to the edge of the block to:
 - a. provide surveillance to the street;
 - b. make use of the additional outlook afforded by the street;
 - c. protect privacy of adjacent neighbours;
 - d. protect and enhance private back yards and planting opportunities at scale; and
 - e. allow for the comprehensive management of vehicle access and car parking.



5. Whether multi-unit, multi-storey typologies are located at corner sites in order to:
 - a. improve way finding and distinction of streets;
 - b. utilise the increased access to light and outlook provided by the street edges; and
 - c. provide efficient site access for vehicles and pedestrians.
6. allow single level typologies to be provided on larger sites and smaller houses are provided on smaller sites.
6. Whether an appropriate building typology is on located on an appropriate site to achieve a balance of open space to building across the block and on site which provides for:
 - a. tree and garden planting;
 - b. functional and pleasant outdoor living spaces at a size appropriate to the typology;
 - c. pedestrian and vehicle access;
 - d. service and storage space; and
 - e. a high level of visual interaction between the building and street or other public space.
7. Whether multi-level typologies are used to minimise built footprint and hard surfaces and to create opportunities for tree and garden planting.
8. Whether multi-unit typologies, especially terraces are designed to be multi-storeys and configured parallel to the street in order to:
 - a. provide surveillance to the street;
 - b. make use of the additional outlook afforded by the street; and
 - c. protect privacy of adjacent neighbours.
9. Whether garages and parking are secondary to habitable spaces, both with respect to size and expression of form, and are incorporated into the overall site and building design especially when accessed off streets.
10. Whether two level dwellings include a space for a bed and a bathroom on ground floor for an all-of-life flexibility of housing stock.
11. The extent to which the buildings are articulated and entries, glazing and habitable rooms are provided in respect to street frontages.

8.5.4.6 Relationship to street and public open spaces

Whether the subdivision design:

1. provides allotments that allow buildings, and in particular habitable rooms and entrances, to address the street, open space or reserves that are adjacent to or opposite;
2. allows an appropriate level of public surveillance and safe environment within open spaces;
3. enables buildings on corner sites to orientate toward both adjacent streets and public open spaces in a manner which emphasises these corners.
4. minimises the potential impact of access and garages on the streetscape;
5. avoids allotments which necessitate the erection of bunds or large visually impermeable fencing adjacent to the street, lane or other publically accessible open space to create privacy;
6. enables tree and garden planting particularly in regard to street frontage, building entrances, boundaries, access ways, and car parking and stormwater management areas; and



7. creates fences, walls and gates adjacent to streets, lanes, pedestrian access and open spaces to complement the development and discourage illegitimate entry but maximise surveillance and safety.

8.5.4.7 Built form and residential amenity

Whether the subdivision design, block layout, orientation and allotment design:

1. will provide for efficient vehicle access and parking that is safe for pedestrians and cyclists, and that does not compromise the future quality of public or private space;
2. enables appropriate housing typologies to establish that are reflective of the anticipated density of the area in which they are located;
3. provides for a mix of residential allotments to contain a range of building typologies that can accommodate all life stages and a diversity of housing needs;
4. provides allotments of a size and dimension that promotes building typologies with a high level of visual interaction with the street and other public spaces, while providing for a cohesive street scene and neighbourhood;
5. provides allotments that promote building typologies that retain the central area of the block for open space or shared vehicle access;
6. provides allotments that promote building typologies that protect the privacy and outlook of adjacent sites;
7. provides for allotment layouts that incorporate private, sunny and sheltered outdoor open space, which links directly to the residential units' main living areas; and
8. provides public and private space to incorporate large scale tree planting, and low impact design features.

8.5.4.8 Road network access and parking

1. Whether direct access on to State Highways other than access in accordance with relevant Outline Development Plans would result in adverse effects on the safety or efficiency of the State Highway.
2. Whether the road layout integrates in a practical and functional manner with the adjoining existing road network and allows for future connections.
3. Whether the subdivision provides connections to cycle and pedestrian routes in the wider neighbourhood.
4. Whether the development road layout achieves a well connected and highly permeable movement network and supports a functional hierarchy of streets.
5. Whether the road network design provides for the safe movement of vehicles, cyclists and pedestrians, including at intersections.
6. Whether any reduction in road reserve is balanced with private and/or public space amenity, including large scale tree planting.
7. Whether the legal road width is appropriate to accommodate the proposed cross-section design



and a future change in the function of the street (where applicable).

8. Whether the proposed cross sections contribute toward achieving a speed environment that is compatible with street function.
9. Whether the new roads make adequate provision for vehicle movements, car parking and property access.
10. Whether the space is provided for cyclists and cycling in the cross section design.
11. Whether public transport services including the provision of bus stops is accommodated.
12. Whether the development integrates vehicle access, car parking and garaging in a way that is safe for pedestrians and cyclists as well as vehicles, and minimises the visual and physical impact on the development, particularly when viewed from the street and open spaces.
13. Whether stormwater management features such as rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds are incorporated into the road stormwater treatment design.
14. Whether the subdivision design and layout minimises the use of rights of way and long cul-de-sacs.
15. Whether the design defines the identity, entry point, and function of lanes through:
 - a. shared vehicle and pedestrian access with no defined footpath;
 - b. variation in lane clearway through design by tightening, extending and terminating views within a lane;
 - c. passive surveillance;
 - d. a consistent character; and
 - e. the use of landscape treatment including changes in paving material and tree and garden planting.

8.5.4.9 Infrastructure

1. Whether appropriate provision is made for the ongoing maintenance of any open space areas not vested in the Council and the appropriateness of any mechanism proposed to ensure that open space areas not vested in the Council are available for public access.
2. Where transmission lines cross the site, whether the subdivision design seeks to minimise adverse effects between existing transmission lines and new development, including making provision for maintenance of lines, vehicular access to lines and ensuring safe separation distances.
3. Whether the subdivision will maintain an appropriate level of public surveillance of, and a safe environment within, linear parks.
4. Whether the requirements set out by network utility operators in relevant guidelines are met and the network can be operated safely and efficiently and access is available for maintenance. Subdivision should not enable the erection of buildings within the minimum safe distances specified in Table 3 of New Zealand Electrical Code of Practice 34:2001, or the planting of trees such that might be inconsistent with the Electricity (Hazards from Trees) Regulations 2003.
5. Whether the proposed subdivision provides a quality and appropriate interface with existing or proposed infrastructure, including network infrastructure, and avoids reverse sensitivity in relation to this infrastructure.



6. Whether the subdivision will necessitate the construction of more than one waste water pumping station within the development area.
7. Whether a reticulated sewer can be installed to the development.

8.6 Appendices

Appendix 8.6.1 - Esplanade reserve and strip schedule

Explanation

1. Where the location description refers to the true left or true right bank of a river, this is that side looking downstream to the mouth or the junction with another river.
2. The width in column A applies to subdivision of land, to land disposal pursuant to Section 345 Local Government Act 1974, or to any land acquired by any means, either by the Council or the frontage owner.
3. The width measurement commences from the edge of the bed of the river or the landward boundary of the coastal marine area, as defined in terms of Section 2 of the Resource Management Act 1991.
4. Section 236 of the Resource Management Act 1991 shall only apply where the width of an existing esplanade reserve, created pursuant to the Local Government Act 1974, or the transitional provisions of the Resource Management Act 1991, is less than the width that existed when the reserve was created and vested in the name of the Council.
5. In the Avon/Heathcote Estuary, between Caspian Street and the spit reserve the landward boundary of the esplanade reserve, shall be the common boundary of the former road (when it is stopped) and the present private properties and section 236 of the Act shall not apply to those adjoining properties.

Appendix 8.6.1 - Esplanade reserve and strip schedule			
Water Body	Reserve or Strip	Location	Column A: Width (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3 metre river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20



Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20
Kaputone Stream	Reserve	True left and right banks located in the New Neighbourhood (East Belfast) Zone	20m average width - to be contained within the area shown as Open Space on the Outline Development Plan at Volume 3, Part 2, Appendix 3s - except for the section adjoining the Spring Grove residential allotment, which shall be required to extend only to the northern boundary of the allotment containing the Spring Grove Heritage Building, as indicated on Appendix 3s, Part 3.



Styx River (upper section)	Strips	True left and right banks, commencing at the east side of Gardiners Road, thence downstream to the west boundary of the Styx Mill Conservation Reserve except where the strip on the true right bank extends into the reserve	10
Styx River (middle section)	Strips	(a) True left and right banks, commencing at the east boundary of the Styx Mill Conservation Reserve, thence downstream to the west side of Marshland Road (b) True left bank adjoining the northeast boundary of Styx Mill Conservation Reserve	20
Styx River (middle section)	Reserves	True right bank, commencing at the west boundary of the Styx Mill Conservation Reserve thence downstream to a point where the Styx River heads north into the Reserve.	20
Styx River (lower section)	Reserves	True left and right banks, commencing at the west side of Marshland Road, thence downstream to the coastal marine area at the control gate at the mouth of that river	20
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence downstream to the production of the centreline of Templetons Road	20
Heathcote River	Reserve	True left bank, commencing at the production of the centreline of Nash Road, thence downstream to the centreline of Lincoln Road	20



Heathcote River	Reserve	True right bank, commencing at the centreline of Curletts Road, thence downstream to the centreline of Lincoln Road	20
Heathcote River	Reserve	True left and right banks, commencing at the centreline of Lincoln Road, thence downstream to the junction with Cashmere Stream	6
Heathcote River (Note: Includes Woolston Cut and the Loop)	Reserve	True left and right banks, commencing at the junction of Cashmere Stream, thence downstream to the centreline of Tunnel Road	20
Heathcote River	Reserve	True left and right banks commencing at the centre line of Tunnel Road, thence downstream to the coastal marine area, being a line between the southern corner of Maritime Place and the north-west corner of Reserve 4323, in Bridle Path Road	20 plus
Steam Wharf Stream	Reserve	True left and right banks commencing at the downstream side of Alport Place, thence downstream to the Heathcote River	6
Wairarapa Stream	Reserve	True left and right banks, commencing at the centre line of Fendalton Road, thence downstream to the junction with the Avon River	6
Waimairi Stream	Reserve	True right bank downstream from Straven Road to the western boundary of Harakeke Street Reserve	6
Avon River (including the Mill Stream diversion)	Reserve	True left and right banks, commencing at the junction with the Wairarapa Stream, thence downstream to the production of the centreline of Wood Lane except for that part of 6 Wood Lane, where the waterway margin is contained within a conservation covenant	20
Avon River	Reserve	True left bank commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Helmores Lane	12
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre line of Harper Avenue, except between 8 and 68 Carlton Mill Road the boundary of the esplanade reserve at the rear of these properties shall be the common boundary with the existing unformed legal road and Section 236 of the Act shall not apply to these properties	20
Avon River	Reserve	True right bank, commencing at the production of the centreline of Wood Lane, thence downstream to the centreline of Harper Avenue	20



Avon River	Reserve	True left and right banks, commencing at the centreline of Harper Avenue, thence downstream to the production of the western roadside of Rolleston Avenue	20 plus
Avon River (including Kerrs Reach and its Loop)	Reserve	True left and right banks, commencing at the production of the west roadside of Rolleston Avenue thence downstream to the production of the centreline of Pages Road	20
Avon River	Reserve	True right bank downstream from Straven Road to western boundary of Main North Railway property	6
Avon River	Reserve	True left and right banks, commencing at the production of the centreline of Pages Road, thence downstream to the coastal marine area, being the production of the east roadside boundary of Kibblewhite Street	20 plus
Horseshoe Lake Reserve (excluding the artificial outfall)	Reserve	True left and right banks, commencing at the eastern side of Horseshoe Lake Road where the stream crosses that road from the Christchurch Golf Course, thence downstream to the northern boundary of the City Council pumping station	12
Dudley Creek	Reserve	True right bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	6
Dudley Creek	Reserve	True left bank, commencing at the north road side of Poulton Avenue, thence downstream to the junction with the Avon River	12
Coastal marine area (Waimakariri, Brooklands Lagoon, Pegasus Bay coastline, Sumner, Taylors Mistake and Lyttelton Harbour)	Reserve	Commencing in the Waimakariri River at the point on the production of the centreline of Ferry Road, following the true right bank, thence generally eastwards to the mouth of the Styx River and Brooklands Lagoon, both sides of Brooklands Lagoon, thence southwards along the boundary between the Waimakariri River and the Avon and Heathcote River estuary mouth, thence along the city boundary at Sumner and the coastline to the boundary with Banks Peninsula Wards, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road (when that road is stopped) and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus



Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the city boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus
Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon River, at the eastern abutment of the bridge	20 plus
Avon River (Coastal marine area)	Reserve	Commencing at the eastern abutment of the bridge at the mouth of the river, thence upstream along the true left bank to the production of the line of the east side of Kibblewhite Street, then along that line to the true right bank, thence downstream to the mouth of the river on the western abutment of the bridge	20 plus
Estuary continued	Reserve	Commencing at the western abutment of the bridge at the mouth of the Avon River, thence westwards and southwards to the western abutment of the Heathcote River Bridge	20
Heathcote River (Coastal marine area)	Reserve	Commencing at the western abutment of the Heathcote River Bridge, thence upstream along the true left bank to the production of the line joining the south west corner of Maritime Place with the north-west corner of Reserve 4323, in Bridle Path Road, thence along that line to the true right bank, thence downstream to the east abutment at the Heathcote River mouth	20 plus
Estuary continued	Reserve	Commencing at the eastern abutment at the mouth of the Heathcote River, thence generally eastwards towards McCormacks Bay, thence following that bay to the intersection of Main Road (Sumner) and Beachville Road, thence eastwards to the south-west corner of Lot 1 DP 22406, being the property situated at number 124 Beachville Road	20 plus



Estuary continued	Reserve	Commencing at the south-west corner of Lot 1 DP 22406, thence north, east and south, to the south-east corner of Lot 3 DP 12450, being the property situated at 84 Beachville Road	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 3 DP 12450, thence south along Beachville Road to the northern corner of Lot 3 DP 2633	20 plus
Estuary continued	Reserve	Commencing at the northern corner of Lot 3 DP 2633, thence southward to the south-east corner of Lot 78 DP 1178, being 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 8.6.2 - Access standards

Standard	When Applicable
1. The access shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Chapter 7.	Minimum standard applying to all access.
2. The access shall be paved and sealed or the pedestrian path paved and sealed.	All residential uses serving four or more sites or potential sites; All access on hill sites where the grade is steeper than 1 in 10; and All business and industrial zones.
3. Paved and sealed areas shall be drained to an approved outfall.	As for standard 2 above.
4. Provision of a turning place for 85 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Residential Medium Density Zone where an access way serves 10 or more units, turning places shall be at intervals not greater than 60m apart.	All residential uses serving 4 or more sites or potential sites. All hill sites where the access is to 2 or more sites or potential sites. All business and industrial zones.
5. Provision of passing bays and vehicle queuing space shall be designed and formed in accordance with Chapter 7.	Where required by Chapter 7.
6. Provision of a footpath separated from the access.	All residential uses serving 9 or more sites or potential sites.
7. For business activities in any zone where an access is to be created, it shall either:	All commercial and industrial zones.
<ul style="list-style-type: none"> a. Have a gate or gates erected at the legal road boundary for the full width which shall be closed to the public from sundown each day to sunrise the following day, or b. Have a lamp or lamps, lit and maintained to a similar standard to the legal street lighting, illuminating the full width of the access at the legal road boundary. 	



8. Landscaping of surplus areas where legal width is wider than the formation.	Any access where legal width exceeds formation requirements.
9. Where the access is reserved for pedestrians only, a footpath shall be formed and sealed.	All pedestrian access.
10. All registered users shall share in the costs of maintenance of the access, with individual liability for an apportionment being written into the legal document creating, granting or reserving the access.	All access.

Appendix 8.6.3 - New road standards

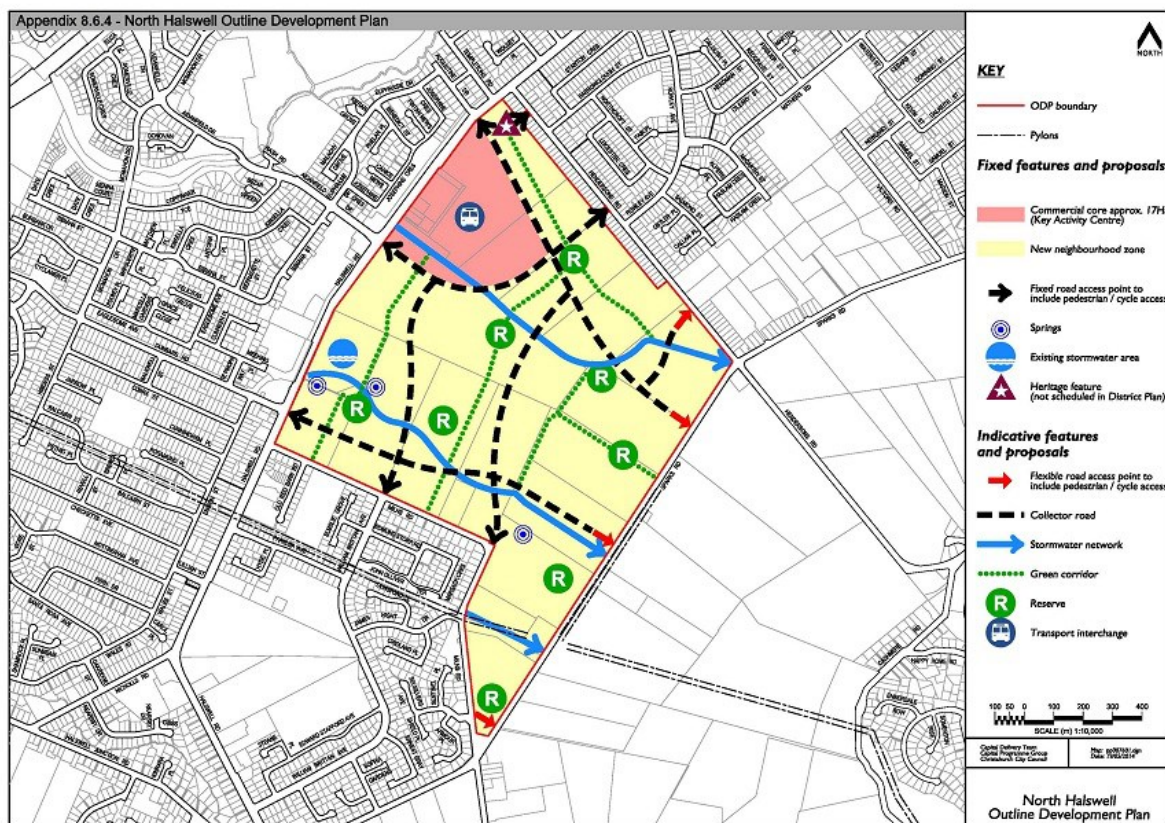
Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
Major arterial - Urban	25	40	14#	34	2	2	Yes	Yes	Yes
Major arterial - Rural	25	50	15#	22#	2	No	Yes	Yes	Yes
Minor arterial - Centres	24	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Urban	23	30	14#	22#	2	2	*	Yes	Yes
Minor arterial - Rural	23	30	12#	14#	2	No	*	No	Yes
Collector – Urban	22	25	10#	14#	2	2	*	Yes	Yes
Collector - Industrial	22	25	11#	14#	2	2	*	Yes	Yes
Collector - Rural	22	25	10#	14#	2	No	*	No	*
Local – Industrial	18	25	11	14#	2	2	No	Yes	*
Local - Centres	20	25	8#	14#	2	2	No	Yes	*
Local – Residential	16	20	**	12	2	2	No	Yes	*
Local - Rural	16	20	7	14	2	No	No	No	*

Clarification of standards	
1	"Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.
2	* means that the provision of those facilities is allowed for in the standards for road design and construction and/or shall be considered as conditions of consent on subdivision.
3	** means that a local residential road with a roadway width 7m or wider, but less than 9m is a controlled activity. A local residential road with a roadway width 9m or wider, but less than 12m is a restricted discretionary activity. A local residential road with a roadway width less than 7m or greater than 12m is a full discretionary activity.
4	Amenity strips shall only be required on rural roads where these adjoin a Residential Zone.



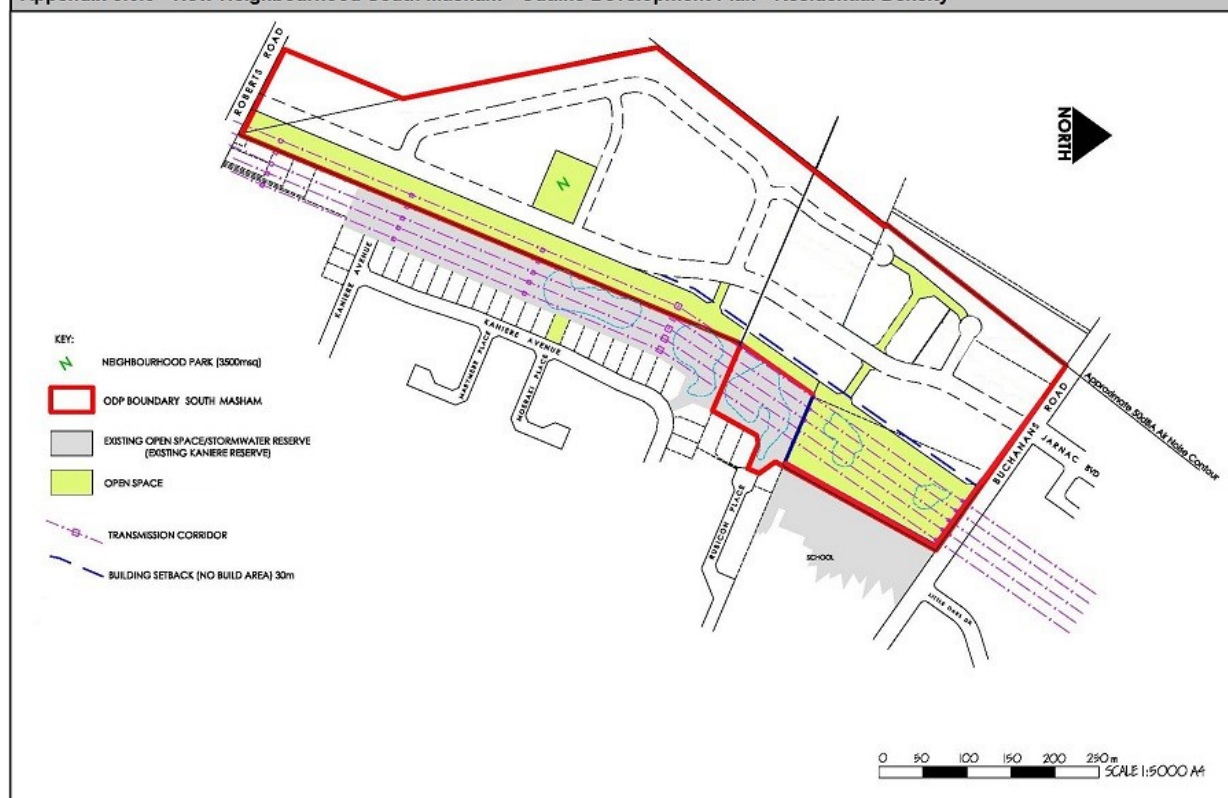
5	Local hillside roads (on any part of a zone on the slopes of the Port Hills and Banks Peninsula) may only require one footpath.	
6	Some localised road widening may be required at intersections to increase capacity.	
7	The minimum diameter for a cul-de-sac turning head is:	
	Residential	25 metres
	Business	30 metres
8	# means excludes any parking	
9	For more information on the Road Classification, refer to Appendix 7.12 of Chapter 7	

Appendix 8.6.4 - North Halswell Outline Development Plan

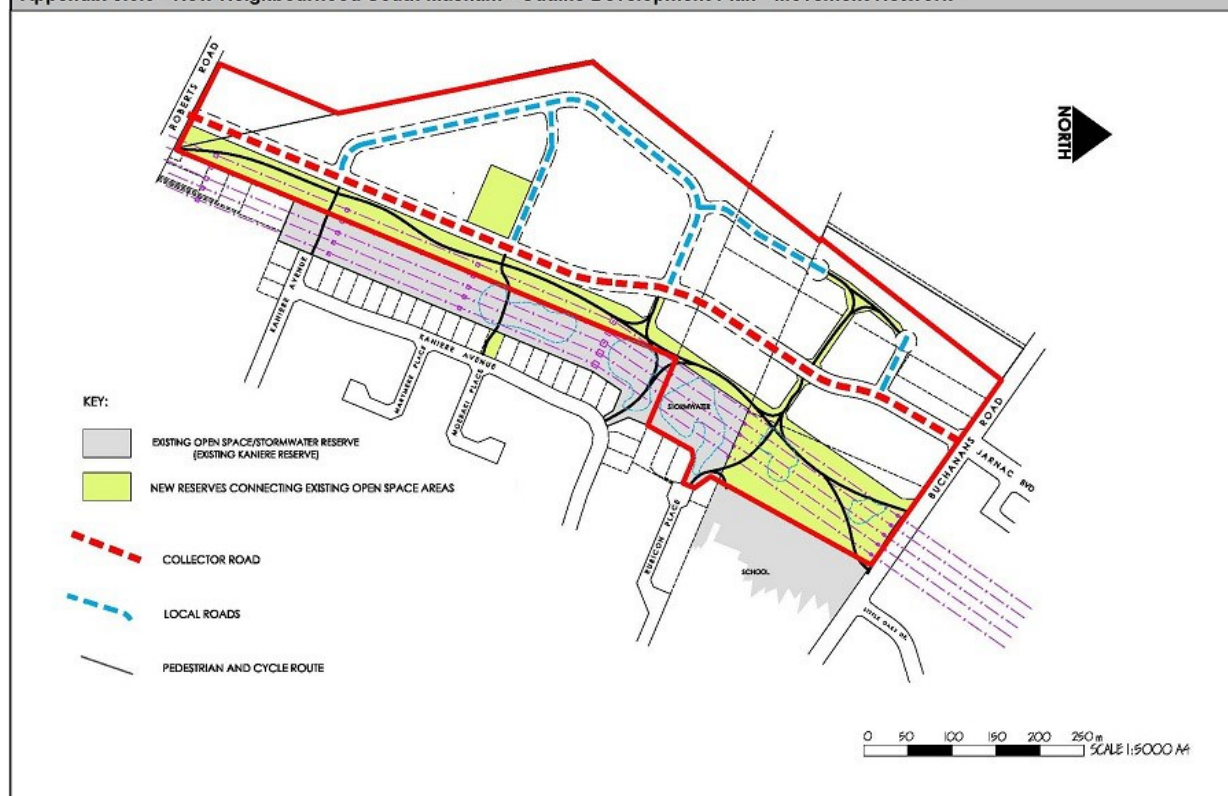


Appendix 8.6.5 - Buchanans Road Outline Development Plan

Appendix 8.6.5 - New Neighbourhood South Masham - Outline Development Plan - Residential Density

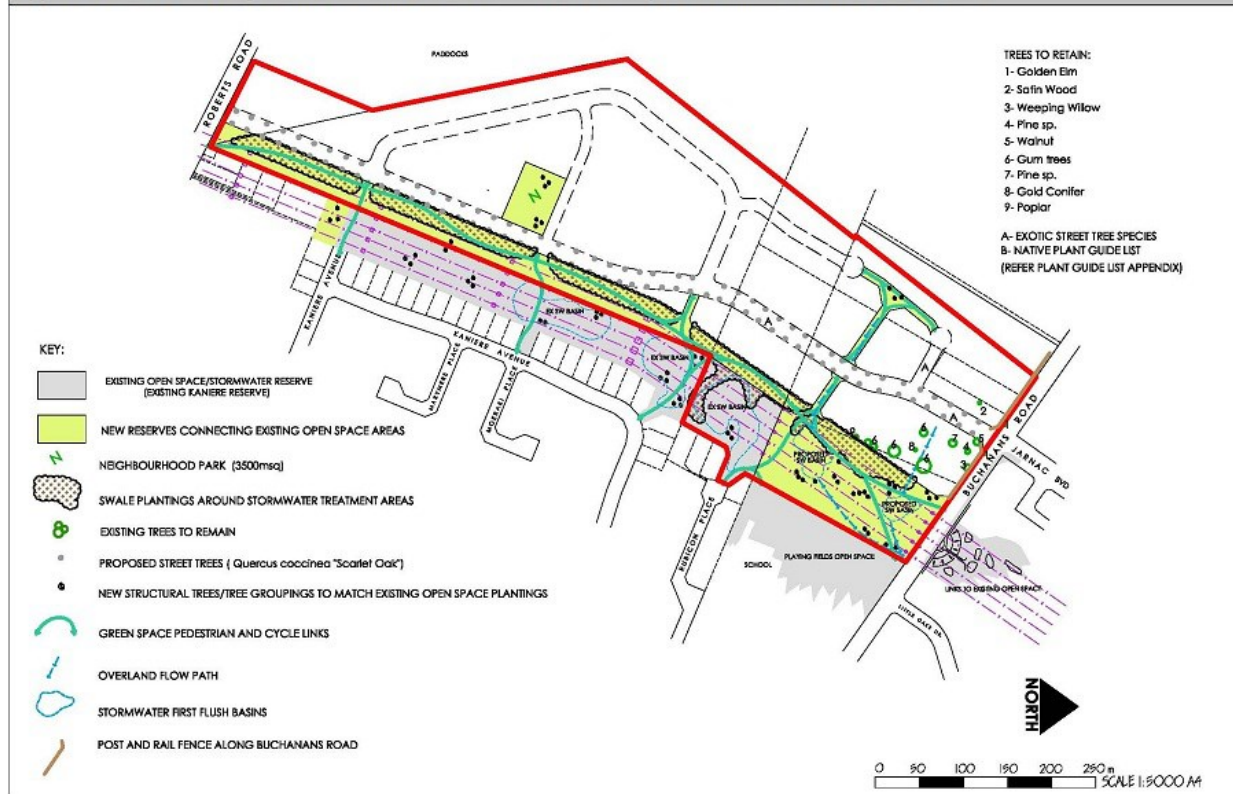


Appendix 8.6.5 - New Neighbourhood South Masham - Outline Development Plan - Movement Network





Appendix 8.6.5 - New Neighbourhood South Masham - Outline Development Plan - Green and Blue Network





Appendix 8.6.6 - Residential Suburban and Residential Medium Density - Halswell West

