

## Chapter 8 Subdivision, Development and Earthworks (part)

### 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 Natura 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.
  - iii. conversion of the type of tenure from a cross lease or unit title to fee simple;
  - iv. subdivision of a cross lease or unit title site arising from the updating of the flat plan or unit plan

### 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;

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- 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

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- a. Subdivision in greenfield or brownfield areas must enable development which achieves a net density of 15 households per hectare, except in the Established New Neighbourhoods (Prestons) Zone where the minimum net density is between 13 and 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. The subdivision activities specified in Rule 8.2.3.1 of this Plan are Restricted Discretionary Activities, subject to compliance with the standards specified in that rule. Discretion to grant or decline consent and impose conditions is restricted to the matters specified at Rule 8.2.3.3.
2. All other subdivision activities are Restricted Discretionary Activities in all zones, except where specified otherwise, subject to compliance with the standards set out at Rule 8.2.1.2 of this Plan. 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. 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.

Except that any application made:

- a. under Section 8.4.9 (Highsted); or
  - i. under Section 8.4.10 (Highfield) where:
  - ii. application is required as a result of non-compliance with Rule 8.4.10.1 RD1;
  - iii. application is required under Rule 8.4.10.2 D8; or
  - iv. any land being subdivided is within 25m of a property boundary of land not owned by the applicant (other than land owned by the Council or the NZTA) and being within the Established New Neighbourhoods (Highfield) Zone;



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- v. application is required as a result of non compliance with Rule 8.4.10.1 RD5(7);

any application for consent under the subdivision rules (other than non-complying subdivision activities) shall not require the written consent of other persons and shall be non-notified.

## 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. **The above requirements do not apply to subdivisions carried out in accordance with Rule 8.2.3 of this Plan.**
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 Conversion of tenure, alteration of cross leases, company leases and unit titles

### 8.2.3.1 Restricted Discretionary Activities - Conversion of tenure, alteration of cross leases, company leases and unit titles

Subdivision ~~for the conversion of tenure, cross leases, company leases and unit titles~~ 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: <del>any alteration to the size or dimension of the allotment shall not be more than 10%.</del> the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access.
RD2 Alteration of cross leases, company leases and unit titles	Nil  <del>Note: Refer to Chapter 14 Residential</del>
<del>RD3 Compliance with Outline Development Plan</del>	<del>The subdivision of any land shown on an Outline Development Plan appended to this Plan shall be undertaken in accordance with that plan.</del>

For the avoidance of doubt, the district wide rules (8.3) and zone specific rules (8.4) for subdivision do not apply to activities covered by this rule.

### 8.2.3.2 Discretionary Activities - Conversion of tenure, alteration of cross leases, company leases and unit titles

Any ~~subdivision activity~~ ~~conversion of tenure~~ 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 - Conversion of tenure, alteration of cross leases, company leases and unit titles

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~~

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~~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:-~~

## ~~Alteration of cross leases, company leases and unit titles:-~~

- 1. 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 ~~which materially compromises where~~ function or safety ~~may be compromised~~.
- 2. Whether each title or leased area has access to services.
- 3. Whether any title or leased area would be reduced in area or dimension in a manner which might result in ~~a more than~~ minor reduction in ~~issues with~~ functionality in relation to outdoor living space, outdoor service space or outdoor storage space.
- 4. Whether fire safety requirements can be met.

## ~~Relevant assessment matters in Chapter 5:-~~

- 1. ~~Effects of works associated with the subdivision on:~~
  - a. ~~surface and subsurface drainage patterns and stormwater management~~
  - b. ~~hydrological and geological features, both underlying and surface and on site and on adjoining sites.~~

## 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 [8.3.1.5](#).

Restricted discretionary standards	
RD1 Minimum allotment dimensions	<ol style="list-style-type: none"> <li><u>Allotments</u> in the Residential Suburban, Residential Hills, Residential Large Lot, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) shall have a minimum dimension of 16m x 18m.</li> <li><u>Allotments</u> in the Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park), Residential Suburban Density Transition and Residential Medium Density Zones shall have a minimum dimension of 13m x 16m.</li> </ol>
RD2 Minimum allotment size	<ol style="list-style-type: none"> <li><u>Allotments</u> in any zone except the Residential New Neighbourhood Zone, Residential Established New Neighbourhoods Zone and some allotments in rural Banks Peninsula zones shall comply with the minimum <u>net site area</u> and other requirements specified at Tables 1-5 and 6A to this rule.</li> <li><u>Allotments</u> in the New Neighbourhoods Zone shall comply with the standards at <a href="#">8.4.2</a>.</li> <li>Notwithstanding the above, there shall be no minimum <u>allotment</u> size in any zone for <u>allotment</u> created for <u>access, utilities, roads</u> and <u>reserve</u> purposes.</li> <li>Where a zone is not specified in tables 1-5 and 6A, there is no minimum <u>net site area</u>.</li> <li>The minimum net site area specified in tables 1-5 and 6A may be reduced by the area within the dripline of a significant tree or group of significant trees, but shall not be less than 200m<sup>2</sup>.</li> </ol>
RD3 Allotments with existing or proposed buildings	<ol style="list-style-type: none"> <li>Notwithstanding the standards at RD1 and RD2, where an <u>allotment</u> is to be created after the erection of a <u>building</u> (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 <u>building</u>: <ol style="list-style-type: none"> <li>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;</li> <li>no <u>allotment</u> shall exceed the minimum <u>net site area</u> specified in Table 3 to this rule; no <u>allotment</u> shall exceed the minimum net area specified in table 5 to this clause;</li> </ol> </li> <li>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.</li> </ol>
RD4 Port Influences Overlay Area	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

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RD5 Access, utilities, roads and reserves	1. Notwithstanding the standards at RD1 - RD3, there shall be no minimum net area in any zone for the balance allotment.
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.
RD7 Boundary adjustments	Where there are two or more separately saleable existing <u>allotments</u> , which have separate Certificates of Title, any adjustment of <u>boundaries</u> shall be such that no additional <u>allotments</u> are created and the resultant <u>allotments</u> are not less than the smaller/smallest that existed before <u>subdivision</u> or (where specified) the minimum <u>net site area</u> for the zone under Clauses 8.2.4.3 or 8.2.4.4, whichever is the lesser.
RD8 <u>identified building area</u>	<ol style="list-style-type: none"> <li>Any <u>subdivision</u> in the following zones must clearly identify an <u>identified building area</u> on every site on a scheme plan of <u>subdivision</u> on which a <u>residential unit</u> is anticipated: <ol style="list-style-type: none"> <li>Residential Hills;</li> <li>Residential Large Lot;</li> <li>Residential Small Settlement; and.</li> <li>all rural zones other than Rural Quarry</li> </ol> </li> <li>Where the <u>site</u> contains an existing <u>residential unit</u> at the time the <u>subdivision</u> application is made, the identified building area must include the existing <u>residential unit</u>, or indicate that the <u>residential unit</u> will be removed from the site altogether or relocated to the an <u>identified building area</u> for that site.</li> <li>The <u>identified building area</u> must: <ol style="list-style-type: none"> <li>include a single area of land of not less than 100m<sup>2</sup> and no greater than 2000m<sup>2</sup> which is capable of containing a <u>residential unit</u>;</li> <li>include cartilage area contiguous to the area identified in (a) of not less than 200m<sup>2</sup> and no greater than 4000m<sup>2</sup>; and</li> <li>be able to be linked by adequate and appropriate vehicle <u>access</u> to a formed public <u>road</u>.</li> </ol> </li> </ol>
RD9 Maximum number of allotments – Cashmere / Worsleys Outline Development Plan Area	<ol style="list-style-type: none"> <li>No more than 380 residential <u>allotments</u> shall be created or enabled by <u>subdivision</u>.</li> <li>No more than 380 residential units shall be created or enabled by <u>subdivision</u>.</li> </ol>
RD10 stormwater management – Cashmere / Worsleys Outline Development Plan Area	1. The historic stonewalled drain shown at Appendix 8.6.7(d) shall be protected.
RD11 Subdivision in the Specific Purpose Resort Zone Zone	<ol style="list-style-type: none"> <li>Any <u>subdivision</u> shall only be for the purpose of creating <u>allotments</u> to be used for any activity permitted by the zone or for which resource consent is held, or for conservation purposes, permitted utilities or <u>boundary</u> adjustments.</li> <li><u>Allotments</u> for <u>residential unit</u>, resort apartments or resort hotel bedrooms shall only be subdivided when a <u>building</u> or buildings are still allowable for that allotment within the maximum number limits specified for the zones.</li> </ol>

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RD12 Subdivision across zone boundaries	1. Where an <u>allotment</u> is proposed which covers more than one zone, the lesser minimum <u>net site area</u> shall apply.
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**Table 1. Minimum allotment size - Residential zones**

Zone	Minimum net site area	Additional Standard
Residential Suburban	450m <sup>2</sup>	<ol style="list-style-type: none"> <li>1. In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum <u>net site area</u> shall be 4ha unless in compliance with the Outline Development Plans at Appendix 8.6.7.</li> <li>2. In Character Areas, the minimum <u>net site area</u> shall be 600m<sup>2</sup>.</li> </ol>
Residential Suburban Heathcote Village	2000m <sup>2</sup>	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 <sup>2</sup>	
Residential Suburban Redwood	750m <sup>2</sup>	
Residential Suburban (Upper Styx and Croftons Road) Density Overlay	1500m <sup>2</sup>	
Residential Suburban (Corner Henderson's and Sparks Roads)	1ha	
Residential Suburban Density Transition	330m <sup>2</sup>	<ol style="list-style-type: none"> <li>1. In Character Areas, the minimum <u>net site area</u> shall be 400m<sup>2</sup>.</li> </ol>

## The Proposed Christchurch Replacement District Plan

Residential Medium Density	<p>400m<sup>2</sup> except where specified below;</p> <p>a. where the existing allotment is between 400m<sup>2</sup> and 600m<sup>2</sup> – not less than two residential units;</p> <p>b. where the existing allotment is between 600m<sup>2</sup> and 900m<sup>2</sup> – not less than three residential units;</p> <p>c. where the existing allotment is over 900m<sup>2</sup> – not less than one residential unit per 300m<sup>2</sup>.</p>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. In Character Areas, the minimum <u>net site area</u> shall be 400m<sup>2</sup> and (a) – (c) shall not apply.</li> </ol>
Residential Banks Peninsula	400m <sup>2</sup>	
Residential Conservation (Lyttelton)	250m <sup>2</sup>	Any application for subdivision consent shall be made in conjunction with a building consent for the same site.
Residential Conservation (Akaroa)	400m <sup>2</sup>	Any application for subdivision consent shall be made in conjunction with a building consent for the same site.
Retirement Village Overlay	4ha	

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Residential Hills	650m2	<ol style="list-style-type: none"> <li>In the Montgomery Spur area (Appendix 14.10.xx): <ol style="list-style-type: none"> <li>any <u>allotment</u> shall include a <u>net site area</u> capable of containing a complying <u>residential unit</u> in the area not subject to the building restriction; and</li> <li>the minimum <u>net site area</u> shall be 850m2.</li> </ol> </li> <li>In the Moncks Spur area shown at Appendix 8.6.8, the minimum <u>net site area</u> shall be 850m2.</li> <li>In the Shalamar Drive area, the minimum <u>net site area</u> shall be 850m2.</li> <li>In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum <u>net site area</u> shall be 4ha unless in compliance with the Outline Development Plans at Appendix 8.6.7.</li> <li>In the Richmond Hill (Appendix 8.6.9) area a landscaping strip with a minimum width of 3m shall be provided along the southeast zone <u>boundary</u>.</li> <li>In the Upper Worsleys Spur area (Appendix 14.10.xx A and B), the gully areas shown on the Outline Development Plan shall be planted and maintained in native tree species indigenous to the area, except where left to regenerate by maintaining existing nursery plant cover of broom or gorse.</li> </ol>
Residential Large Lot	1500m2	<ol style="list-style-type: none"> <li>In the Samarang and Allandale areas (shown at Appendix 8.6.12 and 8.6.13) no <u>subdivision</u> shall occur unless in general compliance with the relevant Concept Plans.</li> <li>In the Kennedys Bush / Cashmere Road 2008 Appendix 8.6.16 a legal instrument in favour of the Christchurch City Council shall be registered against the certificate of title/s prohibiting any <u>residential unit</u> in Area A.</li> <li>In the Cashmere and Worsleys area (shown at Appendix 8.6.7) the minimum <u>net site area</u> shall be 4ha unless in compliance with the Outline Development Plans at Appendix 8.6.7.</li> <li>In the Residential Large Lot Zone Akaroa Hillslopes Density Overlay the minimum <u>net site area</u> shall be 5000m2.</li> <li>In the Residential Large Lot Zone Akaroa Hillslopes Deferred the minimum <u>net site area</u> shall be 40ha.</li> </ol>
Residential Small Settlement	1000m2	
Residential Small Settlement Kainga Overlay Area 1 and 2	500m2	Additional <u>allotments</u> shall not be created within 100m of the centre line of the primary stopbank as shown on the planning maps.
Residential Small Settlement (Takamatua)	1500m2	Not more than 25 <u>allotments</u> are to be created (excluding those for reserves, roads or utilities).



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Residential Bach		<ol style="list-style-type: none"> <li>1. The Residential Bach Zone shall be held in one fee simple certificate of title and each <u>allotment</u> created within the Residential Bach Zone shall be held by leasehold titles. Consent notices will be registered against these titles requiring them to be held for leasehold purposes.</li> <li>2. Not more than 18 leasehold <u>allotments</u> may be created and each must not exceed 65m<sup>2</sup>.</li> <li>3. On initial <u>subdivision</u> of the existing <u>allotment</u> (that part of Lot 3 DP59234 contained within the Residential Bach Zone) a right of way on foot or bicycle easement in gross in favour of Christchurch City Council shall be created over the walking and/or bicycle track identified on the Development Plan (Residential Bach Zone) at Chapter 14 Appendix 3k.</li> </ol>
Residential Banks Peninsula Zone - Diamond Harbour Density Overlay	600m <sup>2</sup>	
Papakainga	No minimum	<ol style="list-style-type: none"> <li>1. The subdivider shall be tangata whenua of the ancestral land and should provide evidence to the Council of such status, endorsed by the relevant runanga and shall provide the written approval of the relevant runanga for the subdivision.</li> <li>2. The site shall be capable of containing a permitted <u>residential unit</u>.</li> </ol>
Papakainga (Nga Hau E Wha)	No minimum	
Guest Accommodation	300m <sup>2</sup>	
Accommodation and community facility	250m <sup>2</sup>	

**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 <sup>2</sup>
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 <sup>2</sup>
Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha

**Table 3. Minimum allotment size - Open Space Zones**

Zone	Minimum net site area
Open Space (McLeans Island) and Open Space (Community Park) Zones	300m <sup>2</sup>

## The Proposed Christchurch Replacement District Plan

Open Space Metropolitan Facilities Zone – Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	450m2
Open Space Metropolitan Facilities Zone – Addington and Riccarton Racecourses	330m2
Open Space Metropolitan Facilities Zone – Lancaster Park	500m2

**Table 4. Minimum allotment size – Specific Purpose Zones**

Zone	Minimum standards								
Specific Purpose (Hospital)	<ol style="list-style-type: none"> <li>For <u>health care facilities</u> - no minimum <u>net site area</u>.</li> <li>For activities other than health care facilities, the minimum <u>net site area</u> for the alternate zones specified below apply.</li> </ol> <table> <tr> <th>Hospital</th><th>Alternate Zone</th></tr> <tr> <td>Lady King Hospital</td><td>Residential Hills</td></tr> <tr> <td>St Georges, Nurse Maude, Southern Cross, Mary Potter, Christchurch Womens, Lyndhurst and Christchurch Hospitals</td><td>Residential Medium Density</td></tr> <tr> <td>All other hospitals</td><td>Residential Suburban</td></tr> </table>	Hospital	Alternate Zone	Lady King Hospital	Residential Hills	St Georges, Nurse Maude, Southern Cross, Mary Potter, Christchurch Womens, Lyndhurst and Christchurch Hospitals	Residential Medium Density	All other hospitals	Residential Suburban
Hospital	Alternate Zone								
Lady King Hospital	Residential Hills								
St Georges, Nurse Maude, Southern Cross, Mary Potter, Christchurch Womens, Lyndhurst and Christchurch Hospitals	Residential Medium Density								
All other hospitals	Residential Suburban								
Specific Purpose (Airport)	500m2								
Specific Purpose Lyttelton Port Zone	No minimum <u>net site area</u> .								
Specific Purpose (School)	No minimum <u>net site area</u> . Clarification – for activities other than <u>education activities</u> , the alternate zones specified in Chapter 21 apply.								
Specific Purpose (Tertiary education)	No minimum <u>net site area</u> . Clarification – for activities other than <u>education activities</u> , the alternate zones specified in Chapter 21 apply.								

## The Proposed Christchurch Replacement District Plan

Specific Purpose (Golf Resort)	<ol style="list-style-type: none"> <li>1. There is no minimum <u>net site area</u> in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Christchurch Golf Resort.</li> <li>2. Concept Plan <ol style="list-style-type: none"> <li>a. No <u>subdivision</u> shall take place within Academy Activity Areas A, A1 &amp; A2 – Christchurch Golf Resort shown on the Outline Development Plan in Appendix 2 to Chapter 21.9, unless a Concept Plan has been lodged with and approved by the Council with respect to that activity area in accordance with Rule 21.9.2.5.2 Concept Plans.</li> <li>b. Any <u>subdivision</u> which does not comply with a Concept Plan approved by the Council with respect to that activity area in accordance with Rule 21.9.2.5.2 Concept Plans shall be a discretionary activity.</li> </ol> </li> <li>3. Sequencing Standards – Christchurch Golf Resort <ol style="list-style-type: none"> <li>a. Prior to the Council signing a section 224 certificate under the Act, for the 71<sup>st</sup> residential allotment in the Resort Community Activity Areas, <ol style="list-style-type: none"> <li>i. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 21.9.2.3.2. RD2; and</li> <li>ii. A Concept Plan for the adjoining Open Space-Margins and Water Zone shall have been lodged with and approved by the Council, making provision for indigenous planting (indicating species, layout and density), and in accordance with the Outline Development Plan for the Christchurch Golf Resort at Appendix 2 to Chapter 21.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicular access across the Styx River;</li> <li>iii. 50% of the planting identified in the Concept Plan for the Open Space – Margins and Water Zone shall have been completed; and</li> <li>iv. Legal instruments shall have been registered against the head title, securing: <ol style="list-style-type: none"> <li>A Public pedestrian access over the access track identified in the Concept Plan, and</li> <li>B Public access for the purpose of a bridleway from the Styx River to Spencerville Road.</li> </ol> </li> </ol> </li> <li>b. Prior to the Council signing a section 224 certificate under the Act, for the 120<sup>th</sup> residential <u>allotment</u> in the Resort Community Activity Areas, <ol style="list-style-type: none"> <li>i. All of the planting identified in the Concept Plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and</li> <li>ii. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.</li> </ol> </li> </ol> </li> </ol>
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**Table 5. Minimum allotment size where there are existing or proposed buildings.**

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Zone	Minimum net site area
Residential Suburban (except as provided for below)	400m <sup>2</sup>
Residential Suburban Density Transition (except as provided for below).	300m <sup>2</sup>
Comprehensive developments provided through the Enhanced Development Mechanism, Community Housing Redevelopment Mechanism	No limit
<u>Residential units</u> which have been converted into two residential units in compliance with or the subject of land-use consent under <a href="#">Chapter 14 Rule 14.2.2.1 P15 - 17</a>	No limit
Where a family flat has been converted into a separate <u>residential unit</u> in compliance with or the subject of land-use consent under <a href="#">Chapter 14 Rule 14.2.2.1 P15 - 17</a> .	No limit
Where two <u>residential units</u> replace a single residential unit in compliance with or the subject of land-use consent under <a href="#">Chapter 14 Rule 14.2.2.1 P15 - 17</a> .	No limit
Residential Medium Density Zone: <ol style="list-style-type: none"> <li>where the existing <u>allotment</u> is between 400m<sup>2</sup> and 650m<sup>2</sup> provided that not less than two <u>residential units</u> exist or are proposed;</li> <li>where the existing <u>allotment</u> is between 650m<sup>2</sup> and 900m<sup>2</sup> provided that not less than three <u>residential units</u> exist or are proposed;</li> <li>where the existing <u>allotment</u> is over 900m<sup>2</sup> provided that not less than one <u>residential unit</u> per 300m<sup>2</sup> exist or is proposed</li> </ol> <p>This rule is not required to be enforced on a <u>site</u> which prior to the Canterbury earthquakes of 2010 and 2011 was used for <u>residential activity</u> 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 <a href="#">Chapter 14 Rule 14.2.2.1 P5</a> .	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
Specific Purpose (Airport) Zone	No limit
Specific Purpose (Wigram) Zone	No limit

**Table 6a. Minimum allotment size – Rural Zones**

Zone	Minimum net site area	Additional standards
Rural Urban Fringe	4ha	Nil
Rural Waimakariri	20ha	Nil
Rural Port Hills	100ha	Nil
Rural Templeton	4ha	Nil
Rural Banks Peninsula (except where specified below and in Table 6B)	40ha where the <u>site</u> is entirely below the 160m contour.	Nil
Rural Banks Peninsula – within an Outstanding Natural Landscape	100ha where the <u>site</u> is above or partly above the 160m contour.	Nil

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Rural Banks Peninsula – lifestyle allotment option 1	1ha	<ol style="list-style-type: none"> <li>1. Only one lifestyle <u>allotment</u> can be created per parent <u>site</u>.</li> <li>2. A minimum balance area of 39ha is required where the <u>site</u> is entirely below the 160m contour, or 99ha where the site is above or partly above the 160m contour.</li> <li>3. Any balance <u>allotments</u> must be made subject to a legal encumbrance that: <ol style="list-style-type: none"> <li>a. Protects one or more of the following: <ol style="list-style-type: none"> <li>i. <u>Indigenous vegetation</u> or wetland</li> <li>ii. Landscapes or features</li> <li>iii. Cultural features</li> <li>iv. Public access connections to the coast</li> </ol> </li> <li>b. The legal protection mechanism must require all of the following: <ol style="list-style-type: none"> <li>i. The balance <u>allotment</u> can not be further subdivided;</li> <li>ii. The balance <u>allotment</u> has no further potential for a <u>residential unit</u> to be erected;</li> <li>iii. Permanent protection of the <u>site</u> or features as outlined in (a) above;</li> <li>iv. Implementation of any management plan required to manage the features in (a) above;</li> <li>v. The protected area to be maintained in perpetuity; and</li> <li>vi. The consent holder to meet the full cost of complying with the above criteria.</li> </ol> </li> </ol> </li> </ol>

**Table 6b. Minimum allotment size – Rural Zones**

Zone	Minimum net area	Additional standards
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Rural Banks Peninsula – lifestyle allotment option 2	1ha	<ol style="list-style-type: none"> <li>1. Only one lifestyle <u>allotment</u> can be created per parent <u>site</u>.</li> <li>2. A minimum balance area of 3ha is required.</li> <li>3. Any balance <u>allotments</u> must be made subject to a legal encumbrance that: <ol style="list-style-type: none"> <li>a. Protects one or more of the following: <ol style="list-style-type: none"> <li>i. <u>Indigenous vegetation</u> or wetland</li> <li>ii. Landscape features</li> <li>iii. Cultural features</li> <li>iv. Public access connections to the coast</li> </ol> </li> <li>b. The legal protection mechanism must require all of the following: <ol style="list-style-type: none"> <li>i. The balance <u>allotment</u> can not be further subdivided;</li> <li>ii. The balance <u>allotment</u> has no further potential for a <u>residential unit</u> to be erected;</li> <li>iii. Permanent protection of the <u>site</u> or features outline in (a) above;</li> <li>iv. Implementation of any management plan required to manage any of the features in (a) above;</li> <li>v. The protected area to be maintained in perpetuity; and</li> <li>vi. The consent holder to meet the full cost of complying with the above criteria.</li> </ol> </li> </ol> </li> </ol>
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### 8.3.1.2 Discretionary Activities - allotment size and dimension

Subdivision is a discretionary activity where it complies with the standards listed below. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion at 8.3.1.5 and any other relevant matter.

D1	Any <u>subdivision</u> activity which does not comply with one or more of the standards at Rule 8.3.1.1 RD1 is a discretionary activity.
D2	Any <u>subdivision</u> activity which does not comply with one or more of the standards at Rule 8.3.1.1 RD7 is a discretionary activity.
D3	<u>Allotments</u> in the Rural Banks Peninsula zone shall comply with the minimum <u>net site area</u> and other requirements specified at Table 6B.
D4	Any <u>subdivision</u> in any Future Urban Development Zone that is in general accordance with all Key Structuring Elements in the relevant Concept Plan in Appendix 20.4 to the Future Urban Development chapter but is not in accordance with one or more other elements of the relevant Concept Plan and the application is for a comprehensive subdivision and land use development and is supported by an Outline Development Plan.
D5	Any <u>subdivision</u> in the Coastal Zone.

## 8.3.1.3 Non-complying Activities: Allotment size and dimension

NC1	Any <u>subdivision</u> activity which does not comply with one or more of the standards at RD2 – RD6 and RD8 – RD11.
NC2	Any <u>subdivision</u> activity which does not comply with one or more of the standards at D3 – D5
NC3	Any <u>subdivision</u> in the Rural Banks Peninsula for a lifestyle <u>allotment</u> which is 4ha or less and does not have a balance <u>allotment</u> .

## 8.3.1.4 Prohibited activities: Allotment size and dimension

Pr1	Any <u>subdivision</u> activity which does not comply with one or more of the standards in table 1 relating to the Residential Bach Zone.
Pr2	Any <u>subdivision</u> activity which does not comply with one or more of the standards in table 6A relating to the Rural Urban Fringe Zone.

## 8.3.1.5 Matters for discretion - allotment size and dimension

1. Whether the allotments (including any balance allotment) are of sufficient size 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 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.

### Rural Subdivision

- a. The need to include a covenant or consent notice on the title or balance to limit the ability for additional subdivision potential or dwellings to protect an area for potential production ability or its open rural character.
- b. The location and scale of any identified building area.
- c. The extent to which clustering or grouping development within areas where there is the least impact on ability to maximise rural activities, operative/productive potential, natural character and its elements such as indigenous vegetation, landform, waterways and wetlands.
- d. The visual impact of buildings, development and associated works.
- e. Whether the design and layout of the subdivision has taken a holistic approach to the site design to recognise and avoid incompatible land use and protection of relevant features.
- f. Whether the location of an identified building area may result in reverse sensitivity on surrounding permitted activities.
- g. Whether any management plans are needed to ensure the site is managed in the long term.
- h. The extent to which the subdivision will lead to development of sensitive activities in close proximity to the high quality gravel resource and the potential to compromise the ability to access the resource or create reverse sensitivity effects.

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## Rural Banks Peninsula

- a. Identified building area – the location of an identified building area identified on sites in relation to Sites of Ecological Significance, Outstanding Natural Features or Landscapes, heritage items or settings, sites of cultural significance, important ridgelines, and existing development.
- b. Whether it is appropriate for the Council to preclude the erection of a building on that site if no an identified building area is indicated or can be located on the site appropriately.
- c. Amalgamation of titles – the positive effects of the consolidation of titles.
- d. Landscape – the capacity of the landscape to absorb change having regard to existing geomorphological features, landscape values and built development, including amenity values.
- e. The extent to which the subdivision will lead to additional residential units that will result in reverse sensitivity effects upon surrounding permitted land uses.

## Coastal Environment

- a. The nature, extent and implications of coastal hazards relevant to the site.
- b. The effectiveness of any coastal hazard mitigation works proposed.
- c. The design of proposed works including buildings, coastal hazard mitigation works, and access roads.
- d. The nature of any existing or proposed coastal hazard mitigation or earthworks, engineering design, and their effects on safety and vulnerability of the site and adjacent sites.
- e. Effects of development on surface and subsurface drainage patterns and stormwater management.
- f. The adequacy of drainage and sediment control measures.
- g. The ability of the site to accommodate stable, accessible and serviceable identified building area.
- h. The extent to which the works will lead to removal of vegetation, topsoil or sand, or the modification of ecosystems or natural character, or adverse landscape and visual effects.
- i. The extent to which the activity or works would impact on public or recreational access, where available, or historical or cultural significance.
- j. The effects of any development on public access to and along the landward boundary of the coastal marine area.
- k. The effects of any development on the natural character of the coastal environment.
- l. The effects of any development on heritage within the coastal environment.

## Character Areas

Whether the site size retains the special characteristics of the area including:

- a. the distinctive topographic qualities and landforms or features that contribute to landscape quality and built form of the area.
- b. the form, pattern and grain of subdivision, including the size of sites.
- c. the ability to achieve the characteristic balance of buildings to open space across the site.
- d. retention of large scale mid block vegetation and tree planting.
- e. the continuity and coherence of the area.
- f. provision of a front yard building setback which is consistent with the pattern of the Character Area and is available for tree and garden planting rather than garaging, car parking and manoeuvring.
- g. the ability to locate a dwelling on the site that achieves the architectural characteristics of the Character Area, including the relationship to the street.

## 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"> <li>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 <a href="#">Appendix 8.6.2</a> to this chapter and the standards set out in <a href="#">Chapter 7</a>.</li> <li><u>Access</u> shall not be to a state highway or across a rail line.</li> <li>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>.</li> </ol>
RD2 Corner rounding and splays	<ol style="list-style-type: none"> <li>All <u>allotments</u> at the intersection of roads: <ol style="list-style-type: none"> <li>in residential zones shall have the corner rounded to a radius to 5.5m; and</li> <li>in the <b>Specific Purpose (Airport)</b>, 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>.</li> </ol> </li> <li>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>.</li> <li>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.</li> </ol>
RD3 New roads	<ol style="list-style-type: none"> <li>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.</li> </ol>
RD4 Service lanes, cycleways and pedestrian access ways	<ol style="list-style-type: none"> <li><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.</li> </ol>
RD5 Limited access roads	<ol style="list-style-type: none"> <li>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.</li> </ol>

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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 <a href="#">Chapter 16 Appendix 16.7.9</a> and specific road and access requirements as follows:</p> <ol style="list-style-type: none"> <li>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 <a href="#">Chapter 16 Appendix 16.7.9</a>.</li> <li>The creation of vehicle access from the <u>site</u> to Stanleys Road must include giveaway markings on the Stanleys Road approach to its intersection with Harewood Road.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>In the Industrial General Zone shown in <a href="#">Chapter 16 Appendix 16.7.9</a> a footpath along the Industrial General Zone road frontage shall be provided.</li> </ol>
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**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 (private)	1.5	1.5	N/A	N/A	Yes	3.5

## 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

- 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.
- Any impact on waterways, ecosystems, mahinga kai, drainage patterns or the amenities of adjoining properties.

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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 Roadway 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"><li>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 <a href="#">Appendix 8.6.1</a>, and either:<ol style="list-style-type: none"><li>a. an esplanade reserve shall vest in the Council;</li><li>b. where <a href="#">Appendix 8.6.1</a> identifies an esplanade strip, this shall be created pursuant to section 232 of the Act; or</li><li>c. where section 236 of the Act applies to the land comprised in the subdivision either (a) or (b) above as applicable shall apply.</li></ol></li></ol>

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RD2 Esplanade reserve, strip or additional land – Banks Peninsula Wards	<ol style="list-style-type: none"> <li>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"> <li>special ecological or natural values would be protected or enhanced;</li> <li>an existing or proposed esplanade reserve, <u>reserve</u> or open space would be enhanced;</li> <li>appropriate access to an existing or potential future reserve or heritage feature or significant environmental feature would be provided or enhanced;</li> <li>public recreational use of or access to the coast or river in a manner compatible with its conservation values would be provided or enhanced;</li> <li>water quality or aquatic habitat value would be enhanced; or</li> <li>the formation of an esplanade reserve would complete or promote the marginal protection of a river or lake.</li> </ol> </li> <li>An <u>esplanade reserve</u> or esplanade strip shall be required for any subdivision along the margins of Wairewa and Te Waihora.</li> </ol>
RD3 Vesting ownership of land in the coastal marine area or the bed of a river	<ol style="list-style-type: none"> <li>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.</li> </ol>
RD4 Development of land for a residential activity.	The erection of an additional <u>residential unit</u> or units or the division of an existing residential unit to create additional <u>residential unit</u> or units where an <u>esplanade reserve</u> or strip is required under section 8.3.3 of this Plan or in accordance with section 230(4) of the Resource Management Act 1991 shall require an esplanade reserve or strip as though the development were in conjunction with an application for <u>subdivision</u> .
RD5 Development of land other than for residential activity.	Development which would either increase of gross floor area of buildings on a site by more than 50% or exceed a site coverage of 40% where an <u>esplanade reserve</u> or strip is required under section 8.3.3 of this Plan or in accordance with section 230(4) of the Resource Management Act 1991 shall require an esplanade strip as though the development were in conjunction with an application for <u>subdivision</u> .

## 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 8.3.3.1, RD2(1), RD4 or RD5 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:

- on any site which abuts the coastline between the seaward extremities of Rue Brittain and Rue Jolie (Akaroa);
- 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;
- where public access restrictions are considered necessary to protect the stability or performance of flood control and

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other essential structures; or

4. where public access restrictions are considered necessary to protect public safety.
5. within the Specific Purpose Lyttelton Port Zone.

## 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 Non-complying activities: Esplanade reserves, strips, access strips and additional land

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

## 8.3.3.9 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.

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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"><li>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, road, reserve</u> or <u>access</u> purposes, by means of one of the following:<ol style="list-style-type: none"><li>a. the Council's urban reticulated system via a service main; or</li><li>b. a Council controlled restricted flow water supply; or</li><li>c. where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.</li></ol></li><li>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"><li>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, road, reserve</u> or <u>access</u> purposes.</li></ol></li></ol>

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RD2 Surface water management	<ol style="list-style-type: none"> <li>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.</li> <li>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>.</li> <li>In the Industrial General Zone (Trents Road) shown in <a href="#">Chapter 16 Appendix 16.7.6</a>, 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"> <li>no discharge to surface water takes place from the Industrial General Zone (Trents Road) area (<a href="#">Chapter 16 Appendix 16.7.6</a>) for all events up to the critical duration 2% annual exceedance probability event; and</li> <li>where the stormwater treatment and discharge system is to be vested in Council, the following requirements are met: <ol style="list-style-type: none"> <li>treatment of the first 25mm of runoff from trafficked hardstand; and</li> <li>design conforms with the relevant Council guidelines for stormwater management systems.</li> </ol> </li> </ol> </li> <li>Creation of stormwater drainage ponding areas shall not occur within three kilometres of the edge of the Christchurch International Airport Runways.</li> </ol>
RD3 Sanitary sewage disposal	<ol style="list-style-type: none"> <li>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.</li> <li>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>.</li> </ol>
RD4 Energy supply	<ol style="list-style-type: none"> <li>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.</li> </ol>
RD5 Transmission Line Corridors	<ol style="list-style-type: none"> <li>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): <ol style="list-style-type: none"> <li>32m from 66kV or 110kV lines</li> <li>37m from any 220 kV lines.</li> </ol> </li> </ol>
RD6 communications	<ol style="list-style-type: none"> <li>All <u>allotments</u> shall be provided with the ability to connect to the communications 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 communications system within 50m; except that, where an <u>allotment</u> is located within a rural zone, it shall have a communications system of adequate capacity available for future connection located within the legal <u>road</u> at the <u>frontage</u> of the <u>allotment</u>.</li> </ol>

### 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.



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2. Whether it may be necessary to provide or upgrade utilities to enable the site to be appropriately serviced.
3. 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.



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

### 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~~ 8.3.7.5.

Restricted discretionary standards
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RD1 Tree protection	<p>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.</p>
RD2 Protection of vegetation and conservation values	<p>1. <u>Subdivisions</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.</p> <p>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.</p>
RD3 Subdivision of land which includes a significant tree	<p>1. 1. No new allotment boundary shall be within the dripline of a significant tree.</p>
RD4 Any subdivision of land which includes a heritage item or setting	<p>Nil.</p> <p>Advice Notes</p> <p>1. There are further obligations under the Historic Places Act 1993 that must be met before work can commence.</p> <p>2. The rule shall not apply where the Council has granted consent for the removal of the heritage item or setting.</p> <p>3. Where there is an application for subdivision at the same time as an application for the removal of the heritage item or setting, the Council will not grant the subdivision consent prior to considering the application for removal.</p>
RD5 Subdivision of land within or partly within a Significant Landscape, Outstanding Natural Landscape, Outstanding Natural Features, Area of Outstanding Natural Character, Area of Very High Natural Character, or Area of High Natural Character or Important Ridgeline	<p>An identified building area must be identified on any allotment created.</p>
RD3 Subdivision of land where springs are known or found to exist.	

## 8.3.7.2 Discretionary Activities: Heritage and natural environment

Subdivision is a discretionary activity where it complies with the standards listed below. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.7.5, Matters of Discretion at 8.5.2, and any other relevant matter.

Discretionary standards	
D1	Any <u>subdivision</u> activity which does not comply with one or more of the standards at RD1 – RD5.

## 8.3.7.3 Matters of Discretion: Natural and Cultural Heritage

## The Proposed Christchurch Replacement District Plan

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 Ngāi 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.
13. The extent to which the proposal is likely to impact on the heritage item or setting.
14. The extent to which the heritage items or settings form part of the future development of the land being subdivided.
15. The extent to which the subdivision would have an adverse effect on the ability to retain listed heritage items and settings or archaeological sites.
16. Whether any proposals are likely to affect matters of cultural or spiritual significance to Tangata Whenua, the adequacy of any consultation undertaken and the response to that consultation.
17. Whether the applicant has the ability to undertake a complying development without work affecting any heritage item, setting, or significant tree.
18. The effects of any proposed impervious surfaces on the health and viability of trees and the supporting ecosystem including soil aeration and hydrological balance.
19. Whether the subdivision pattern has regard to the location of any significant tree and its health and structural integrity.
20. The impacts of the likely future development on areas identified in the District Plan as Outstanding Natural Features and Landscapes.
21. The extent of cumulative visual and other effects.
22. The Summit Road (Canterbury) Protection Act 2002 in respect of any landscaping or screening in the area that this Act applies to.
23. If any developable allotment is created within an Outstanding Natural Feature and Landscape, the effectiveness of any proposed mitigation or design elements with reference to the existing character of the locality and amenity values.
24. The practicality and effectiveness of screening any development or associated road or access.
25. Whether the natural character of the coastal environment and heritage within the coastal environment is preserved and

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enhanced.

26. Within the coastal environment, whether public access to and along the landward boundary of the coastal marine area is maintained and enhanced.
27. Any relevant matter of discretion at Chapter 9 Matters of Discretion at 9.2.4.
28. The extent to which the proposal is likely to impact on the heritage item or setting from development of any new allotment.
29. The extent to which the heritage items or settings form part of the future development of the land being subdivided.
30. The extent to which the subdivision would have an adverse effect on the ability to retain listed heritage items and settings or archaeological sites.
31. Whether any proposals are likely to affect matters of cultural or spiritual significance to Tangata Whenua, the adequacy of any consultation undertaken and the response to that consultation.
32. Whether the applicant has the ability to undertake a complying development without work affecting any heritage item or setting.

## 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

## 8.3.9 Compliance with Outline Development Plan

### 8.3.9.1 Restricted Discretionary Activities: Compliance with Outline Development Plan

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 8.3.9.3

Restricted Discretionary Standards		
RD3	Compliance with Outline Development Plan	The subdivision of any land shown on an Outline Development Plan appended to this Plan shall be undertaken in accordance with that plan.

### 8.3.9.2 Non-complying Activities: Compliance with Outline Development Plan

Any subdivision activity which does not comply with the standards at Rule 8.3.9.1 RD3 is a non-complying activity unless specified otherwise elsewhere in this chapter. In determining whether to grant or decline consent and impose conditions, the Council will consider the Matters of Discretion specified in 8.3.9.3, Assessment Matters at 8.5.2, and any other relevant matter.

### 8.3.9.3 Matter of Discretion: Compliance with Outline Development Plan

1. Whether the subdivision precludes the required household density target to be met across the Outline Development Plan area.
2. Whether the subdivision precludes or discourages development in another part of the Outline Development Plan area.
3. Whether the subdivision integrates and connects appropriately to other parts of the Outline Development Plan area and any layering diagrams.
4. Whether the proposed layout is practicable and provides for the existing or intended purpose of land use.
5. Whether the proposed layout provides for access, outdoor storage areas, outdoor service space or outdoor living space.
6. The relationship of the proposed allotments within the site and their compatibility with the pattern of the adjoining subdivision and land use activities.
7. Whether each title has legal vehicle access and access to services, including through easements where necessary
8. 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.
9. Whether the proposed dimensions and orientation of the allotment will ensure the capture of solar gain appropriate to the subsequent land use.

## 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
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<p>RD1 Subdivision in Industrial General Zone (Wilmers Road)</p>	<ol style="list-style-type: none"> <li>1. Provision shall be made for the disposal of wastewater via the Christchurch City Council reticulated sanitary sewage disposal system.</li> <li>2. 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.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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.</li> </ol>
<p>RD2 Subdivision in Industrial Heavy Zone (Islington)</p>	<ol style="list-style-type: none"> <li>1. 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 <a href="#">Chapter 16 Appendix 16.7.2</a>, shall be accompanied by a landscape plan for: <ol style="list-style-type: none"> <li>a. the area of land identified the <a href="#">Chapter 16 Appendix 16.7.2</a> requiring specific landscape treatment. The plan submitted shall be in accordance with the design shown on the Outline Development Plan;</li> <li>b. 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;</li> </ol> </li> <li>2. 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.</li> </ol>

# The Proposed Christchurch Replacement District Plan

<p>RD3 Subdivision in Industrial Heavy Zone (South West Hornby)</p>	<ol style="list-style-type: none"> <li>1. Any <u>subdivision</u> within the area shown as “Future Development Area” on the Outline Development Plan at <a href="#">Chapter 16 Appendix 16.7.8</a> for the Industrial Heavy Zone shall not occur until the following works have been undertaken: <ol style="list-style-type: none"> <li>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</li> <li>b. the construction (being physical works) of the upgrade of Connaught Drive/ Halswell Junction Road to traffic signals has commenced; and</li> <li>c. the construction (being physical works) of the 4–laning of Shands Road between Halswell Junction Road and the Christchurch Southern Motorway Extension; and</li> <li>d. Capacity upgrades have commenced at the following intersections - <ul style="list-style-type: none"> <li>- Intersection of southern spine road and Shands Road (marked as ‘A’ on the Outline Development Plan)</li> <li>- Intersection of northern spine road and Shands Road (marked as ‘B’ on the Outline Development Plan)</li> </ul> </li> </ol> </li> <li>2. Any <u>subdivision</u> within the Industrial Heavy Zone (South West Hornby as identified in <a href="#">Chapter 16 Appendix 16.7.8</a>, excluding land marked “Area 1”, shall not occur until the following works have been undertaken: <ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol> </li> </ol>
<p>RD4 Subdivision in the Industrial General Zone (North Belfast)</p>	<ol style="list-style-type: none"> <li>1. Any application for <u>subdivision</u>.</li> </ol>

## 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.



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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](#).

public open space

	Activity	Restricted discretionary standards
RD1	<p><u>Neighbourhood Plan Area:</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"> <li>1. Context and Site Analysis Plans</li> <li>2. Design Rationale</li> <li>3. Neighbourhood Plan,</li> </ol> <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 7000m<sup>2</sup> 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> <ol style="list-style-type: none"> <li>i. Standalone House;</li> <li>ii. Duplex;</li> <li>iii. Terrace;</li> <li>iv. Apartment;</li> </ol> <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>

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	Activity	<b>Restricted discretionary standards</b>  Notes: <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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).</li></ol>
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	Activity	Restricted discretionary standards
RD2	<p><u>Density uplift areas:</u></p> <p>Comprehensive <u>subdivision</u> and land use consent application</p>	<ol style="list-style-type: none"> <li>a. The <u>subdivision</u> application to create titles and the land use consent application for the <u>building</u> are processed together; and</li> <li>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.</li> <li>c. The comprehensive <u>subdivision</u> and land use consent shall be accompanied by: <ol style="list-style-type: none"> <li>1. Context and Site Analysis Plans</li> <li>2. Design Rationale</li> </ol> which shall address a minimum area of 8ha and address the matters set out at 8.4.2.6 of this chapter.</li> <li>d. The comprehensive <u>subdivision</u> and land use consent application shall be for a developable area of at least 7000m<sup>2</sup>.</li> <li>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.</li> <li>f. The comprehensive <u>subdivision</u> and land use consent application shall contain three or more of the following <u>building</u> typologies: <ol style="list-style-type: none"> <li>i. Standalone House;</li> <li>ii. Duplex;</li> <li>iii. Terrace;</li> <li>iv. Apartment;</li> </ol> with no single typology making up more than two thirds of the total.</li> <li>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.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>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>.</li> <li>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.</li> </ol>

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	Activity	Restricted discretionary standards
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"> <li>i. Standalone house;</li> <li>ii. Duplex;</li> <li>iii. Terrace;</li> <li>iv. Apartment;</li> </ul> <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"> <li>1. Context and Site Analysis Plans</li> <li>2. Design Rationale</li> </ul> <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 7000m<sup>2</sup> except where the area is identified as a Density A area on an <u>Outline Development Plan</u>.</p> <p>d. The development shall be in accordance with the applicable <u>Outline Development Plan</u>. The application may include future development allotments;</p> <p>e. The consent application shall demonstrate the delivery of a minimum <u>new neighbourhood net density</u> of 15 households a hectare.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>1. The consent application shall not be publicly notified, but instead will be limited notified within the <u>Density uplift area</u>.</li> <li>2. Where open space is shown on an <u>Outline Development Plan</u> and that land is not required by the <u>Council</u> as a recreation <u>reserve</u> or local purpose <u>reserve</u> then that land can be developed for residential purposes in accordance with the wider <u>Outline Development Plan</u> intentions.</li> </ul>

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	Activity	Restricted discretionary standards
RD4	Area specific standards for Appendix 14.10.7 Yaldhurst Outline Development Plan area	<p>a. Any 'other activity' proposed to be located within an area other than those identified on Appendix 14.10.7.0 Yaldhurst Outline Development Plan, as either 'Commercial' or 'Community footprint', shall derive <u>vehicle access</u> solely from the 'Primary Link Road' within the zone.</p> <p>b. Not more than 300 <u>allotments</u> shall be created by the <u>subdivision</u> of Lot 2 DP 74182 CT 42D/627, Lot 3 DP 26717 CT 12K/606 and Lot 1 DP 52576 CT 31F/1272 or any legal title derived from these titles, where motor <u>vehicle access</u> is serviced solely by access from Buchanans Road.</p> <p>c. A <u>subdivision</u> to create a site adjacent to Yaldhurst Road shall not have <u>vehicle access</u> to Yaldhurst Road other than via the Intersection marked (A) as shown at Appendix 14.10.7.4 Yaldhurst Outline Development Plan, that intersection to be located a minimum distance of 600m to the west of the intersection between Yaldhurst and Russley Roads. Any application arising from this clause shall be limited notified with New Zealand Transport Agency as the sole affected party, unless New Zealand Transport Agency have provided their written approval for the proposal in which case the application shall be non-notified</p> <p>d. In <u>sites</u> having <u>frontage</u> to Yaldhurst Road shall not have access to Yaldhurst Road other than via the Intersection marked (A) as shown in Appendix 14.10.7.4 Yaldhurst Outline Development Plan that intersection to be located a minimum distance of 600m to the west of the intersection between Yaldhurst Road and Russley Road.</p>

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	Activity	Restricted discretionary standards
RD5	Area specific standards for Appendix 14.10.8 East Belfast Outline Development Plan area	<ul style="list-style-type: none"> <li>a. Where any part of the Northern Arterial Designation is uplifted the Residential New Neighbourhood <u>subdivision</u> rules shall apply unless otherwise stated in a consented notice under Section 221 of the Resource Management Act (or similar mechanism) for that land. Any <u>subdivision</u> shall provide for the extension of the "park edge" <u>road</u> around the perimeter of the residential sites and for the extension of the <u>local roads</u> to intersect with the "park edge" <u>road</u>.</li> <li>b. The total amount of land within the Appendix 14.10.8 East Belfast <u>Outline Development Plan</u> area that the <u>Council</u> is required to accept for neighbourhood <u>reserve</u> purposes shall be limited to the areas shown as "Spring Grove <u>Reserve</u>" and '<u>Local Centre Reserve</u>', which shall not be used for stormwater detention.</li> <li>c. Where part of the open space areas, include the Kaputone Open Space Corridor are not required by the <u>Council</u> for <u>public open space</u> the land shall then be treated as a continuation of the immediately adjacent residential area and the Residential New Neighbourhood rules shall apply unless otherwise stated in consent notice under section 221 of the Resource Management Act (or similar mechanism) for that land.</li> <li>d. The <u>Council</u> shall not issue a section 224 RMA certificate for any residential <u>subdivision</u> until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road; and</li> <li>e. Residential <u>allotments</u> shall be limited to the areas identified as Stage 1 on the Appendix 14.10.8 East Belfast <u>Outline Development Plan</u> until such time as a pedestrian and cycle connection across the railway line at Thompsons Road to the west has been approved, constructed and commissioned or until such time as financial provision has been made for these works within the <u>Council's Capital Works Programme and Development Contribution Policy</u>, whichever is the earlier.</li> <li>f. No more than 200 residential <u>allotments</u> shall be created until such time a Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide scaled <u>carriageway</u> or until such time as financial provision has been made for these works within the <u>Council's Capital Works Programme and Development Contribution Policy</u>, whichever is the earlier.</li> </ul>

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	Activity	Restricted discretionary standards
<b>RD6</b>	Area specific standards for the Appendix 14.10.9 Awatea Outline Development Plan area	<ul style="list-style-type: none"> <li>a. Any proposed <u>subdivision</u> that abuts Carrs Reserve in the Special <u>Interface</u> Area shall provide for a <u>local road</u> directly abutting, but not on, Carrs Reserve so that a <u>local road</u> extends the entire length of the Special <u>Interface</u> Area with a connection to the Movement Network.</li> <li>b. For those sections of Wigram Road and Awatea Road subject to the limited accesses constraint as identified on the Appendix 14.10.9 Awatea <u>Outline Development Plan</u>, no <u>subdivision</u> shall create <u>allotments</u> having direct <u>vehicle access</u> onto them. <u>Vehicle access</u> shall be via the internal roading layout as identified on the <u>Outline Development Plan</u>, or alternative road.</li> <li>c. <u>Subdivision</u> shall not occur within the 'Density B' residential area shown on the Appendix 14.10.9 Awatea <u>Outline Development Plan</u>, while the Carrs Road Kart Club continues to operate from its current site.</li> </ul>
<b>RD7</b>	Area specific standards for the Appendix 14.10.10 Wigram Outline Development Plan area	N/A
<b>RD8</b>	Area specific standards for the Appendix 14.10.11 Prestons Outline Development Plan area	<ul style="list-style-type: none"> <li>a. The <u>subdivision</u> of land to create <u>public open space</u> (including in the green links), linear park, Neighbourhood Parks and other <u>reserves</u>) shall be in general accordance with the locations identified on Appendix 14.10.11.7 Prestons <u>Outline Development Plan</u> Open Space Network; and</li> <li>b. The total amount of land that the <u>Council</u> is required to accept for <u>reserve</u> purposes shall be limited to the areas shown as 'Neighbourhood Park' and 'Domain' on Appendix 14.10.11.7 Prestons <u>Outline Development Plan</u> Open Space Network, which shall not be used for stormwater detention.</li> <li>c. All areas shown as 'Green Links / Linear Park' and 'Neighbourhood Park' Appendix 14.10.11.7 Prestons <u>Outline Development Plan</u> Open Space Network shall be accessible to the public (whether vested in <u>Council</u> or not).</li> <li>d. The north/south linear park shown on Appendix 14.10.11 Prestons <u>Outline Development Plan</u> shall be provided throughout its length with <u>frontage</u> to a through <u>road</u> or <u>roads</u>.</li> <li>e. No direct <u>vehicle access</u> granted to Mairehau Road from any secondary <u>road</u> (as identified on Appendix 14.10.11 Prestons <u>Outline Development Plan</u>) until such time as the portion of the main primary road (as shown on Appendix 14.10.11 Prestons <u>Outline Development Plan</u>) linking Prestons Road to Mairehau Road in the Established New Neighbourhoods (Prestons) Zone is open to traffic.</li> </ul>
<b>RD9</b>	Area specific standards for the	<ul style="list-style-type: none"> <li>a. A minimum area of (2/3 x 200m x 30m) = 0.4ha with an average</li> </ul>



Activity	Restricted discretionary standards
<p>Appendix 14.10.12 North West Belfast <u>Outline Development Plan</u> area</p>	<p>width of 30m shall be shown as <u>reserve</u> on <u>Lot 4 DP 51436</u>:</p> <ul style="list-style-type: none"> <li>i. orientated north-south so as to provide walking and cycle access from the <u>subdivision</u> to Sheldon Park from the North West Belfast Established New Neighbourhoods Zone (as defined in Appendix 14.10.12.1 Northwest Belfast <u>Outline Development Plan</u> Open Space Network);</li> <li>ii. connecting to the Main North Road / Johns Road intersection; and</li> <li>iii. contiguous at its northern end to <u>Lot 1 DP 365398</u> so as to contribute to the open space line shown on Appendix 14.10.12.1 Northwest Belfast <u>Outline Development Plan</u> Open Space Network.</li> </ul> <p>b. A minimum area of 0.3ha with a minimum width of 30m shall be shown as <u>reserve</u> on <u>Lot 1 DP 365398</u> and;</p> <ul style="list-style-type: none"> <li>i. orientated north-south so as to enable walking and cycle access from the <u>subdivision</u> across Main North Road and/or Johns Road to Sheldon Park and</li> <li>ii. contiguous at its southern end with <u>Lot 4 DP 51436</u> so as to contribute to the open space line shown on Appendix 14.10.12.1 Northwest Belfast <u>Outline Development Plan</u> Open Space Network.</li> </ul> <p>c. Other <u>reserves</u> shall be created in the approximate locations shown on Appendix 14.10.12.1 Northwest Belfast <u>Outline Development Plan</u> Open Space Network</p> <p>d. Development of land adjacent to the Devondale Drive, as marked in red on the <u>Outline Development Plan</u> in Appendix 14.10.12 Northwest Belfast shall be subject to:</p> <ul style="list-style-type: none"> <li>i. a <u>site boundary setback</u> of 15m from the Devondale Driveway; and</li> <li>ii. the area within the <u>setback</u> shall be of high amenity design with consistent design of permeable fences and the placement of key trees and shrubs within the <u>setback</u> within the 15m driveway <u>setback</u>.</li> </ul> <p>e. Prior to any <u>subdivision development</u> within the area shown as the Bypass Corridor Development Area in Appendix 14.10.12 North West Belfast <u>Outline Development Plan</u>, a <u>Concept Plan</u> shall be submitted to the <u>Council</u>. The <u>Concept Plan</u> shall be as closely as practicable give effect to Appendix 14.10.12 North West Belfast <u>Outline Development Plan</u> whilst taking into account the limitations imposed by the Western Belfast Bypass. The <u>Concept Plan</u> shall specify:</p> <ul style="list-style-type: none"> <li>i. the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and</li> <li>ii. areas of density to give effect to rule 8.2.19.4; and</li> <li>iii. appropriate <u>setbacks</u> from the Western Belfast Bypass Corridor for noise attenuation purposes; and</li> </ul>

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	<p><b>Activity</b></p>	<p><b>Restricted discretionary standards</b></p> <ul style="list-style-type: none"> <li>iv. stormwater attenuation; and</li> <li>v. <u>roads</u>, cycle and pedestrian routes; and</li> <li>vi. areas of open space;</li> </ul> <p>The Council shall consult with NZTA on the relevant <u>Concept Plan</u> details as outlined in sub-clauses (a), (c), (d) and (e) above.</p> <ul style="list-style-type: none"> <li>f. Any <u>subdivision</u> shall not create <u>sites</u> that have direct vehicular access to Johns Road other than via intersections identified as A2 and A3 on Appendix 14.10.12 North West Belfast <u>Outline Development Plan</u> while, between Groynes Drive and Main North Road, Johns Road is defined as a <u>major arterial road</u> in this Plan and the Plan Change changing the status from Major Arterial is beyond challenge or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.</li> <li>g. For the intersections shown as X and Y on Appendix 14.10.12 North West Belfast <u>Outline Development Plan</u>: <ul style="list-style-type: none"> <li>i. A single intersection is to be formed either directly on the Richill Street intersection with Main North Road or in the vicinity of one of the two locations marked as X on Darroch Street, at a safe distance from the intersection of Darroch Street and Main North Road, in consultation with the relevant road controlling authority;</li> <li>ii. Any intersection formed in the location marked as Y shall be left in, left out only and shall be designed in consultation with the relevant controlling authority.</li> </ul> </li> </ul>
RD10	<p>Area specific standards for the Appendix 14.10.23 Highsted <u>Outline Development Plan</u> area</p>	<ul style="list-style-type: none"> <li>a. The <u>net site area</u> provisions in 14.5.1 shall not apply, where a larger <u>allotment</u> is to be created that includes the existing building on Pt Lot RS1600 (266 Highsted Road) and a <u>subdivision Concept Plan</u> is able to demonstrate that a feasible future <u>subdivision</u> (inclusive of all legal access) that gives effect to 14.5.1, can take place on that larger <u>allotment</u>.</li> <li>b. Road construction shall be in accordance with the cross-sections detailed in Appendix 14.10.23 Highsted <u>Outline Development Plan</u>.</li> </ul>
RD11	<p>Area specific standards for the Highfield <u>Outline Development Plan</u> area</p>	<ul style="list-style-type: none"> <li>a. Road design shall be in general accordance with the cross sections for Prestons Rd, Hawkins Rd and Hills Rd and Selkirk Place in Appendix 8.6.15 Highfield <u>Outline Development Plan</u></li> <li>b. Prior to the approval of any <u>subdivision</u> north of the Transport Monitoring Line shown on the Appendix 8.6.15 Highfield <u>Outline Development Plan</u>, construction of the following must commence: <ul style="list-style-type: none"> <li>i. Upgrading Prestons Road between the existing urban / rural <u>boundary</u> and the Hawkins/Hills Road intersection;</li> <li>ii. Formation of the Central Boulevard / Prestons Road intersection (including the provision of traffic signal</li> </ul> </li> </ul>

Activity	Restricted discretionary standards						
	<p>infrastructure), and;</p> <p>iii. Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.</p> <p>c. Prior to the approval of any <u>subdivision</u> that creates the 400th residential <u>allotment</u> north of the Transport Monitoring Line shown on the <u>Outline Development Plan</u> (Appendix 8.6.15 Highfield <u>Outline Development Plan</u>), construction on the installation of traffic signals at the Marshland / Prestons Road intersection must commence.</p> <p>d. Prior to the approval of any <u>subdivision</u> that creates the 750th residential <u>allotment</u> north of the Transport Monitoring Line shown on the <u>Outline Development Plan</u> (Appendix 8.6.15 Highfield <u>Outline Development Plan</u>), construction on the installation of traffic signals at the Grimseys / Prestons Road intersection (or an alternative intersection treatment agreed with the <u>Council</u>) must commence.</p> <p>e. The establishment of any new road connection to Hawkins Road or Selkirk Place requires Hawkins Road between Prestons Road and Selkirk Place to be developed in general accordance with the cross sections in Appendix 8.6.15 Highfield <u>Outline Development Plan</u>, including a minimum <u>carriageway</u> width of 7.0m and a shared path to accommodate walking and cycling.</p> <p>f. The establishment of any new road connection to Hills Road requires Hills Road between QEII Drive and the new road connection to be developed in general accordance with the cross sections in Appendix 8.6.15 Highfield <u>Outline Development Plan</u>, including a minimum <u>carriageway</u> width of 7.0m and a shared path on the New Neighbourhoods (Highfield) Zone side to accommodate walking and cycling.</p> <p>g. The establishment of the fifth road connection to Hills Road, as identified on the <u>Outline Development Plan</u>, requires Hills Road between QEII Drive and Prestons Road to be developed in general accordance with the cross sections in Appendix 8.6.15 Highfield <u>Outline Development Plan</u>, including a minimum <u>carriageway</u> width of 7.0m and a shared path to accommodate walking and cycling.</p> <p>h. Once 1,400 residential <u>allotments</u> have been granted in the zone, all subsequent <u>subdivision</u> applications for residential <u>allotments</u> must demonstrate that Level of Service E or better shall be achieved for the turn movements at the intersections identified in the table below.</p> <table border="1" data-bbox="722 1848 1401 2022"> <tr> <th>Intersection</th><th>Approach and Movement</th></tr> <tr> <td>Main North / Prestons</td><td>Main North Road: right turn Prestons Road: left turn and right turn</td></tr> <tr> <td>Grimseys / Prestons</td><td>All movements</td></tr> </table>	Intersection	Approach and Movement	Main North / Prestons	Main North Road: right turn Prestons Road: left turn and right turn	Grimseys / Prestons	All movements
Intersection	Approach and Movement						
Main North / Prestons	Main North Road: right turn Prestons Road: left turn and right turn						
Grimseys / Prestons	All movements						

	Activity	<div>Restricted discretionary standards</div> <table><tr><td>Central Boulevard / Prestons</td><td>All movements (unless the traffic signals are already operational)</td></tr><tr><td>Hawkins / Hills / Prestons</td><td>All movements</td></tr><tr><td>Lower Styx / Hawkins / Marshland</td><td>Hawkins Road: all permitted movements Marshland Road: right turn into Hawkins Road</td></tr><tr><td>Hills / QEII</td><td>Hills Road: left turn</td></tr><tr><td>QEII / Innes</td><td>QEII Drive: westbound through movement</td></tr></table> <div><div>i.</div><div>Where a rear <u>boundary</u> or side <u>boundary</u> of any land within a <u>subdivision</u> abuts a property boundary of land not owned by the applicant (other than land owned by the <u>Council</u> or the New Zealand Transport Authority), prior to any <u>earthworks</u> or land improvement being undertaken associated with the <u>subdivision</u>, the entire <u>boundary</u> length shall be planted to depth of 5m and shall only include plants from Appendix 8.6.15. Ongoing maintenance of this planted strip shall be required through Consent Notices imposed by condition of <u>subdivision</u> consent to be registered on the Certificate(s) of Title of all new <u>allotments</u> to be created by the <u>subdivision</u> which abut such boundaries [refer to Clause 29.6].</div></div> <div><div>j.</div><div>Concurrently or prior to the approval of any <u>subdivision</u> that includes part of Horners Stream, an engineering design concept for the realignment of Horners Stream (from its connection with Kruses Drain through to the Styx River), and an ecological assessment of the design at a conceptual level, shall be provided to Christchurch City <u>Council</u> for consideration for certification.</div></div>	Central Boulevard / Prestons	All movements (unless the traffic signals are already operational)	Hawkins / Hills / Prestons	All movements	Lower Styx / Hawkins / Marshland	Hawkins Road: all permitted movements Marshland Road: right turn into Hawkins Road	Hills / QEII	Hills Road: left turn	QEII / Innes	QEII Drive: westbound through movement
Central Boulevard / Prestons	All movements (unless the traffic signals are already operational)											
Hawkins / Hills / Prestons	All movements											
Lower Styx / Hawkins / Marshland	Hawkins Road: all permitted movements Marshland Road: right turn into Hawkins Road											
Hills / QEII	Hills Road: left turn											
QEII / Innes	QEII Drive: westbound through movement											

## 8.4.2.2 Discretionary Activities - New Neighbourhood Zone

The activities listed below are Discretionary Activities.

	Activity
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## The Proposed Christchurch Replacement District Plan

D1	<ol style="list-style-type: none"> <li>1. A comprehensive <u>subdivision</u> and land use consent application under <a href="#">RD1</a> or that does not meet: <ol style="list-style-type: none"> <li>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 <a href="#">RD1</a>, <a href="#">RD2</a> or <a href="#">RD3</a>; or</li> <li>b. compliance with criteria <a href="#">RD1</a> (a) and (b).</li> </ol> </li> </ol>
D2	<ol style="list-style-type: none"> <li>1. A comprehensive <u>subdivision</u> and land use consent application under <a href="#">RD2</a> or that does not meet: <ol style="list-style-type: none"> <li>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 <a href="#">RD1</a>, <a href="#">RD2</a> or <a href="#">RD3</a>; or</li> <li>b. compliance with criteria <a href="#">RD2</a> (a) and (b).</li> </ol> </li> </ol>
D3	<ol style="list-style-type: none"> <li>1. A <u>subdivision</u> consent application under <a href="#">RD3</a> does not meet: <ol style="list-style-type: none"> <li>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 <a href="#">RD1</a>, <a href="#">RD2</a> or <a href="#">RD3</a>.</li> <li>b. compliance with criteria <a href="#">RD3</a>(a) and (b).</li> </ol> </li> </ol>

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

### 8.4.2.4 Matters for discretion

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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.except in a Density A area identified on an Outline Development Plan.
2. Minimum subdividable Area
  - a. The minimum area of a vacant site subdivision area shall be 7000 square metres- except:
    - i. in a Density A area identified on an Outline Development Plan; and
    - ii. within the area identified as 'Dunlop House Heritage/Residential' in Appendix [14.10.11.0](#) Prestons Outline Development Plan the minimum allotment size shall be 1.5ha; and
    - iii. within the area identified as Springs Grove in Appendix [14.10.8.0](#) East Belfast Outline Development Plan the minimum allotment size shall be 3500m2.
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

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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).



## 8.4.2A Meadowlands New Neighbourhood (Exemplar Housing Area - North Halswell)

### 8.4.2A.1 Restricted Discretionary Activities Meadowlands New Neighbourhood

Subdivision (MED) and land use is a restricted discretionary activity and shall comply with the standards listed below. Unless otherwise stated, discretion to grant or decline consent and impose conditions is restricted to the matters set out at [8.4.2A.5](#).

Activity	Restricted discretionary standards
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<p><b>RD1</b> Meadowlands Exemplar Area</p> <p>Comprehensive <u>subdivision (MED)</u> and land use consent application to implement the Meadowlands Exemplar approved by the <u>Council (MED)</u> on 24 April 2014.</p> <p>The consent application shall not require the written approval of other persons and shall not be publicly notified.</p>	<p>a. The <u>subdivision (MED)</u> and land use consent application shall be processed together.</p> <p>b. <u>Buildings (MED)</u> shown in the comprehensive <u>subdivision (MED)</u> and land use consent application shall meet the following built form standards:</p> <ul style="list-style-type: none"> <li>i. <u>Maximum height (MED) of any building (MED) : 11m.</u></li> <li>ii. <u>Maximum number of storeys in buildings (MED) : 3.</u></li> <li>iii. <u>Minimum number of storeys for residential buildings (MED) facing the Key Activity Centre (MED) : 2.</u></li> </ul> <p>Where the standards in i. - iii. inclusive above are not met, the activity status shall remain Restricted Discretionary with the <u>Council's (MED)</u> discretion restricted to the matters set out in <u>8.4.2A.5.13.</u></p> <p>c. The comprehensive <u>subdivision (MED)</u> and land use consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 8ha and address the matters set out at <u>8.4.2A.4</u></p> <p>d. The comprehensive <u>subdivision (MED)</u> and land use consent application shall be:</p> <ul style="list-style-type: none"> <li>i. <u>for a developable area of at least 7000m<sup>2</sup> within the 8ha Neighbourhood Plan (MED) area; and</u></li> <li>ii. <u>in accordance with the Outline Development Plan in Appendix 8.6.4.</u></li> </ul> <p>Where the comprehensive <u>subdivision (MED)</u> and land use consent application is not in accordance with the Outline Development Plan in <u>Appendix 8.6.4</u>, the application status shall remain restricted discretionary, with the <u>Council's (MED)</u> discretion restricted to the Matters set out in <u>8.4.2A.5.7.</u></p> <p>e. The comprehensive subdivision and land use consent application may include <u>future development allotments (MED)</u>.</p> <p>f. The comprehensive subdivision and land use consent application shall contain 3 or more of the following <u>building (MED)</u> typologies:</p> <ul style="list-style-type: none"> <li>i. <u>Standalone House (MED)</u></li> <li>ii. <u>Duplex (MED)</u></li> <li>iii. <u>Terrace (MED)</u></li> <li>iv. <u>Apartment (MED)</u></li> </ul> <p>with no single typology making up more than two thirds of the total number of <u>residential units (MED)</u>.</p> <p>g. The comprehensive <u>subdivision (MED)</u> and land use consent application shall only be in accordance with the Meadowlands Exemplar approved by the <u>Council (MED)</u> on 24 April 2014.</p> <p>Note:</p> <p>1. Where open space is shown on an outline development plan and that land is not required by the <u>Council (MED)</u> 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.</p>
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## 8.4.2A.2 Discretionary Activities Meadowlands New Neighbourhood

The activities listed below are Discretionary Activities

Activity	
D1	<p>1. A comprehensive <u>subdivision (MED)</u> and land use consent application under RD1 for activities that do not comply with activity standard RD1 (d) (i.)</p> <p>The consent application shall not require the written approval of other persons and shall not be publicly notified.</p> <p>In determining whether to grant or decline consent and impose conditions, the Council will consider the matters at 8.4.2A.5 and any other relevant matter.</p>

## 8.4.2A.3 Noncomplying Activities Meadowlands New Neighbourhood

The activities listed below are Non Complying Activities

	Activity
NC1	A comprehensive <u>subdivision (MED)</u> and land use consent application for activities that are not otherwise listed as Restricted Discretionary or Discretionary Activities

## 8.4.2A.4 Neighbourhood Plan

A Neighbourhood Plan shall consist of the following:

- i. Site and Context Analysis
- ii. Detailed Design Statement
- iii. Neighbourhood Plan Set

### Explanatory Notes

A Neighbourhood Plan (MED) provides the basis to understand how a larger subdivision (MED) is to be comprehensively developed and is an overarching document against which the combined subdivision (MED) and land use consent requirements for larger sites is assessed. The minimum area of land covered by a Neighbourhood Plan (MED) is 8ha.

A Context and Site Analysis is a means for the applicant to outline details of the nature of the site and its setting and will provide a description of the key elements and influences of the proposed development and any relevant opportunities and constraints.

The Detailed Design Statement should outline how the development's structure and form was shaped, balancing competing influences identified in the context and site analysis, in conjunction with the underlying design principles. The statement should also, as required, discuss any alternative responses that may have been rejected as part of decision making process.

The Neighbourhood Plan Set must include a set of plans that illustrate the design rationale within the Neighbourhood Plan area inclusive of matters contained within the Context and Site Analysis and the Detailed Design Statement.

### 1. Context and Site Analysis

Details the key existing elements and influences in the vicinity of the proposed development (MED) and explains the relationship of the comprehensive subdivision and land use consent application area to the surrounding area.

The Context and Site Analysis is required to include:

- a. topography, natural and built environment features, views and vistas;
- b. adjacent land use zoning and land use including required setbacks from adjacent activities and interfaces where

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buffers will be required;

- c. subdivision (MED) pattern, internal access and block layout;
  - d. existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), parking areas and potential connections through the site;
  - e. public open space and publicly accessible space;
  - f. location of community facilities (shops, schools, sports and cultural facilities, etc);
  - g. existing and proposed public transport routes and stops, and public access ways from the bus stops to the site;
  - h. movement networks including vehicle, cycle and pedestrian routes;
  - i. protected buildings (MED), places and objects, protected trees, historic heritage;
  - j. archaeological sites;
  - k. recognition of Ngāi Tahu cultural values, history and identity associated with specific places;
  - l. character and other existing buildings and structures;
  - m. site orientation, including a north point on the plans;
  - n. existing trees and landscaping to be retained;
  - o. hazardous features, such as areas of soil contamination, unstable land and overhead power lines; and
  - p. climatic conditions – including prevailing winds.
2. Detailed Design Statement must include:
- a. An overall vision statement for the site which identifies key deliverables/outcomes which may be linked to Resource Management Act 1991 outcomes (objectives and policies) or site specific outcomes (giving a clear steer to buyers and developers that these outcomes would be secured via covenants or other binding mechanisms).
  - b. An analysis in support of the overall development (MED) structure provided by the Outline Development Plan, and more refined development (MED) proposal for the area that is covered by the Neighbourhood Plan (MED) including urban form, movement network, open space, and infrastructure.
  - c. An analysis of lot arrangement, size and allocation of defined housing typologies. The Neighbourhood Plan (MED) 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).
3. Neighbourhood Plan Set
- a. A set of plans to accompany the detailed design statement including:
    - i. Lot arrangement
    - ii. Lot size
    - iii. Allocation of housing typologies
    - iv. Landscaping
    - v. Shading Analysis
    - vi. Movement network (including cross sections)
    - vii. Infrastructure (including cross sections)
    - viii. Open Space

### 8.4.2A.5 Assessment Matters New Neighbourhood Zone Meadowlands Exemplar

#### 8.4.2A.5.1 Place making, context, and heritage

1. Whether the subdivision (MED), site and building (MED) design and allotment (MED) layout:
  - a. addresses the existing context, including retention of natural and built features, adjacent patterns of development (MED) and potential visual and physical connections;

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- b. creates a distinctive identity;
  - c. distributes allotments (MED) for higher density building (MED) typologies to support community and retail facilities and public transport, and create a critical mass of activity and focus;
  - d. locates larger allotments (MED) on corner sites to provide for larger scale multi residential unit (MED) building (MED) typologies that address adjacent streets and open spaces and assist neighbourhood legibility;
  - e. provides public and private space, including communal space that is usable and accessible, incorporates large scale tree planting, and low impact design features;
  - f. responds to, and complements the design and layout of adjacent blocks, streets and open spaces;
  - g. has dimensions and an orientation which provide for efficient vehicle access (MED) and parking, including garage (MED) spaces, that is safe for pedestrians and cyclists, and does not compromise the quality of current or future public or private space;
  - h. promotes building (MED) typologies that protect the privacy and outlook of adjacent sites;
  - i. promotes building (MED) typologies that retain the central area of the block for open space or shared vehicle access; and
  - j. minimises the use of rear lots and long cul-de-sacs.
2. Whether in relation to Spreydon Lodge the:
- a. use of the lodge and its curtilage is compatible with its heritage values, including heritage trees, whilst enabling its viable economic use, as informed by advice from:
    - i. a historian or architectural historian as part of the comprehensive subdivision (MED) and land use consent application;
    - ii. a qualified arborist to determine the age, health, species, historical and scientific significance of the trees.

### 8.4.2A.5.2 Building typology, mix and location

1. Whether there is a sufficient mix of the following residential unit (MED) types:
  - a. standalone house (MED) ; and
  - b. duplex (MED) ; and
  - c. terrace (MED) ; and
  - d. apartment (MED) ;to accommodate choice and opportunities for socio-economic diversity.
2. Whether residential unit (MED) typologies are integrated with other typologies across the block to provide a cohesive street scene and neighbourhood, and good levels of privacy and daylight.
3. Whether the distribution of residential unit (MED) typologies across the development (MED) complements and supports the location of community facilities provided as part of the comprehensive subdivision (MED) and land use consent application.
4. Whether the location of residential units (MED) (including location of residential units) to the edge of the block, and/or the location of terrace dwellings parallel to the street:
  - a. address and provide surveillance to the street;
  - b. protect privacy of adjacent neighbours;
  - c. protect and enhance private back yards and planting opportunities at scale; and
  - d. allow for the comprehensive management of vehicle access (MED) and car parking.
5. Whether multiunit, multi-storey building (MED) typologies are located at corner sites in order to:
  - a. improve way finding and distinction of streets;
  - b. enable orientation of the building (MED) toward both adjacent streets in a manner which emphasises these

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corners;

- c. utilise the increased access to light and outlook provided by the street edges; and
  - d. provide efficient site access (MED) for vehicles and pedestrians.
6. Whether an appropriate building (MED) typology is located on an appropriate site to achieve a balance of open space to buildings (MED) across the block and on the site and which provides for:
- a. tree and garden planting;
  - b. pedestrian and vehicle access (MED);
  - c. a high level of visual interaction between the building (MED) and street or other public space;
  - d. single level typologies on larger sites and smaller houses on smaller sites ; and
  - e. minimisation of building (MED) footprint and hard surfaces.
7. Whether garages (MED) 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 (MED) design especially when accessed off streets.

## 8.4.2A.5.3 Relationship to street and public open spaces

1. Whether the subdivision (MED) design:
  - a. provides allotments (MED) , which enable the construction of buildings (MED) , that provide habitable rooms and front entrances which address the street, open space or reserves that are adjacent to or opposite the allotment;
  - b. minimises the visual dominance, of access (MED) on the streetscape or adjacent open space;
  - c. avoids allotments (MED) 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;
  - d. ensures there is sufficient tree and garden planting particularly in regard to street frontage, building (MED) entrances, boundaries (MED) , accesses (MED) car parking and stormwater management areas to visually soften the built form and associated areas of paving; and
  - e. ensures that building (MED) setbacks (MED) provide for variety and amenity in the streetscape, recognising the orientation of the street, while reducing building (MED) dominance.

## 8.4.2A.5.4 Fences between residential units and the street boundary

1. Whether any fences constructed in the space between the street boundary (MED) and the residential unit (MED) will adversely affect surveillance of the street from the ground floor glazing in the residential unit (MED) .

## 8.4.2A.5.5 Road network access and parking

Whether:

1. direct access on to State Highways, other than access in accordance with the Outline Development Plan in [Appendix 8.6.4](#), would result in adverse effects on the safety or efficiency of the State Highway;
2. the road, cycle and pedestrian features integrate in a practical and functional manner with the adjoining existing road network, cycle, and pedestrian routes and allows for future connections to the wider neighbourhood;
3. the road layout and width within the comprehensive development area achieves a safe, well connected, multi modal, and highly permeable movement network and supports a functional hierarchy of streets with appropriate public transport facilities;
4. any reduction in legal road width or road reserve is balanced with private and/or public space amenity, including large scale tree planting;
5. 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;

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- c. a consistent character; and
  - d. the use of landscape treatment including changes in paving material and tree and garden planting; and
6. on site parking, access (MED) and driveways are safe and efficient for residents and visitors.

### 8.4.2A.5.6 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 (MED).
2. Whether the requirements set out by network utility operators in relevant guidelines are met so as to ensure:
  - a. network infrastructure can be operated safely and efficiently;
  - b. access (MED) is available for maintenance;
  - c. buildings (MED) are not erected within the minimum safe distances specified in Table 3 of New Zealand Electrical Code of Practice 34:2001; and
  - d. the planting of trees is not inconsistent with the Electricity (Hazards from Trees) Regulations 2003.
3. Whether the proposed subdivision (MED) provides a quality and appropriate interface with existing or proposed non-road infrastructure, including network infrastructure, and avoids reverse sensitivity in relation to that infrastructure.
4. Whether a reticulated sewer can be installed to the development allotments (MED) without the need for more than one waste water pumping station within the development area.
5. Whether the provisions of the Council's (MED) Infrastructure Design Standard and / or Construction Specification Standard are met.
6. Whether stormwater management features such as soil absorption, sedimentation and detention basins, rain gardens, swales, trapped sumps, first flush basins, wetlands or wet ponds contribute to an integrated naturalised surface water network, including the road stormwater treatment design.
7. Whether the proposed surface water management systems are consistent with or otherwise achieve the outcomes anticipated by the relevant Council Stormwater Management Plans and / or Integrated Catchment Management Plans and / or any planned surface water works for the South West of Christchurch.
8. Whether the proposals for the enhancement of aesthetic and environmental values of artificial drains adequately provides for the establishment of a more natural channel form, and indigenous re-vegetation.
9. Whether there is sufficient capacity available in the Council's (MED) surface water network to cater for discharges from the development.
10. Whether adverse effects of the proposal on groundwater, surface water, mahinga kai, or drainage to, or from, adjoining land can be avoided or mitigated.
11. Whether adverse effects on the functioning or values of the existing network of drains, springs, waterways and ponding areas can be avoided or mitigated.
12. Whether the provision for, and protection of, the flood storage and conveyance capacity of waterways is adequate.
13. Whether the proposal appropriately utilises the existing or proposed topography, including open waterway systems, and proposed networks to convey surface water by way of gravity systems.
14. Whether appropriate and safe access for maintenance of surface water infrastructure is provided.
15. Whether the proposals to control erosion and sediment during the construction phase of works is adequate, and the extent to which these proposals comply with local and regional guidelines.
16. Whether it is necessary or appropriate to require any easements, consent notices, or local purpose reserves.
17. Whether there are adverse effects on public health and how these can be avoided and mitigated.
18. Whether the works appropriately incorporate indigenous vegetation which reflects Ngai Tahu's history and identity associated with the land, taking into account the ability of particular species to manage stormwater.

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19. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater.
20. Whether all allotments (MED) have an approved connection to reticulated sewer, stormwater, and water networks and the capacity to connect to electrical and telecommunication networks.

### **8.4.2A.5.7 Compliance with the Outline Development Plan**

Whether the departure from the layout in the outline development plan is appropriate taking into account:

- a. the overall vision and intent as expressed in the Neighbourhood Plan; and
- b. any actual or potential impact on the delivery of integrated infrastructure including road, water, wastewater, stormwater and open space across the whole outline development plan area.

### **8.4.2A.5.8 Water supply for fire-fighting**

Whether sufficient fire fighting water supply is provided so as to ensure the health and safety of the community, including neighbouring properties, is provided.

### **8.4.2A.5.9 Outdoor Living space**

Whether the level, location or configuration of outdoor living space will provide for the needs of occupants, taking into account:

1. In relation to the amount of Outdoor Living Space:
  - a. provision of publicly available space on, or in close proximity to, the site to meet the needs of occupants now and in the future;
  - b. the size of the residential unit (MED) serviced by the space and the demands of the likely number of occupants now and in the future; and
  - c. compensation by alternative space within buildings (MED) with access to ample sunlight and fresh air.
2. In relation to the location and configuration of Outdoor Living Space:
  - a. allocation between private and communal outdoor living spaces within the site to meet the current and future needs of occupants of the site;
  - b. easy accessibility of outdoor living space to all occupants of the site;
  - c. design of communal space to clearly signal that it is for communal use and meets the needs of occupants and provides a high level of residential amenity;
  - d. the adverse effects of any additional loss of mature on-site vegetation and/or spaciousness of the area.

### **8.4.2A.5.10 Service, storage, and waste management spaces**

Whether, there is sufficient useful and functional service, waste management, and storage space, taking into account:

- a. the adequacy of the amount of space to store rubbish and recycling, whether communal, outdoor or indoor;
- b. the adequacy of the volume of space provided for personal storage;
- c. the convenience of the location of rubbish and recycling space for residents;
- d. how the lack of screening of any outdoor service space will adversely affect the visual amenity within the site and of any adjoining site, activity, or the street scene;
- e. the size and flexibility of the residential unit (MED) layout to provide other indoor storage options where an indoor storage space is not provided for each unit; and
- f. the adequacy, accessibility and convenience of alternative storage areas provided on the site where indoor storage space is not provided for each residential unit (MED).

### **8.4.2A.5.11 Minimum unit size**

Whether the unit size is appropriate taking into account:



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- a. the floorspace available and the internal layout and their ability to support the amenity of current and future occupants;
- b. other on-site factors that would compensate for a reduction in unit sizes e.g. communal facilities;
- c. scale of adverse effects associated with a minor reduction in size in the context of the overall residential complex on the site; and
- d. any social housing requirements.

### 8.4.2A.5.12 Consistency with the statement of commitment to exemplar housing

Whether the comprehensive subdivision (MED) and land use consent is consistent with the "Meadowlands An Exemplar Housing Development Statement of Commitment" as approved by the Council (MED) on 24 April 2014.

### 8.4.2A.5.13 Height, minimum and maximum storeys

Whether the increased height (MED) intrusion would result in buildings (MED) that:

- a. remain compatible with the scale of other buildings (MED) anticipated in the area; or
- b. do not compromise the amenity of adjacent properties;

taking into account:

- i. The visual dominance of proposed buildings (MED) on the outlook from adjacent sites, roads and public open space in the surrounding area, which is out of character with the local environment;
  - ii. Overshadowing of adjoining sites internal and external living spaces;
  - iii. Any potential loss of sunlight admission to internal living spaces in winter with regard to energy utilisation;
  - iv. Any loss of privacy through being over-looked from neighbouring buildings (MED) ;
  - v. Whether development on the adjoining site, such as large building (MED) setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining site from overshadowing;
  - vi. The ability to mitigate any adverse effects of height breaches through increased separation distances between the building (MED) and adjoining site, the provision of screening or any other methods; and
- c. Whether any additional stories within the 11m height limit would create unduly confined spaces with limited usability.
  - d. Whether there is an inappropriate step change in heights between the Key Activity Centre (MED) and the exemplar area.

## 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

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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

### 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 rea 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 landuse.
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.

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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.

In considering whether or not to grant consent, the Council shall have regard to the following Matters of Discretion.

8. Whether planting within the road reserves, reserves and planting areas is adequate in terms of location, type and maintenance requirements, and the extent to which indigenous vegetation is preferred where it is a viable option.
9. The extent to which the layout of the roads aligns with the indicative road layout and position of access points shown in any Outline Development Plan.
10. The extent to which the layout of the proposed residential allotments conforms with any Outline Development Plan.
11. Whether the construction of walking and cycling tracks shown within any Outline Development Plan are to be constructed to an appropriate standard, at a time likely to best serve future residents, and have links within the site and to adjoining development.
12. Specific Purpose Resort Zone (Christchurch Golf Resort)
  - a. Whether the location of an identified building area are fully contained within the boundaries of the Resort Community and Academy Activity Areas.
  - b. Whether it is appropriate to require a legal instrument be registered against the head title securing public pedestrian access over the access track identified in the Concept Plan.
  - c. Whether it is appropriate to require a legal instrument be registered against the head title securing a bridleway from the Styx River to Spencerville Road, as shown on the Outline Development Plan.
13. Cashmere/Worsleys Outline Development Plan Area
  - a. Whether upgrades to the road network and access restrictions shown on the Outline Development Plan are necessary, including:
    - i. Whether access onto Shalamar Drive from the Outline Development Plan should be restricted.
    - ii. Whether Worsleys Road should be realigned in accordance with the "Required Roads" shown in Appendix 4 in relation to any subdivision of Areas 3, 5, and 7.
    - iii. Whether the Hoon Hay, Cashmere and Worsleys Roads intersection requires upgrading (refer to Appendix 4 for indicative upgrade).
14. Moncks Spur Outline Development Plan Area
  - a. Whether upgrades to the road network and access restrictions shown on the Outline Development Plan are necessary, including:
    - i. Whether access via Horizon Heights (Lot 7, DP 64814) is necessary and appropriately secured and vested.
    - ii. Whether it is appropriate to form and vest in the Council a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road to Horizon Heights.

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## 15. Future Urban Development Zone

- a. The extent to which the proposal will be in general accordance with all Key Structuring Elements in the relevant Concept Plans in Appendix 20.4.
- b. The extent to which the proposed development addresses 8.5.4. Matters of Discretion – Residential New Neighbourhood.
- c. Whether it is proposed to remove vegetation and the significance of that vegetation in terms of amenity and ecological functions.
- d. The extent to which the bulk and location of a building or structure associated with any identified building area may preclude or adversely affect elements shown in the relevant Concept Plans.
- e. The location of any building, structure or utility in relation to the geotechnical quality of the land.
- f. Whether proposed developed is able to connect to the Council's reticulated systems or appropriately provide for treatment and/or disposal on-site.
- g. Whether the building or activity is compatible with and does not preclude or adversely affect the provision of the open space or reserve areas shown on relevant Concept Plans.
- h. Any adverse effects on the amenities and functionality of any spring, stormwater facility, enhanced open drainage corridors, road and/or access point and/or edge treatment identified in the relevant Concept Plans.

## 16. Extent of compliance with any Outline Development Plan or Concept Plan.

## 17. Whether the allotments can be serviced and accessed in an efficient manner in the rural area.

## 18. Whether any balance lot is of sufficient area to provide for the intended purpose or land use, having regard to the relevant zone standards.

## 19. The extent to which the application includes site specific deep investigations of ground conditions to at least the densities set out in Ministry of Business Innovation and Employment guidelines on the investigation and assessment of subdivisions (September 2012).

## 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;

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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

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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 garage 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;

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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 garage 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).

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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.



## 8.5.5 Takamatua and Robinsons Bay comprehensive development areas and Samarang Bay and Allandale

1. Whether the design of structures is appropriate to the character of the area, including in relation to:
  - a. roof pitch: a roof pitch of between 22.5 and 37.5° is likely to be appropriate in Takamatua, and between 8 and 37.5° in Robinsons Bay, noting that flat roofs may be appropriate as connections between structures.
  - b. roof cladding: roofs made of steel (corrugated or tray), cedar shingles, slate, or similar are likely to be appropriate.
  - c. roof colour: natural colours with low reflectivity
  - d. wall claddings: timber, smooth plaster and/or stone are likely to be appropriate.
  - e. wall and joinery colours: natural and recessive or in the range of browns, tussock, greys or natural greens are likely to be appropriate.
  - f. fencing: boundary fencing to be in standard post and wire only. All courtyard fencing to be in materials similar to housing including plastered concrete, timber (to match house cladding), stone, or post and rail. No composite or corrugated iron fencing.
  - g. exterior lighting should be kept low and reflected down to reduce the effects from distant views.
  - h. accessory buildings should be in the style, appearance and materials of the principal building.
  - i. the location and visibility of water tanks, including whether they are incorporated into the structure of each building or screened within the site.

## 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)

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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

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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)	Reserve	True right bank, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the 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

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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 down-stream 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 centre-line 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 down stream 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

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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

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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

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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.
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:

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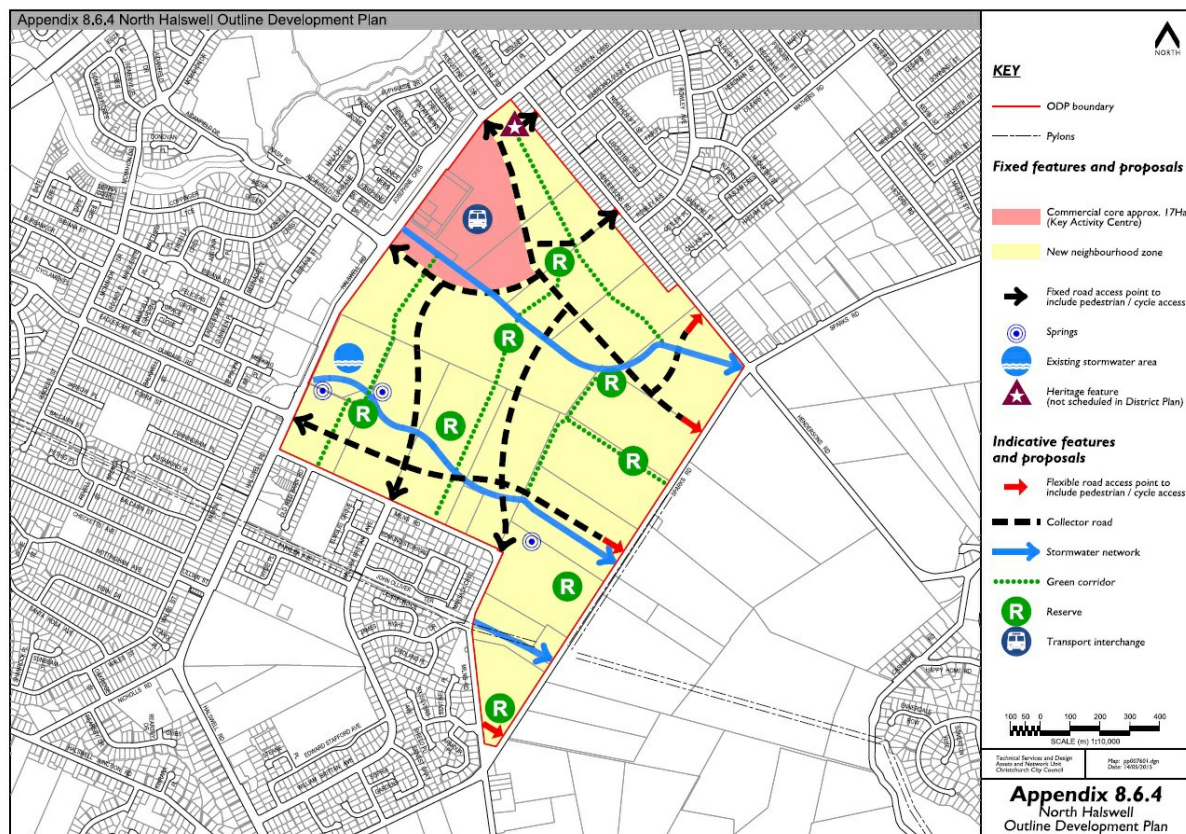
	Residential	25 metres
	Business	30 metres
8	# means excludes any parking	
9	For more information on the Road Classification, refer to Appendix 7.12 of Chapter 7	

## Appendix 8.6.4 - North Halswell Outline Development Plan

Superseded - See Decision 4 appendix below

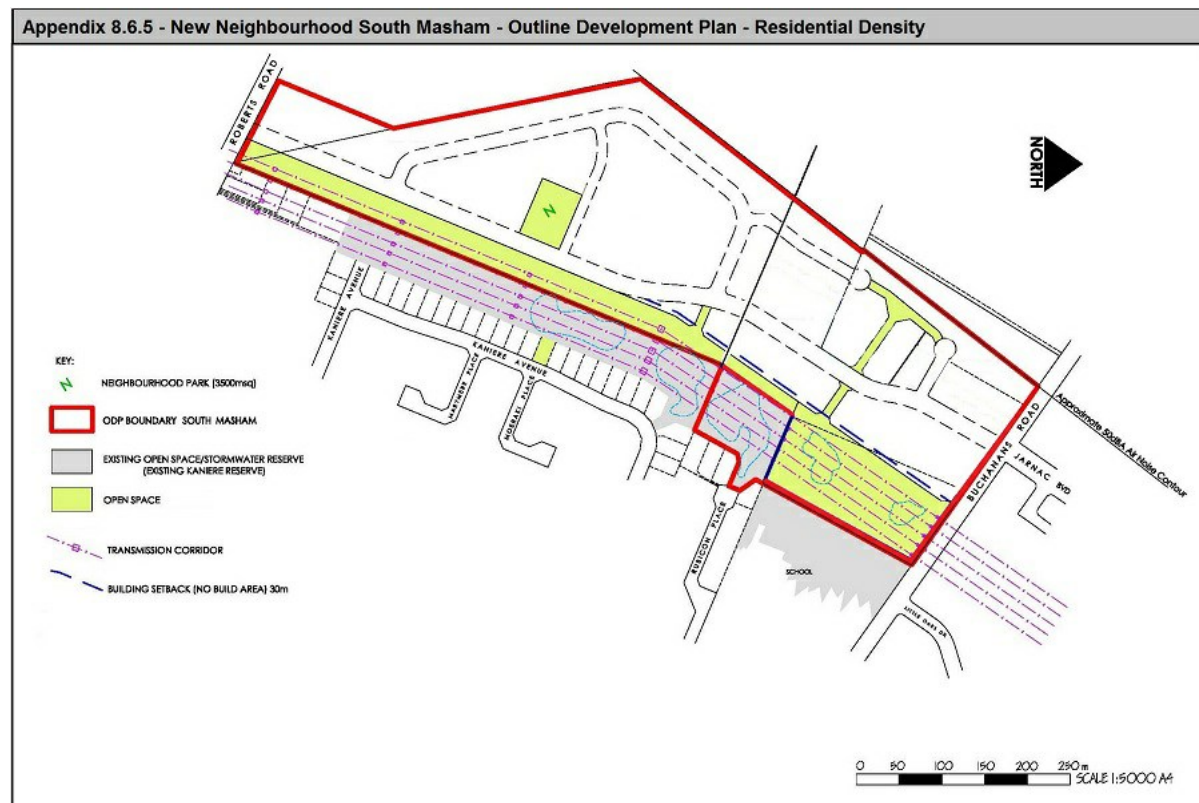


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(Decision 4)

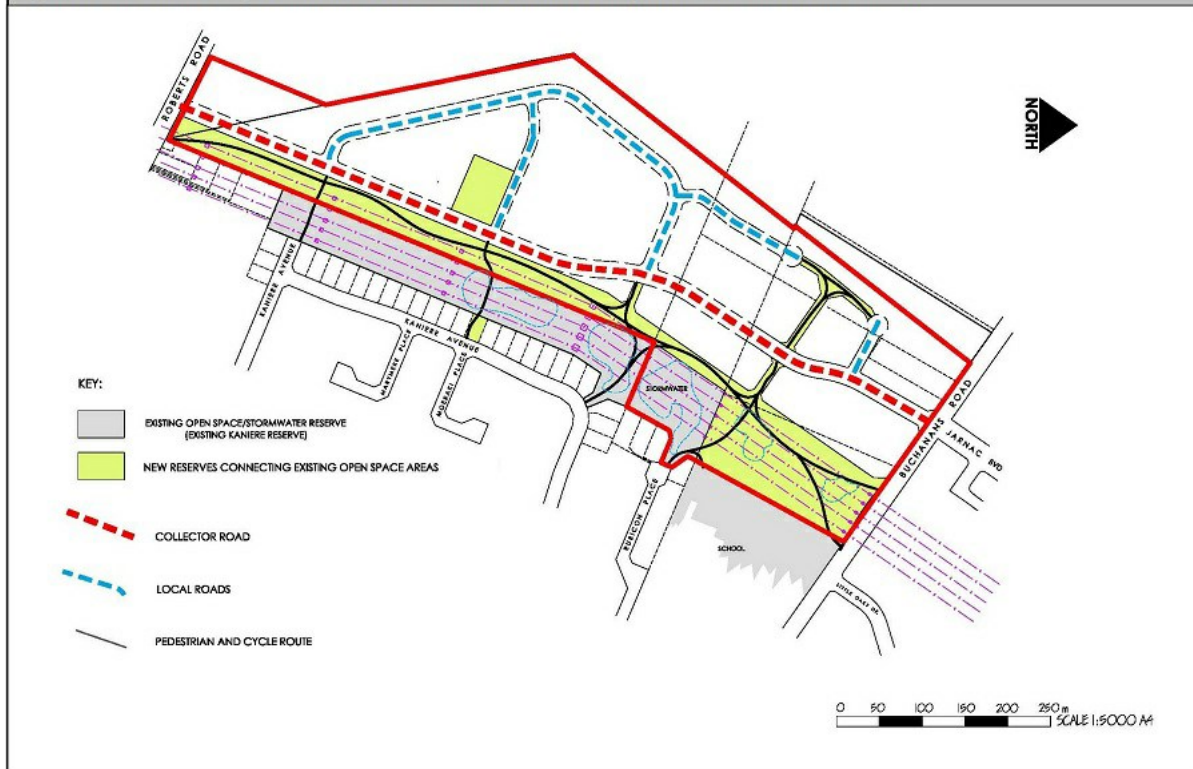
## Appendix 8.6.5 - Buchanans Road Outline Development Plan



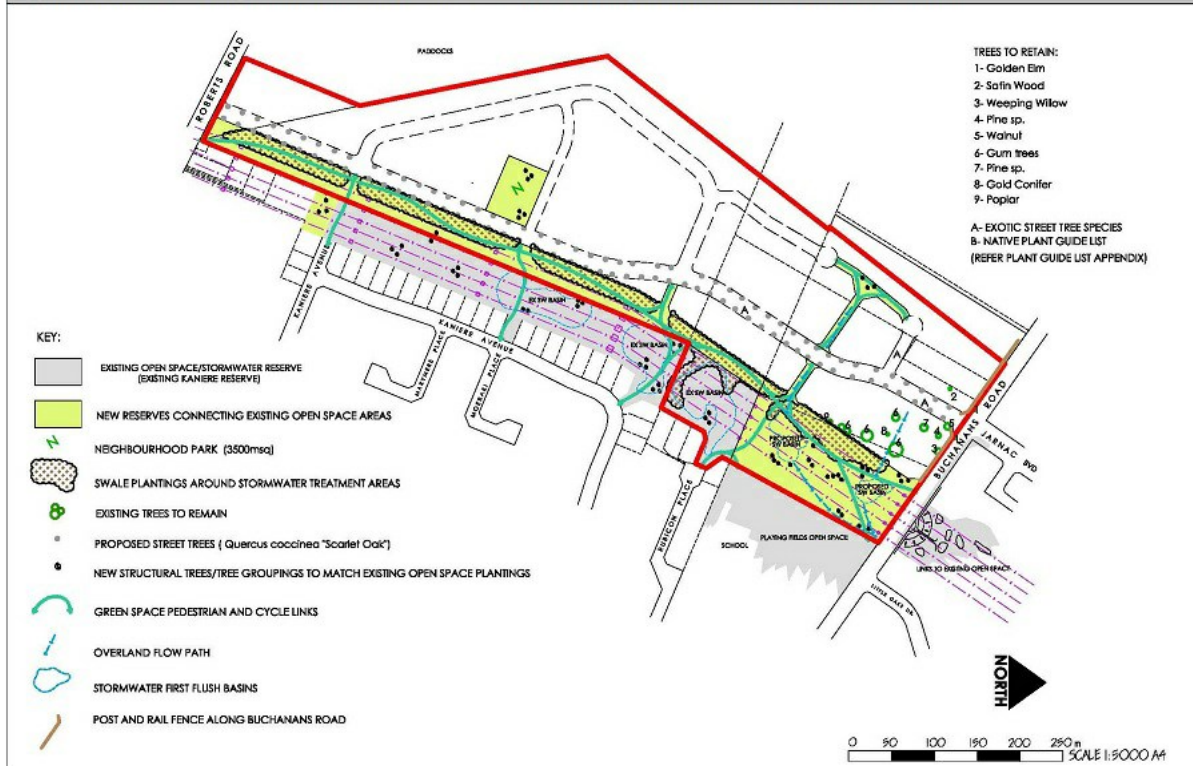


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### Appendix 8.6.5 - New Neighbourhood South Masham - Outline Development Plan - Movement Network



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



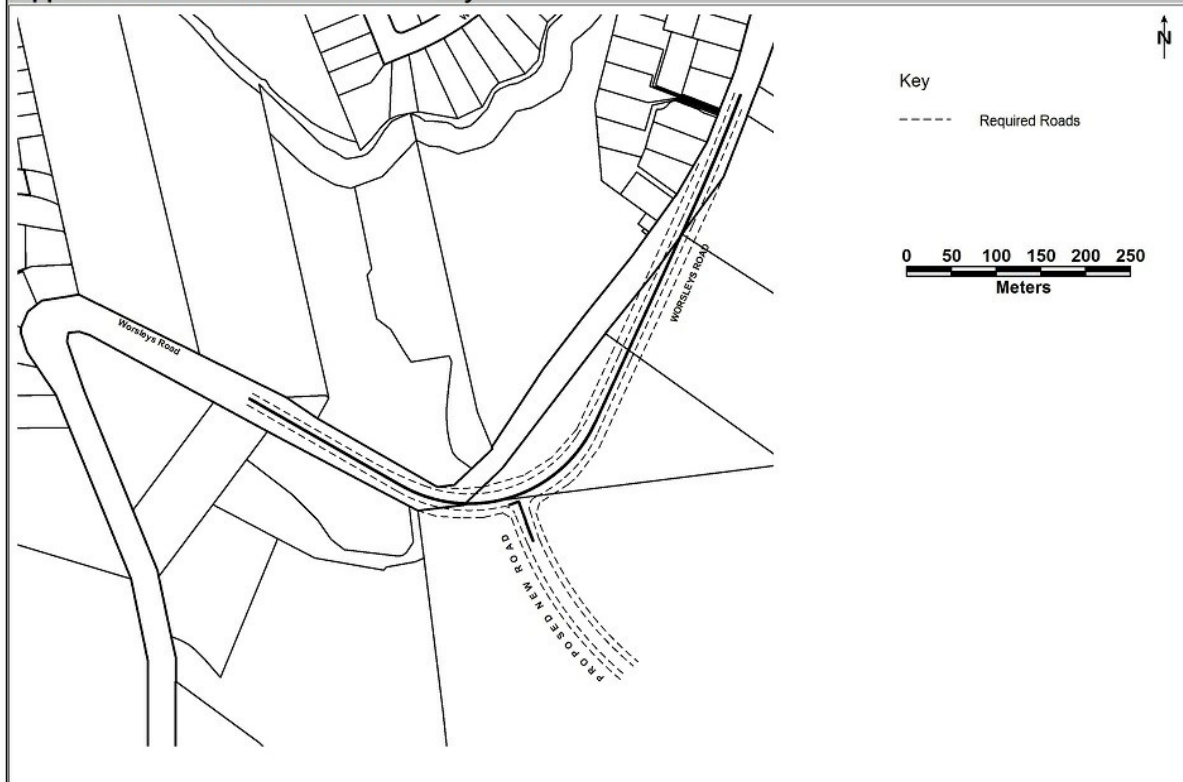


Appendix 8.6.7 - Cashmere and Worsleys - Spur Planting and Tracks around Area 4



## Appendix 8.6.7b – Cashmere/Worsleys

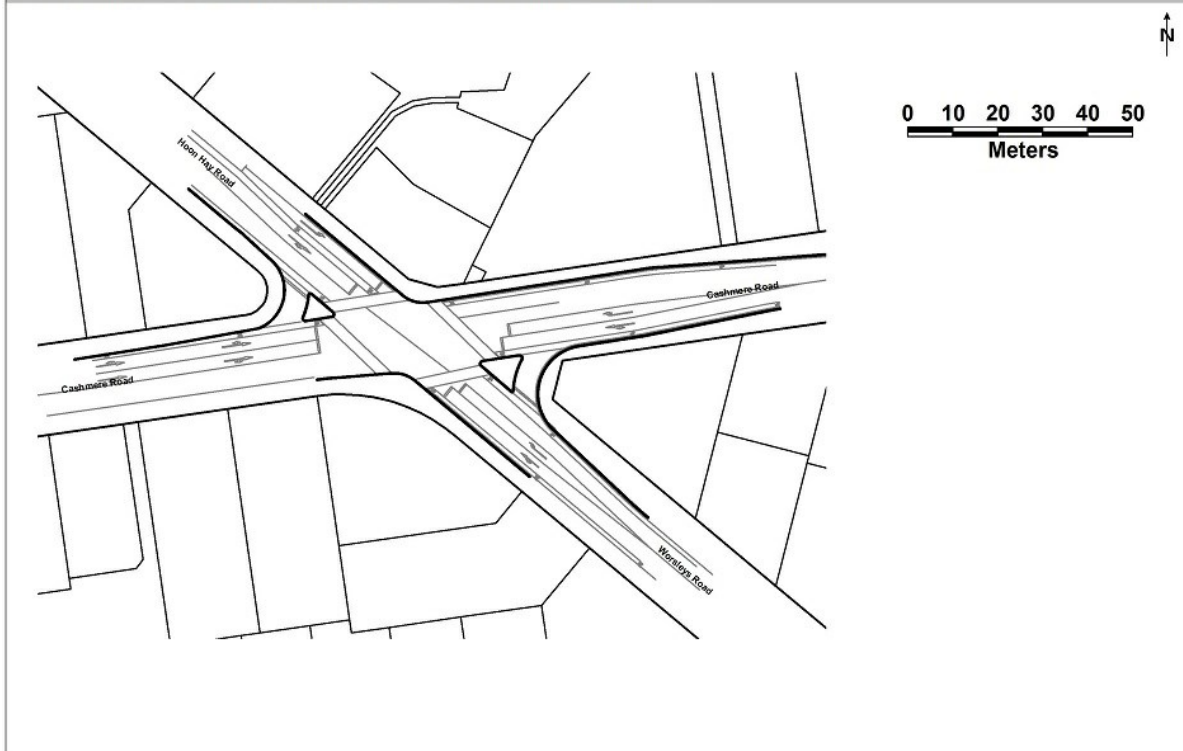
Appendix 8.6.7 - Cashmere and Worsleys



## Appendix 8.6.7c – Cashmere/Worsleys

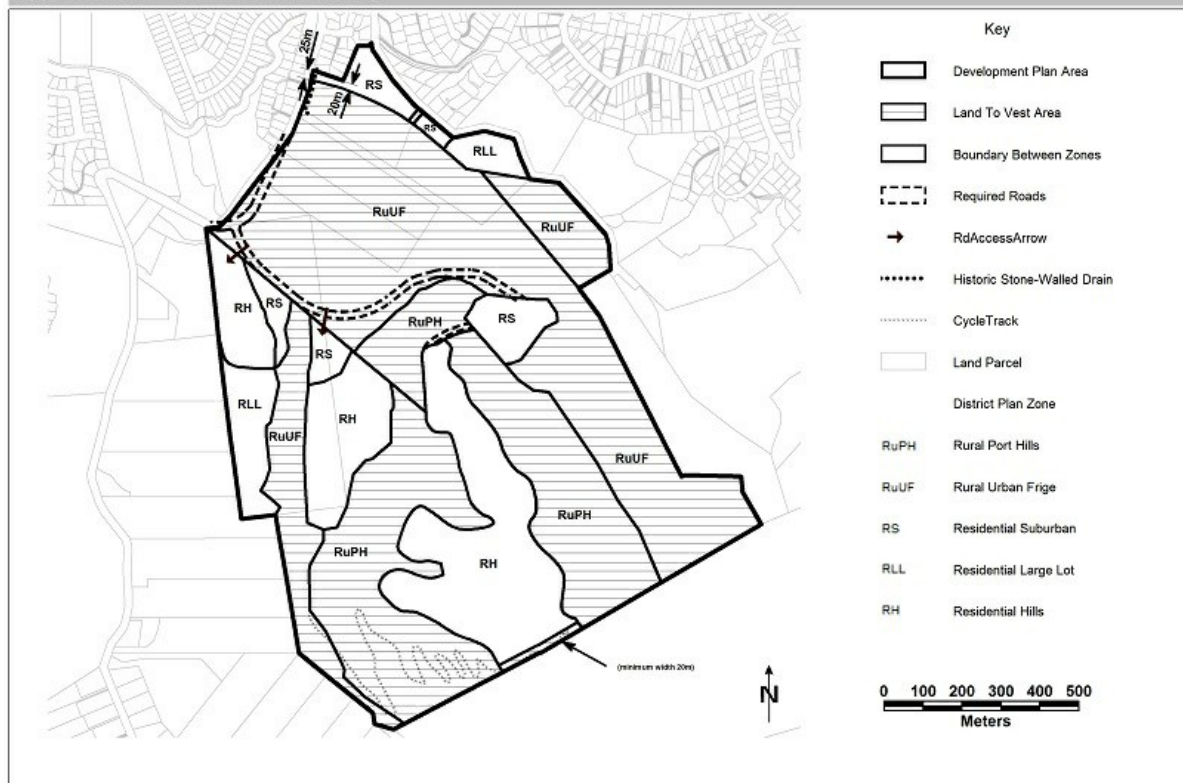


Appendix 8.6.7 - Cashmere / Hoon Hay / Worsleys Roads Intersection



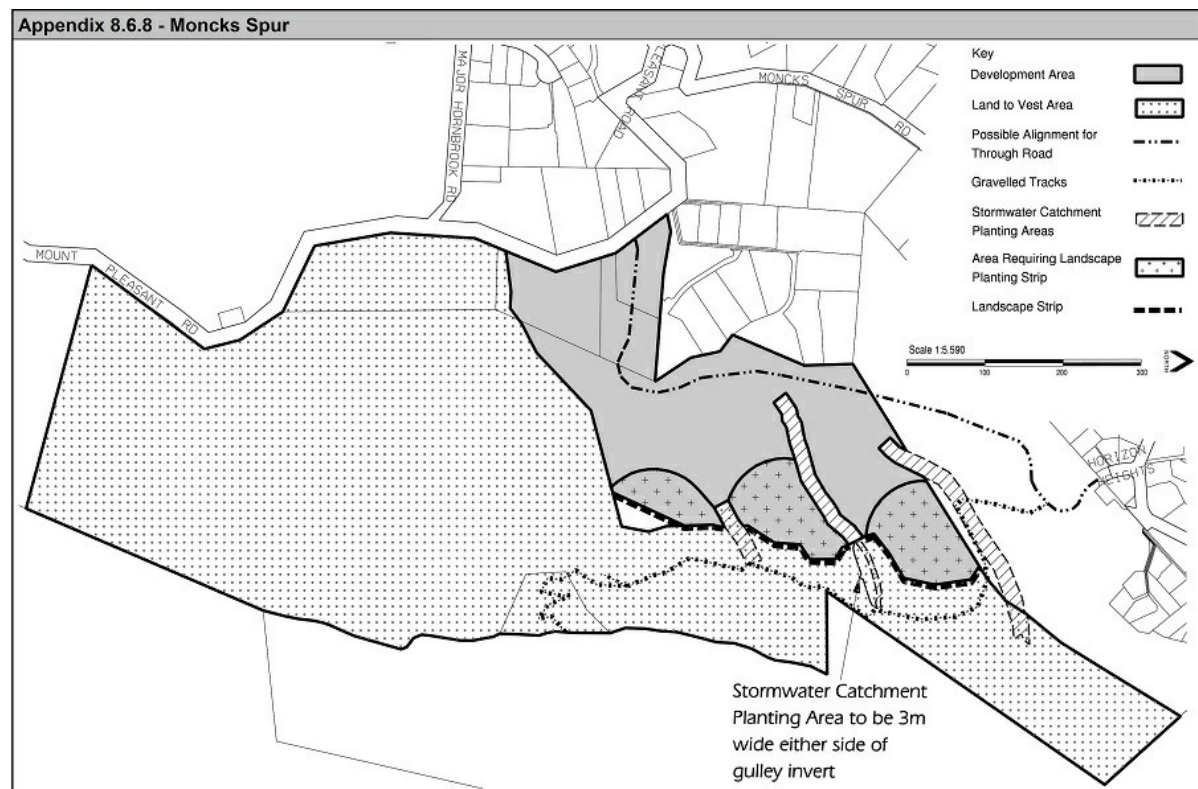
## Appendix 8.6.7d – Cashmere/Worsleys

Appendix 8.6.7 - Cashmere and Worsleys

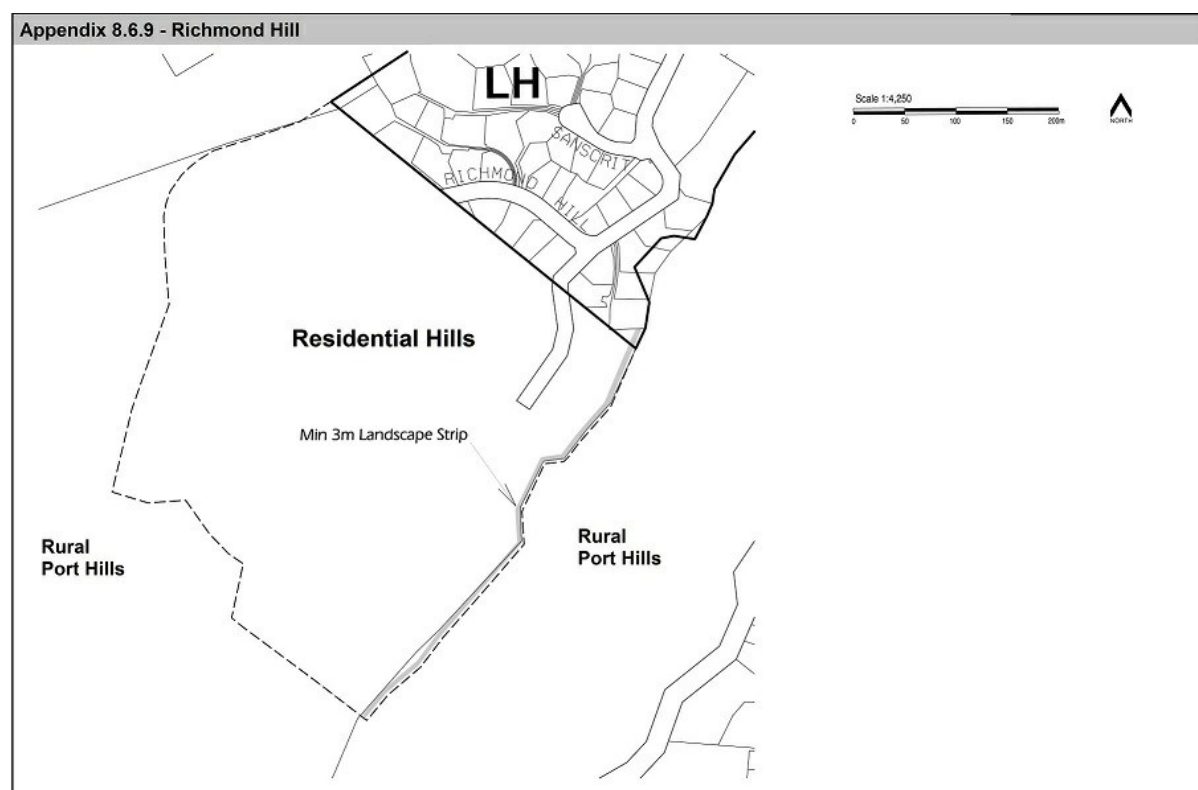


## Appendix 8.6.8 – Moncks Spur

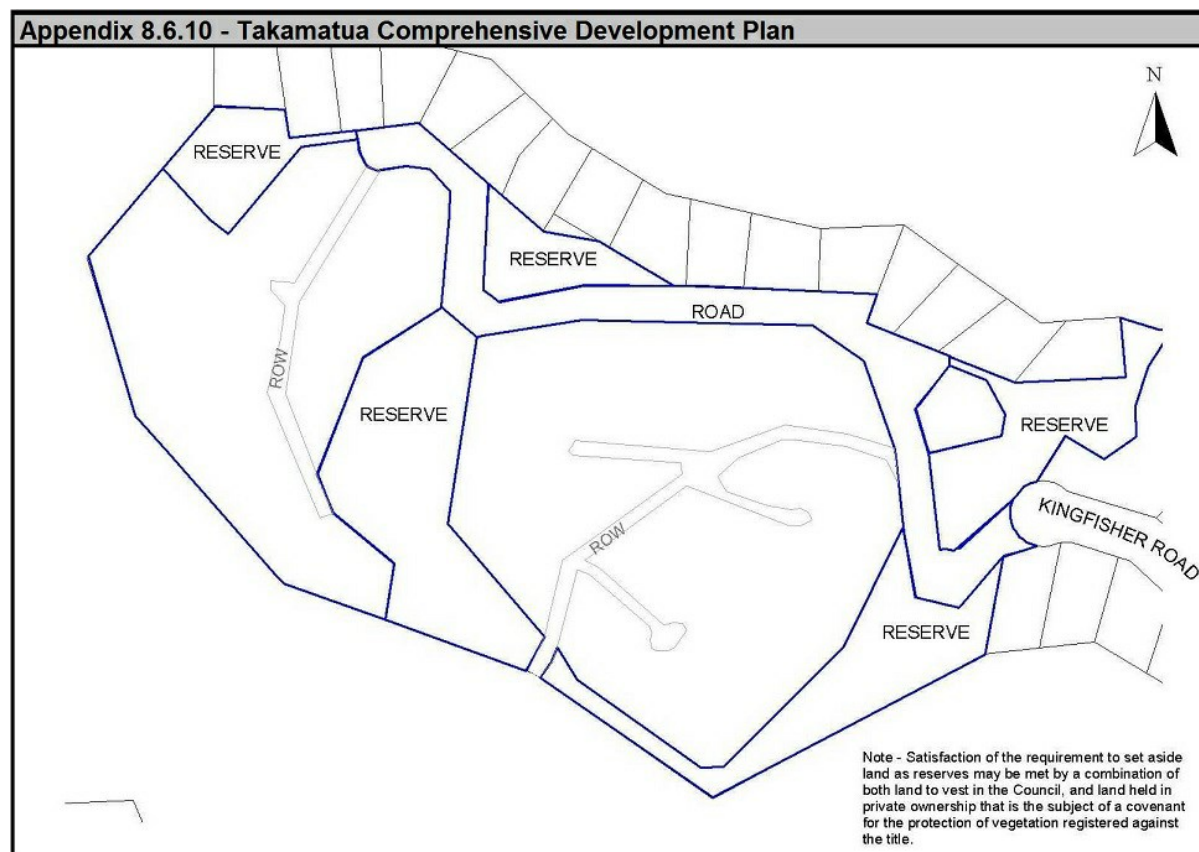
# The Proposed Christchurch Replacement District Plan



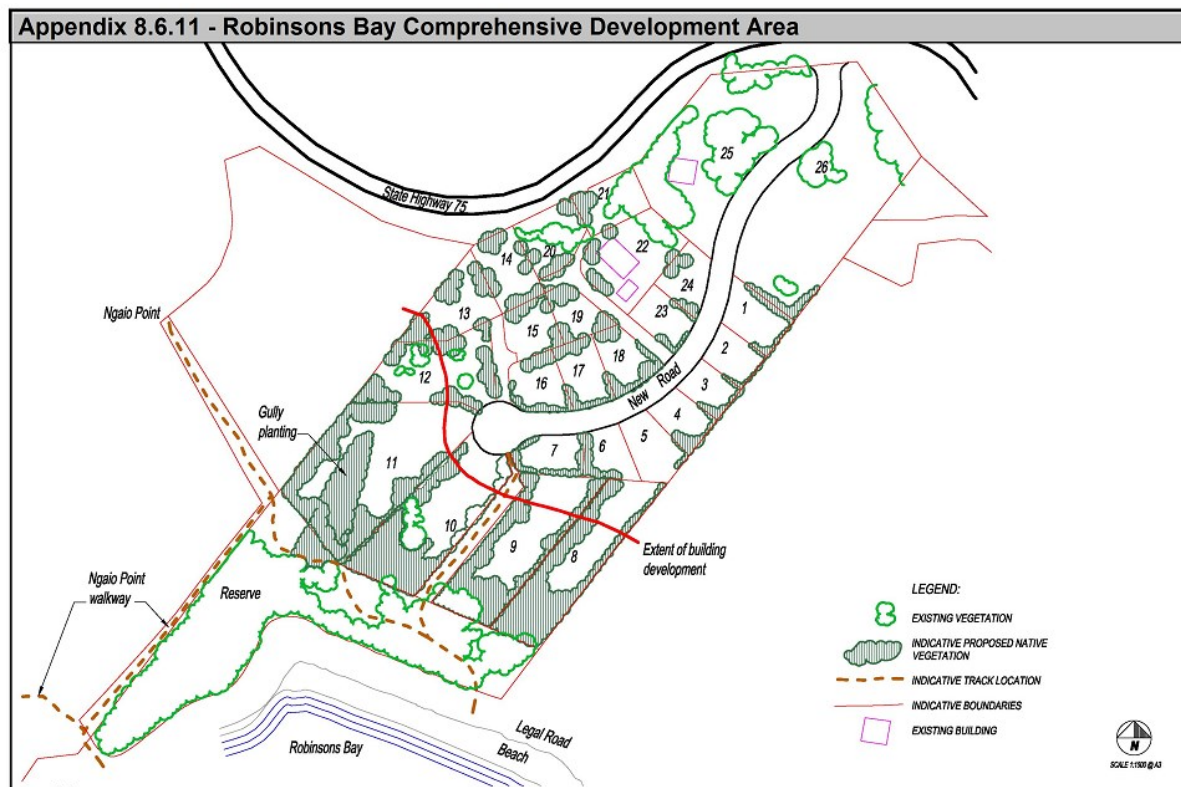
## Appendix 8.6.9 - Richmond Hill



## Appendix 8.6.10 - Takamatua - comprehensive development areas



## Appendix 8.6.11 - Robinsons Bay - comprehensive development areas

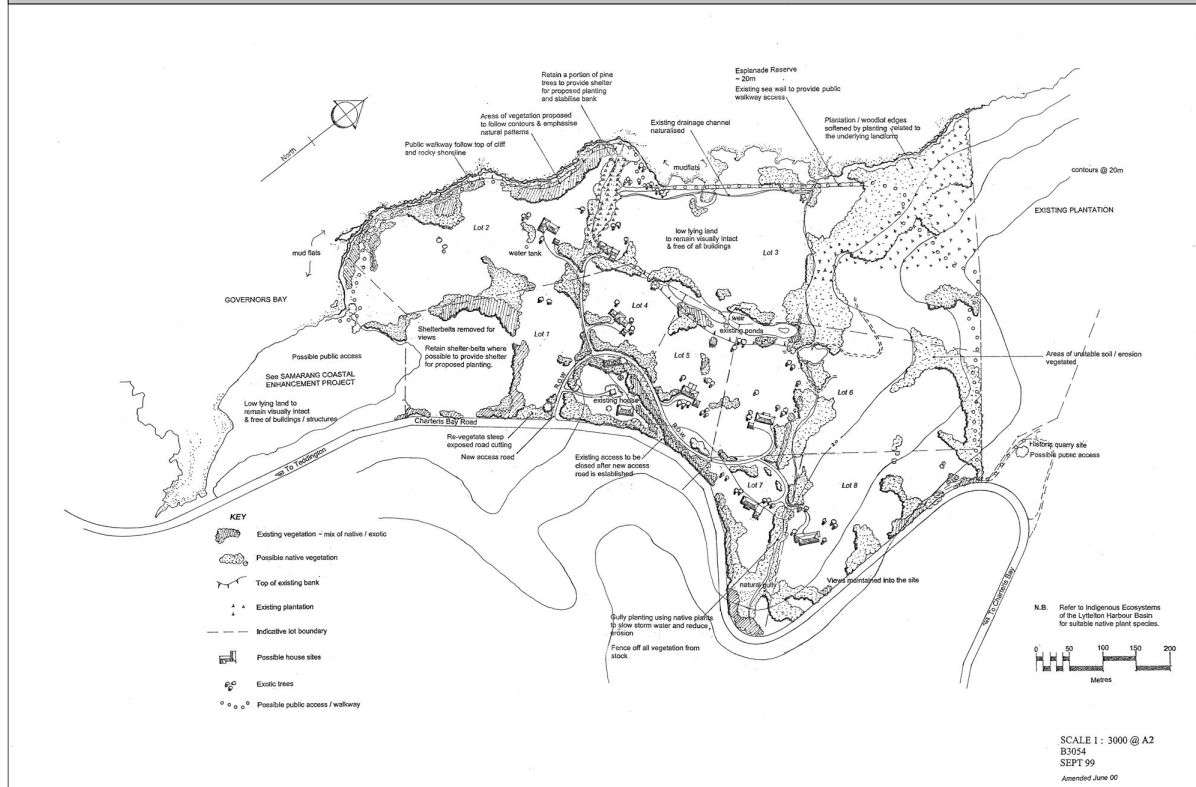


## Appendix 8.6.12 - Samarang Bay



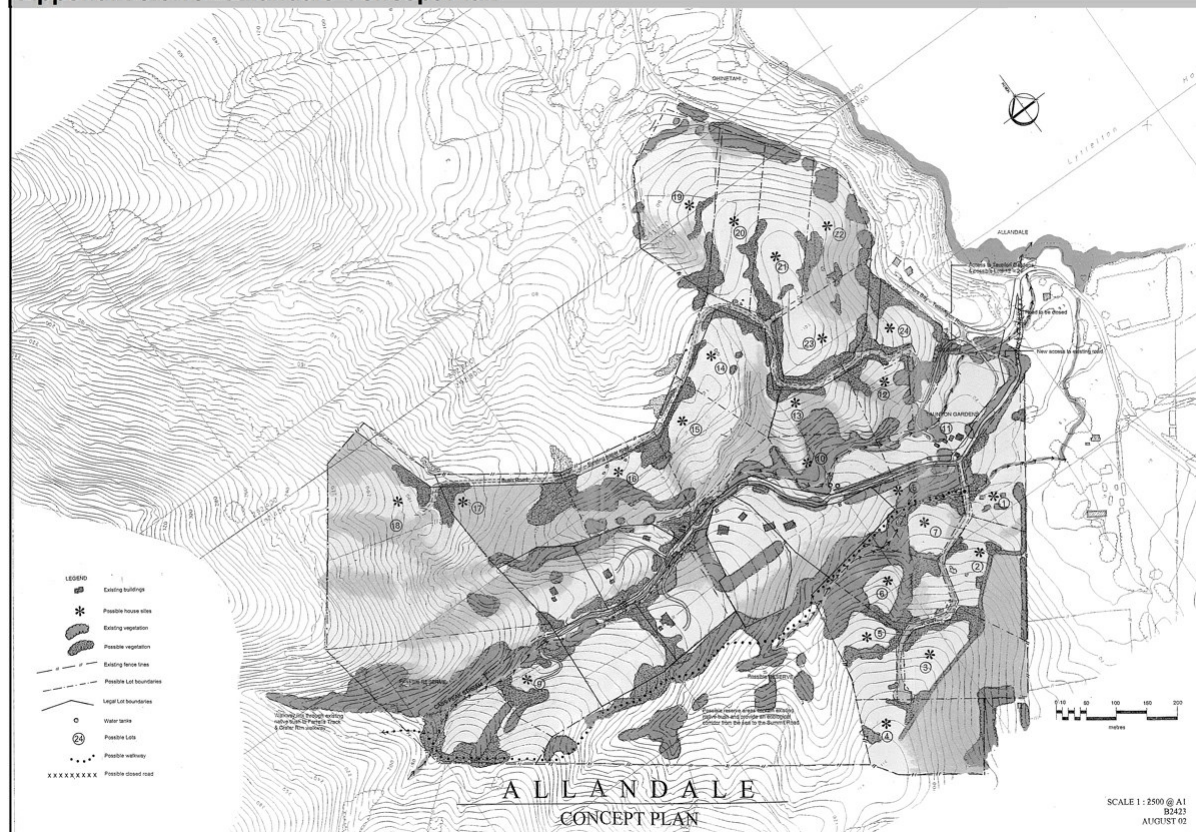
# The Proposed Christchurch Replacement District Plan

Appendix 8.6.12 - Samarang Bay Concept Plan



## Appendix 8.6.13 - Allandale

Appendix 8.6.13 - Allandale Concept Plan



## Appendix 8.6.14 - Plant Species Highsted

### LARGE NATIVE TREES

<i>Elaeocarpus dentatus</i>	hinau
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matai, black pine

### LARGE EXOTIC TREES (Streets and Parks)

<i>Acer campestre</i>	field maple
<i>Alnus cordata</i>	Italian alder
<i>Fagus sylvatica</i>	'Purpurea' copper beech
<i>Liriodendron tulipifera</i>	tulip tree
<i>Platanus orientalis</i>	"Autumn Glory" plane tree
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus rubra</i>	red oak
<i>Tilia cordata</i>	small-leaved lime
<i>Ulmus carpinifolia</i>	smooth-leaved elm
<i>Ulmus glabra</i>	wych elm

### TREES & TALL SHRUBS

<i>Coprosma lucida</i>	shining karamu
<i>Coprosma robusta</i>	Karamu
<i>Cordyline australis</i>	ti kouka, cabbage tree
<i>Griselinia littoralis</i>	broadleaf, kapuka
<i>Hoheria angustifolia</i>	narrow-leaved lacebark
<i>Kunzea ericoides</i>	kanuka
<i>Leptospermum scoparium</i>	manuka
<i>Olearia paniculata</i>	akiraho, golden akeake
<i>Pittosporum eugenoides</i>	tarata, lemonwood
<i>Pittosporum tenuifolium</i>	Kohuhu, black matipo
<i>Plagianthus regius</i>	manatu, lowland ribbonwood
<i>Pseudopanax crassifolius</i>	lancewood, horoeka
<i>Sophora microphylla</i>	South Island kowhai

### SHRUBS

<i>Coprosma propinqua</i>	mikimiki (mingimingi)
<i>Coprosma virescens</i>	pale green coprosma
<i>Coprosma crassifolia</i>	thick-leaved mikimiki
<i>Coprosma rubra</i>	red-stemmed coprosma
<i>Coprosma virescens</i>	pale green coprosma
<i>Cyathodes juniperina</i>	prickly mingimingi
<i>Helichrysum lanceolatum</i>	niniao
<i>Leucopogon fasciculatus</i>	mingimingi
<i>Muehlenbeckia astonii</i>	wiggywig, mingimingi
<i>Muehlenbeckia complexa</i>	pohuehue
<i>Teucrium parvifolium</i>	NZ shrub verbena

### GROUNDCOVERS etc.

<i>Acaena novae-zelandiae</i>	bidibidi, piripiri
<i>Anemanthele lessoniana</i>	bamboo grass, wind grass
<i>Blechnum minus</i>	Swamp kiokio
<i>Carex lambertiana</i>	sedge

## The Proposed Christchurch Replacement District Plan

<i>Carex solandri</i>	sedge
<i>Cortaderia richardii</i>	toetoe grass
<i>Cyperus ustulatus</i>	umbrella sedge, upoko-tangata
<i>Deschampsia caespitosa</i>	tufted hair grass
<i>Dichondra repens</i>	dichondra
<i>Juncus gregiflorus</i>	wiwi
<i>Juncus pallidus</i>	giant rush
<i>Leucopogon fraseri</i>	Patototara, a dwarf heath
<i>Microlaena polynoda</i>	Rice grass, native bamboo
<i>Microlaena stipoides</i>	meadow rice grass
<i>Phormium tenax</i>	harakeke, NZ flax
<i>Phymatosorus pustulatus</i>	hounds tongue fern, maratata
<i>Pratia angulate</i>	Panakeneke, creeping pratia
<i>Pteridium esculentum</i>	bracken fern, rahurahu

### ADDITIONAL PLANTS FOR SHELTERED SITES: TREES & SHRUBS

<i>Alectryon excelsus</i>	titoki
<i>Aristotelia serrata</i>	makomako, wineberry
<i>Coprosma areolata</i>	thin-leaved coprosma
<i>Coprosma linariifolia</i>	mikimiki, yellow-wood
<i>Coprosma rhamnoides</i>	red-fruited karamu
<i>Coprosma rubra</i>	red-stemmed coprosma
<i>Cyathodes juniperina</i>	prickly mingimingi
<i>Fuchsia excorticata</i>	Kotukutuku, tree fuchsia
<i>Melicope simplex</i>	poataniwha
<i>Melicytus ramiflorus</i>	mahoe, whiteywood
<i>Myoporum laetum</i>	tahuo
<i>Myrsine australis</i>	mapou, red matipo
<i>Pennantia corymbosa</i>	kaikomako
<i>Pittosporum eugenioides</i>	tarata, lemonwood
<i>Pseudopanax anomalus</i>	shrub pseudopanax
<i>Pseudopanax arboreus</i>	five finger, whauwhaupaku
<i>Streblus heterophyllus</i>	turepo, small-leaved milk tree

### GROUNDCOVERS

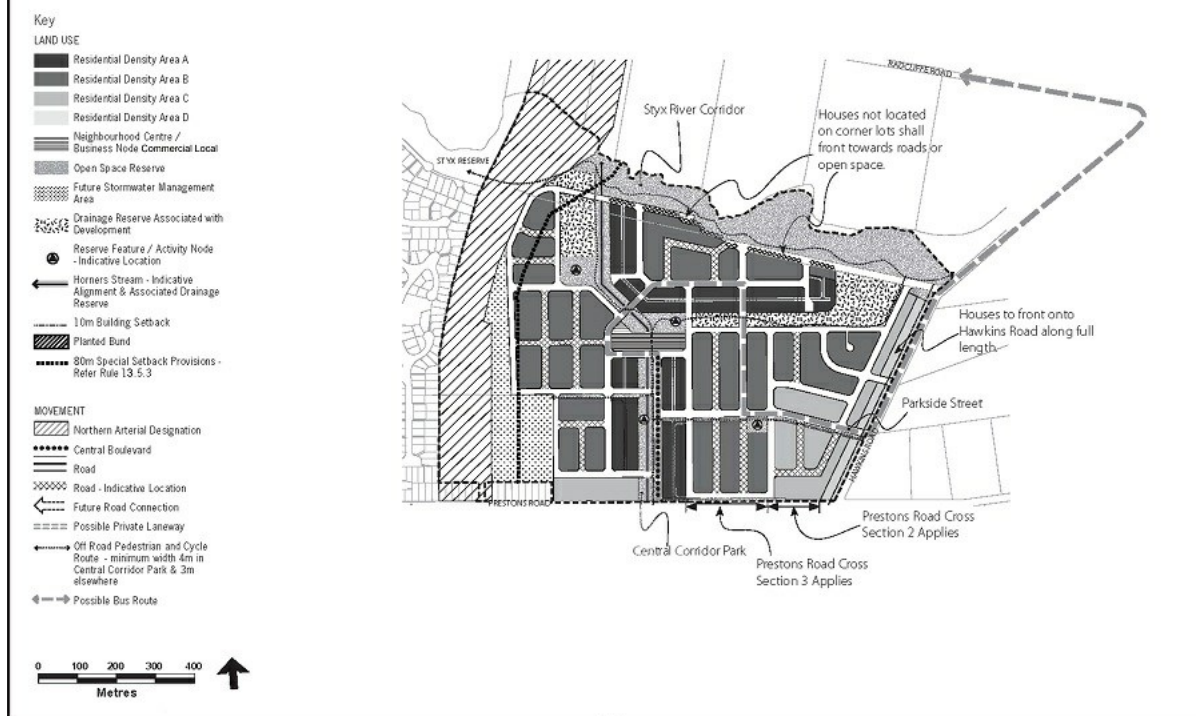
<i>Asplenium flabellifolium</i>	necklace fern
<i>Astelia fragrans</i>	bush flax, kakaha
<i>Blechnum penna-marina</i>	kiokio, small hardfern
<i>Daniella nigra</i>	turutu, blue berry
<i>Hypolepsis ambigua</i>	
<i>Libertia ixioides</i>	NZ iris, mikoikoi
<i>Microlaena avenacea</i>	bush rice grass
<i>Microlaena polynoda</i>	bamboo grass
<i>Microlaena stipoides</i>	a rice grass
<i>Pellaea rotundifolia</i>	button fern
<i>Uncinia uncinata</i>	watau, dense forest sedge
<i>Polystichum richardii</i>	shield fern, pikopiko
<i>Polystichum vestitum</i>	Shield fern, punui, prickly shield fern
<i>Uncinia uncinata</i>	watau

## Appendix 8.6.15a - Outline Development Plan (Highfield Park) North

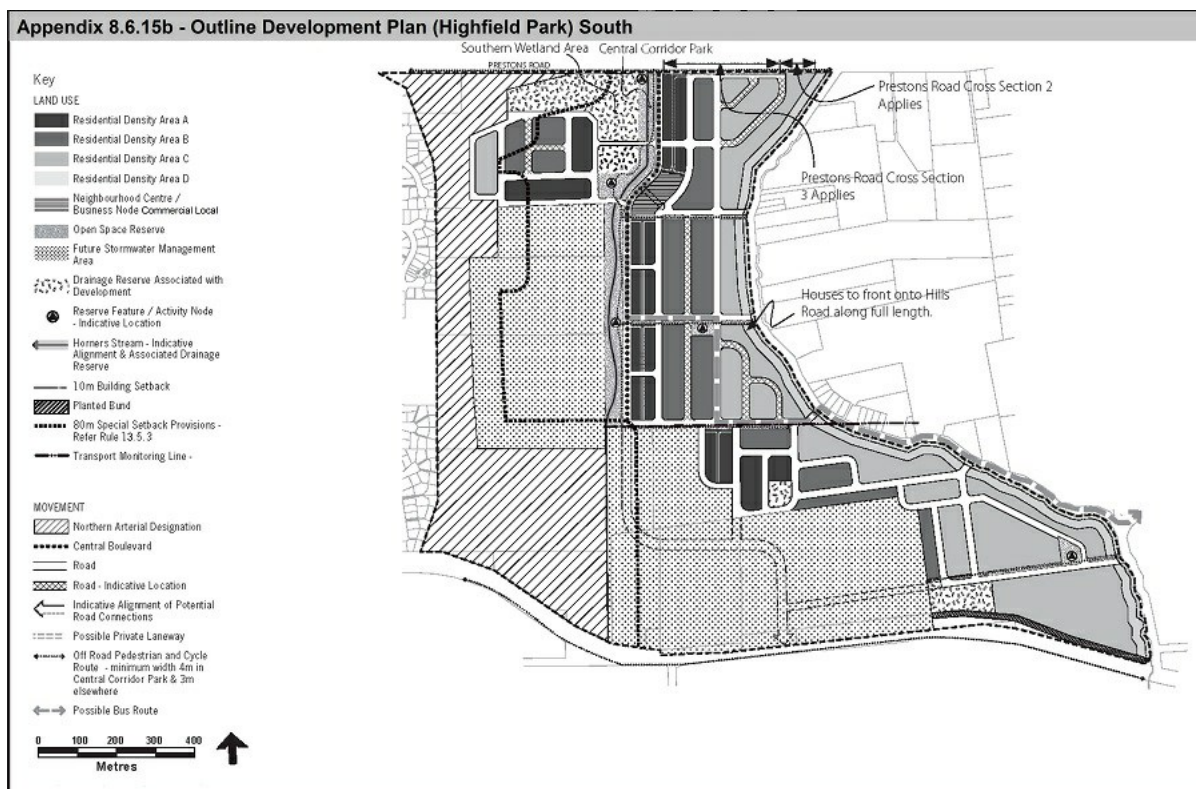


# The Proposed Christchurch Replacement District Plan

Appendix 8.6.15a - Outline Development Plan (Highfield Park) North



Appendix 8.6.15b - Outline Development Plan (Highfield Park) South



Appendix 8.6.15c - Highfield Park Planting List

## Planting List

# The Proposed Christchurch Replacement District Plan

## 1. Native Plants

### a. Trees

Alectryon excelsus – titiki  
Cordyline australis – cabbage tree  
Dacrycarpus dacrydioides –kaihikatea  
Elaeocarpus dentatus – hinau  
Eleaocarpus hookerianus – pokaka  
Pittosporum eugenioides – lemonwood  
Plagianthus regus – lowland ribbonwood  
Podocarpus totora – totora  
Prumnopitys ferruginea – miro  
Prumnopitys taxifolia – matai  
Pseudopanax crassifolius – lancewood  
Sophora microphylla – kowhai

### b. Small tree and shrubs

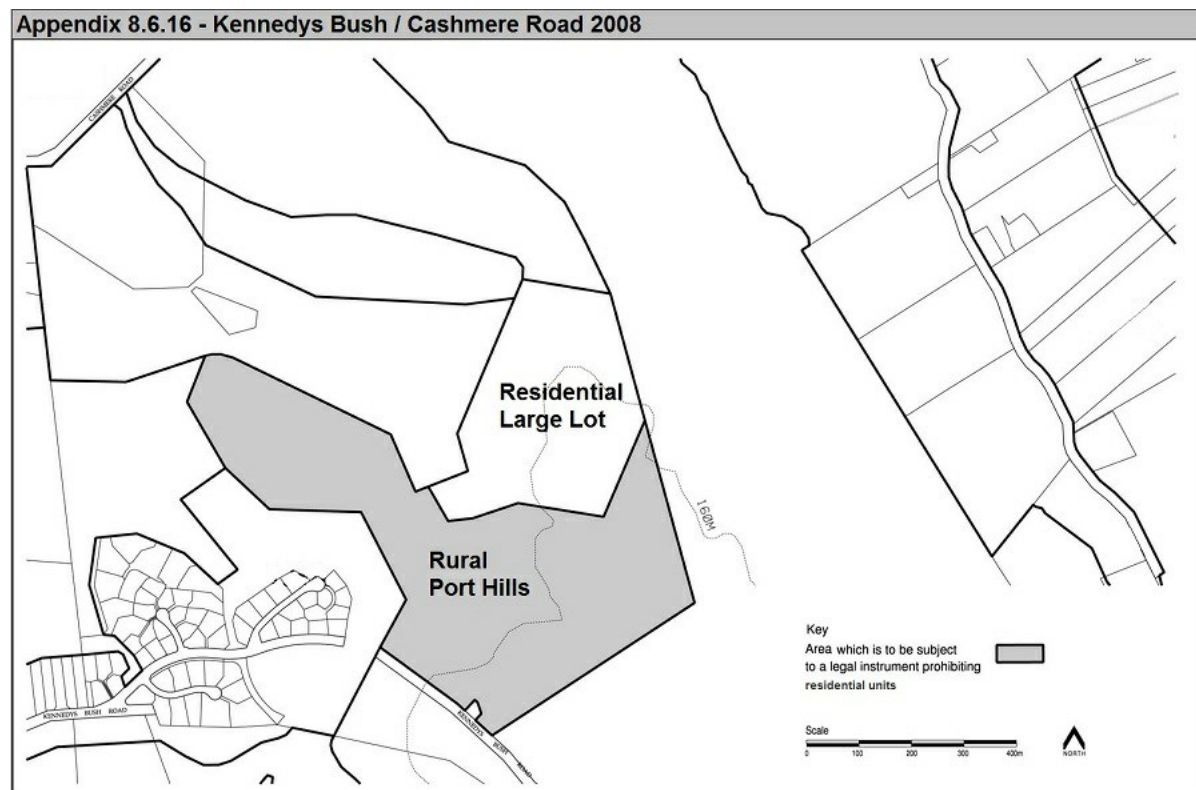
Aristotelia serratus – wineberry  
Carpodetus serratus – marbleleaf  
Coprosma areolata  
Coprosma linarifolia – yellow-wood  
Coprosma lucida – shining karamu  
Coprosma robusta – karamu  
Coprosma rotundifolia – round leaved coprosma  
Fuchsia excorticate – fuchsia  
Griselinia littoralis – broadleaf  
Hedycarpa arborea - pigeonwood  
Hoheria angustifolia – lacebark  
Lophomyrtus abcordata – NZ myrtle  
Melicytus ramiflorus – mahoe  
Melicytus micranthus – shrubby mahoe  
Myrsine australis – red mapau  
Neomyrtus pedunculata  
Pennantia corymbosa – kaikomako  
Pittosporum tenuifolium – kohuhu  
Pseudopanax arboreus – fivefinger  
Pseudowintera colorata – pepper tree  
Strebius heterophyllus – turepo

## 2. Exotic trees

Acer campestre – field maple  
Acer negundo  
Alnus glutinosa – black alder  
Alnus rubra – red alder  
Carpinus betulinus fastigata – upright hornbeam  
Liquidambar styraciflua – liquidamber  
Prunus species – flowering cherries  
Platanus orientalis – plane  
Quercus coccinea – scarlet oak  
Quercus palustris – pin oak  
Quercus robur fastigata  
Tilia cordata – lime



## Appendix 8.6.16 – Kennedys Bush / Cashmere Road 2008



## 8.7 Earthworks

### 8.7.1 Objective - Earthworks

1. The recovery of the district, subdivision, development, provision of utilities, hazard mitigation is facilitated and other activities are provided for.
2. Outstanding natural features and landscapes, significant indigenous biodiversity and ecosystem functioning, water quality, significant trees, and heritage items and settings are not adversely affected by earthworks or associated structures.

#### 8.7.1.1 Policy - Heritage

Earthworks shall not adversely affect identified heritage items or settings or the associated values, including Ngai Tahu manawhenua values.

#### 8.7.1.2 Policy - Biodiversity and Ecosystems

Earthworks shall not adversely affect the ecological resilience and functioning, habitat values, and amenity values of areas of significant indigenous vegetation.

#### 8.7.1.3 Policy - Landscape

Earthworks shall not adversely affect the values, visual amenity or character associated with outstanding natural features and



landscapes, including Ngai Tahu manawhenua values, and ensure that earthworks follow natural contour lines in Outstanding Natural Features and Landscapes.

### 8.7.1.4 Policy - Trees

Earthworks shall not adversely affect identified significant trees, including through changes to ground level.

### 8.7.1.5 Policy - Water Quality

Ensure earthworks do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.

### 8.7.1.6 Policy - Repair of Earthquake Damaged Land

- a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where these repairs will have minimal adverse effects on people, property or the natural environment.
- b. To recognise that the repair of other earthquake damaged land is necessary as part of recovery.

### 8.7.1.7 Policy - Benefits of Earthworks

Recognise that earthworks have a vital role in the recovery of the district, subdivision, development, provision of utilities, hazard mitigation and are an anticipated part of human activity.

## 8.7.2 Objective - Health and Safety

People and property are protected during, and subsequent to, earthworks.

### 8.7.2.1 Policy - Land Stability

Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.

### 8.7.2.2 Policy - Nuisance

Earthworks shall not generate continuous or persistent nuisance, including noise, vibration, dust or odour, that have more than minor adverse effects on the amenity values and the health and safety of people and their property while recognising the need for earthworks in the repair, rebuild and recovery of the district.

### 8.7.2.3 Policy - Vehicle Movement

Ensure the transportation of earth, construction, or fill material to and from a site, is undertaken in a way that is safe and minimises adverse effects on surrounding amenity and the transport network while recognising the need for earthworks in the repair, rebuild and recovery of the district.

### 8.7.2.4 Policy - Earthworks Design

Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.

### 8.7.2.5 Policy - Remediation of Contaminated Land

Earthworks are enabled where necessary to remediate land contamination.

## 8.8 Earthworks Rules

### 8.8.1 Application of these rules

1. Rule 8.8.6 substitutes other earthworks rules in this chapter where the earthworks are undertaken to repair land used for residential activities which has been damaged by earthquakes. Chapter 5 manages earthworks to repair land within identified flood hazard areas.
2. Chapter 5 manages earthworks within identified hazard areas. Chapter 12 contains provisions relating to contaminated land. Chapter 6 manages earthworks within waterway setbacks. The rules in this chapter manage all other earthworks.
3. Applications for consent as a restricted discretionary activity shall not be notified or require written approval of affected parties. Applications for consent as a discretionary activity shall be notified and require written approval of affected parties.
4. Refer to Specific Purpose Lyttelton Port Zone provisions in Chapter 21 for earthworks.

#### Notes.

1. The consent of the Regional Council may be required for earthworks activities, including those in, on, under or over the bed of a river, as well as vegetation clearance, deposition over an aquifer and earthworks in erosion prone areas.
2. The Council's Cleanfill Licensing Bylaw 2008 includes requirements for the disposal of soils.
3. The Council's Water, Wastewater and Stormwater Bylaw 2014 includes requirements for the protection of waterways.
4. Part I of the Historic Places Act 1993 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by the Heritage New Zealand Pouhere Taonga in accordance with that Act.
5. Attention is drawn to the Mahaanui Iwi Management Plan 2013 (including the Accidental Discovery Protocol), Te Whakatau Kaupapa, and the Ngai Tahu Freshwater Policy.
6. Resource consent may be required for earthworks under the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. In particular the NES applies to earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or remediation of land identified in the Hazardous Activities and Industries List. In these instances, the NES applies instead of the District Plan provisions.

### 8.8.2 Permitted Activities: Earthworks

Earthworks are permitted activities subject to compliance with following conditions:

Activity	Activity Standard
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# The Proposed Christchurch Replacement District Plan

<p><b>P1 Earthworks:</b></p> <ol style="list-style-type: none"> <li>outside a floor level and fill management area;</li> <li>not for the purpose of land repair.</li> </ol>	<ol style="list-style-type: none"> <li><u>Earthworks</u> shall not exceed the volumes in Table 1 over a five year time period.</li> <li><u>Earthworks</u> shall not exceed a maximum depth of 0.6m other than in relation to farming activities.</li> <li><u>Earthworks</u> shall not occur on land steeper than 1 in 6.</li> <li><u>Earthworks</u> involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion from a suitably qualified and experience chartered engineer.</li> <li><u>Earthworks</u> shall not be undertaken outside the hours of 0700 – 1900 in a Residential Zone or between 0700 and 2200 in other zones.</li> <li><u>Earthworks</u> shall not occur within 12 metres of the centre line of the electricity transmission lines (shown on Planning Maps), except for those undertaken by the network operator for that line.</li> <li><u>Earthworks</u> shall be undertaken in accordance with the Erosion and Sediment Control Guidelines for Small Sites and Section 6.1 of the Erosion and Sediment Control Guidelines (both prepared by Environment Canterbury).</li> <li>Fill shall not consist of <ol style="list-style-type: none"> <li>material other than soil, gravel, sand, silt, or demolition material; and/or</li> <li>material with a particle size in excess of 200mm; and/or</li> <li>material with containing more than 2% vegetation of any load by volume;</li> <li>putrescible, pollutant, inflammable, or hazardous components.</li> </ol> </li> <li><u>Earthworks shall not adversely affect identified significant trees, including through changes to ground level.</u></li> <li><u>Earthworks shall not involve the modification, alteration or removal of sand dunes and vegetation on sand dunes within the Coastal zone.</u></li> </ol>
<p><b>P2 Earthworks for the purpose of land repair</b></p>	<ol style="list-style-type: none"> <li><u>Earthworks</u> shall comply with all the standards in 8.6.7 below; and</li> <li><u>Earthworks</u> must have commenced or consented prior to the expiry of Rule 8.6.7 on 31 December 2018.</li> </ol>

# The Proposed Christchurch Replacement District Plan

<p><b>P3</b></p> <p>Earthworks within 5m of any tree in:</p> <ol style="list-style-type: none"> <li>1. parks or public open space;</li> <li>2. road corridors in Christchurch City (excluding the central city);</li> <li>3. the road corridor on Beach Road Akaroa between Bruce Terrace and Rue Jolie; or</li> <li>4. the road corridor on the Christchurch – Akaroa Road at Cooptown between Puaha Road and Church Road.</li> </ol> <p>Clarification: For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2.</p>	<ol style="list-style-type: none"> <li>1. Activities shall be undertaken by the Council and its tree maintenance contractors.</li> <li>2. Activities within the area defined on planning maps as Protected Trees Area at Riccarton Bush shall be undertaken by the Riccarton Bush Trust or its contractors.</li> <li>3. The tree must not be: <ol style="list-style-type: none"> <li>a. greater than 6m in height in a road corridor or 10m in height in a public open space;</li> <li>b. within a Character Overlay as shown on the planning maps;</li> <li>c. within a waterway setback as described in Chapter 6 General Rules; or</li> <li>d. of the following species: <ul style="list-style-type: none"> <li>• Podocarpus cunninghamii - Hall's totara</li> <li>• Prumnopitys taxifolia – matai / black pine</li> <li>• Prumnopitys ferruginea - miro</li> <li>• Dacrydium cupressinum - rimu,</li> <li>• Libocedrus bidwillii- kaikawaka / New Zealand cedar</li> <li>• Eleocarpus dentatus - hinau</li> <li>• Eleocarpus hookerianus - pokaka</li> <li>• Griselinia lucida – puka / akapuka / shining broadleaf</li> <li>• Hedycarya arborea - pigeonwood</li> <li>• Alectryon excelsus - titoki</li> <li>• Rhopalostylis sapida - nikau palm</li> <li>• Cordyline indivisa - mountain cabbage tree</li> <li>• Ulmus horizontalis - horizontal elm</li> <li>• Ulmus glabra 'Camperdownii' - camperdown elm</li> </ul> </li> </ol> </li> <li>4. unless: <ol style="list-style-type: none"> <li>a. the tree is dead; or</li> <li>b. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or</li> <li>c. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or</li> <li>d. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or</li> <li>e. an operative Reserves Act Management Plan specifically permits the removal of trees; or</li> <li>f. if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan.</li> </ol> </li> </ol>

**Table 1: Maximum volumes - earthworks**

## The Proposed Christchurch Replacement District Plan

Zone / Overlay		Volume
<b>Residential.</b>	a. All residential zones and deferred residential zones.	20m <sup>3</sup> /site
<b>Commercial / Industrial.</b>	a. Commercial Fringe, Commercial Local, and Commercial Banks Peninsula zones.	20m <sup>3</sup> /site
	b. Commercial Core, Retail Park, Industrial General, Industrial Heavy, and Industrial Park zones.	100m <sup>3</sup> /site
<b>Rural.</b>	a. Rural zones (excluding excavation associated with quarrying activities)	100m <sup>3</sup> /ha
<b>Open Space.</b>	a. Open Space (Metropolitan Facilities) and Open Space (McLeans Island) zones.	500m <sup>3</sup> /ha
	b. Open Space (Community Park) zones.	20m <sup>3</sup> /site
	c. Open Space (Natural) and Open Space (Water and Margins) Zone zones.	50m <sup>3</sup> /ha
	d. Open Space (water and margins) zone at Lake Ellesmere / Te Waihora and Lake Forsyth / Wairewa.	10m <sup>3</sup> /ha

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<b>Specific Purpose.</b>	a. Specific Purpose (Airport) and Specific Purpose (Hospital) zone.	150m <sup>3</sup> /ha
	b. Specific Purpose Lyttelton Port zone.	100m <sup>3</sup> /ha
	c. Specific Purpose Cemetery zone, except as at 8.6.4.	20m <sup>2</sup> /site
	d. Specific Purpose (Resort) Zone	20m <sup>2</sup> /site
	e. Specific Purpose Cemetery zone, except as at 8.6.4.	100m <sup>3</sup> /ha
	f. Specific Purpose (Flat Land Recovery) Zone.	50m <sup>3</sup> /ha
<b>Transport</b>	a. Transport zone	No limit.
<b>Coastal</b>	a. Coastal zone	50m <sup>3</sup> /ha
<b>Overlays</b>	Outstanding Natural Landscapes, Areas of Outstanding Natural Character, Areas of Very High Natural Character, or Areas of High Natural Character	25m <sup>3</sup> /ha
	Coastal Environment	25m <sup>3</sup> /ha
	Sites of Ecological Significance.	Nil
	Outstanding Natural Features	Nil
	Important Ridgeline	Nil

Clarification:

1. The volume thresholds contained in Table 1 provide for that amount of fill and that amount of excavation.
2. Where a volume threshold in Table 1 is stated in m<sup>3</sup>/ha, this shall be applied as a ratio.
3. Where zone and overlay thresholds differ, the lower volume threshold shall apply.

### 8.8.3 Restricted Discretionary Activities: Earthworks

Activity	Matters of discretion
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## The Proposed Christchurch Replacement District Plan

RD1	Any activity listed in Rule 8.6.2 that does not comply with the activity specific standards for permitted activity P1.  Advice Note – refer to 8.6.4 in relation to earthworks within an 'overlay' identified in Table 1	All matters at 8.8.7.
RD2	<u>Earthworks</u> which do not comply with one or more of the standards at P2.	All matters at 8.8.7.
RD3	Any activity listed in Rule 8.8.2 that does not comply with the activity specific standards for permitted activity P3.	8.8.8 matters 1, 3 and 4.
RD5	Any activity listed in Rule 8.6.2 that does not comply with the activity specific standards for permitted activity P6.	8.8.7 matters 1 and 3
RD6	Any activity which occurs within an identified silent file area.	8.8.7 matters 3 and 4
RD7	<u>Earthworks</u> within the Stormwater Capacity Constraint Overlay	8.8.7 matters 1 and 3
RD8	Earthworks within 5m of a heritage item or setting or within the dripline of a significant trees listed in this Plan.  Note: earthworks includes thrusting pits, directional drilling and the use of air spades.	8.8.8 matters 1, 3 and 4.



RD9	Earthworks within 20m of Coastal Hazard Mitigation works.	8.8.7 matters 1, 3, 4 and 5.
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## 8.8.4 Discretionary Activities: Earthworks

Activity	
D1	Any activity within an 'overlay' identified in Table 1 to Rule 8.8.2 that does not comply with the specified volume limit.
D2	The modification, alteration or removal of sand dunes and vegetation on sand dunes within 50m of Mean High Water Springs.

## 8.8.5 Exemptions

The following earthworks are exempt from the conditions set out in rule 8.8.2:

1. Post holes or tree-planting holes for trees and plants;
2. Excavation for any wells where any necessary resource consents or building consents have been obtained;
3. Deposition of spoil from drain clearance work within the site the drain crosses; or
4. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall.
5. Earthworks associated with the construction or maintenance of hazard mitigation works where undertaken by the Council, the Crown, or consent holder.
6. Any earthworks involving the establishment, repair or replacement of any permitted, established or consented utilities or the maintenance of existing drains or ponds, including within road reserves;
7. Any test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
8. Any excavation for interment within the Special Purpose (Cemetery) zone, urupa, or any legally established private cemetery or pet cemetery.
9. Cultivation and cropping activities in Rural zones.
10. Maintenance and operational earthworks at Bromley Sewage Ponds.
11. The construction of fire ponds, stock tracks and vehicle access tracks in Rural zones.

## 8.8.6 Repair of land used for residential purposes damaged by earthquakes until 31 December 2018

1. Any earthworks undertaken to repair land used for residential purposes damaged by earthquakes is a permitted activity provided it:
  - a. complies with the standards below where relevant;
  - b. occurs in a zone listed in Table 1 or (ii) below; and
  - c. is commenced prior to the expiry of Rule 8.8.6 on 31 December 2018.
    - ii. Where the land repair and earthworks are not designed, supervised or certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any filling, excavation or disturbance of soils shall not exceed the criteria in Tables 1 below or any of the general standards at (iii).

**Table 1**

	<b>Column A Max. Volume (Cumulative)</b>	<b>Column B Max. depth (m)</b>	<b>Column C Max. depth of fill (m) [below ground level]</b>	<b>Column D Fill above ground level</b>	<b>Column E Setback from site boundary</b>
<b>Residential Zones (excluding the Residential Hills, Residential Large Lot and Residential Suburban Stormwater Capacity Constraint Overlay ), where a site or part of a site is located OUTSIDE a Floor Level and Fill Management Area*</b>	50m <sup>3</sup> /site	0.6	0.6	0.3m max. depth;	Setback from site boundary must be equivalent to or greater than the depth of earthworks.
<b>Rural Zones except Rural Banks Peninsula, where a site or part of a site is located OUTSIDE a Floor Level and Fill Management Area *</b>	2000m <sup>3</sup> /site	0.6	0.6	0.3m max. depth;	
<b>Land repair works in any zone listed in this table involving soil mixing aggregate piers, or grout.</b>	Not more than 10m <sup>3</sup> of grout per site	1.0	1.0	0.3m max. depth.	

**\* shown on planning maps**

- ii. In Residential Zones (excluding the Residential Hills, Residential Large Lot and Residential Suburban Stormwater Capacity Constraint Overlay) and Rural Zones (excluding Rural Banks Peninsula), where the land repair and earthworks are designed, supervised and certified by a Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered), any earthworks shall not exceed any of the criteria below or the standards at (iii):
  - a. Where a site or part of the site is located within a silent file (as shown in the Mahaanui Iwi Management Plan), or statutory acknowledgement area.
  - b. Not more than 80m<sup>3</sup> of grout shall be used per site.
  - c. Land repair works involving soil mixing aggregate piers, or grout shall not occur within 1.0m of a boundary.
  - d. At least 3 working days prior to commencing any work on the site (including stockpiling and preparatory works):

# The Proposed Christchurch Replacement District Plan

- i. written notice shall be provided to the Council informing of the location of the land repair and the name and contact details of the supervising engineer;
- ii. written notice shall be provided to any occupier of a residential unit adjoining the land repair site to inform them that the works will be taking place, the expected duration of the works and provide contact details of the site supervisor; and
- iii. a sign shall be erected at the front of the property including the name and contact details of the site supervisor.
- e. A statement of professional opinion completed by a suitably qualified and experienced Chartered Professional Engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ Registered) must be provided to the Council within 3 months of the land repair being completed to the effect that the works will meet all applicable standards and requirements and be suitable for its intended purpose. This shall include as-built plans of the works.
- f. Depth of fill above ground level requirements with Floor Level and Fill Management Areas set out in Chapter 5 (Hazards).

## iii. General standards

- a. There shall be no earthworks within 3m of any utility waterway to be piped or 5m of any open utility waterway.  
Note: Canterbury Regional Council manages earthworks within 10m of other rivers and lakes and 20m of the coast and land use consent may be required from it. Refer to the Natural Resource Regional Plan rule WQL36A, and the Land and Water Regional Plan Rules 8.5.2, 9.5.6 and 11.5.1.
- b. Earthworks:
  - i. are not within the dripline of a significant trees listed in Chapter 9 (Natural and Cultural Heritage); or
  - ii. are not within a Site of Ecological Significance; or
  - iii. are not at or within 5m of a heritage item listed at Chapter 9 (Natural and Cultural Heritage), including items of significance to tangata whenua.
- c. Erosion and sediment control measures are implemented and maintained in accordance with Environment Canterbury's Erosion and Sediment Control Guidelines for Small Sites to minimise erosion and the discharge of sediment laden water to surface water.
- d. All filling greater than 0.3m in depth shall be in accordance with New Zealand Standard NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. Certification is not required except as specified at (ii)(e).
- e. All land repair works are to be managed in accordance with New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise and DIN 4150 1999-02 Structural Vibration.
- f. Land repair works involving mixing or insertion of grout shall not involve:
  - i. mixtures with a flow time greater than 30 seconds when tested in accordance with the grout flow test at NZS 3112: Part 1: 1986 (Test 3) or a flowable concrete/grout including cement and inert additives which exceed a diameter of 300mm when tested in accordance with inverted cone test at NZS 3112: Part 1: 1986 (Test 11) except for in-situ mixing; or
  - ii. pressurised injection of grout into the ground.
- g.
  - i. Where grout is deposited into land using in-situ mixing the grout shall be mixed evenly through the augured soil column and the percentage of grout within the augured soil column shall not exceed 20%; or
  - ii. Where grout is deposited into land using methods other than in-situ mixing, the percentage of cement in the dry grout mixture shall not exceed 30%.
- h. Land repair materials shall consist only of:
  - i. soil, gravel, rocks, concrete, sand, silt (such as exists on site already), or clean, inert material;
  - ii. cement and/or bentonite grout including inert additives; or
  - iii. timber foundation piles.and shall not:

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- iv. include or disturb putrescible, pollutant, inflammable or hazardous components; and/or
    - v. include fill which comprises more than 5% vegetation of any load by volume.
  - i. Land repair works, other than dust and sediment control measures, shall not be undertaken outside of the hours of 7.30am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturday. No works shall occur on public holidays.
2. Any earthworks undertaken to repair land used for residential purposes damaged by earthquakes that does not comply with Rule 8.8.6(1) shall be a restricted discretionary activity with the exercise of Council's discretion limited to the matter(s) addressed in the assessment matters at clause 8.8.6. Any restricted discretionary activity application arising from non-compliance with Rule 8.8.6 (1) will not require the written approval of other persons and shall be non-notified.
3. Exemptions to Rules 8.8.6 (1):
- a. Works involving the establishment, repair or replacement of any permitted utilities or the maintenance of existing drains or ponds by a utility operator.
  - b. Works permitted by or exempted from a building consent (including works forming part of foundations for a building) do not require resource consent under Rules 8.8.6 (1) where;
    - i. they comply with criteria in Table 1 and (ii) controlling fill above ground level in Floor Level and Fill Management Areas (Chapter 5 Hazards); and
    - ii. they are designed, supervised and certified by a suitably qualified and experienced chartered geotechnical engineer, and
    - iii. they comply with criteria (1)(iii)(a) and (1)(iii)(b).
  - c. Testing or investigation preceding land repairs or remediation as a result of land damaged by earthquakes are permitted provided it meets the criteria at rule 8.8.6 (1).
  - d. Filling or excavation associated with the maintenance of flood protection works.
4. For the avoidance of doubt, where the earthworks are associated with the repair of land damaged by earthquakes. Rule 8.8.6 substitutes other earthworks Rules 8.8.2 – 8.8.4.

## Clarification of rule

- 1. Measurement of volume shall include only areas which have been disturbed, including by filling, excavation, soil mixing or injection of materials. Soil above or between these areas which remain undisturbed does not form part of the allowable volume, including where those undisturbed soils are compacted or otherwise altered by the works.
- 2. For the purposes of this rule, the building consent platform extends to a maximum of 2.5m from the exterior wall of an enclosed structure or support structures of open structures.
- 3. For the purposes of this rule, when land repairs are being undertaken over a number of properties at the same time and by the same contractor, the site boundary for the purpose of the setback is the outer perimeter of the properties the subject of the land repair works.

## Advice Notes:

- 1. For the purposes of this rule, "repair land used for residential purposes damaged by earthquakes" does not include repair of land on the Port Hills or Banks Peninsula. It does include all other residential land whether or not an EQC payment has been made and residential land which was unimproved when damage occurred.
- 2. People intending to do land repair earthworks are responsible for complying with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011). People should contact the Christchurch City Council or ECan to find out whether their land has been used for hazardous activities which might trigger the need for compliance with the NES.
- 3. Any vegetation removed during land repairs should not be replaced with pest species as listed in Appendix 1 to the

## 8.8.7 Matters for discretion

1. Nuisance
2.
  - a. Any potential impacts of the earthworks in terms of water or wind erosion, and including dust nuisance and sedimentation.
  - b. The extent of vehicular traffic generated as a result of earthworks on neighbouring properties, and on the road network, particularly heavy vehicles.
  - c. Any potential changes to the patterns of surface drainage or subsoil drains, and whether the site or adjoining land will be at higher risk of flooding, or a raised water table.
  - d. Any change in ground level and likely impact on trees in terms of access to water and drainage.
  - e. Any adverse effect on the quality of groundwater.
  - f. Any adverse effects of noise and vibration associated with earthworks and land improvement, and the effectiveness of methods to mitigate such effects.
3. Resources and assets
  - a. Whether versatile soils would be lost to production, or have their physical and biochemical qualities compromised.
  - b. In relation to transmission lines:
    - i. the integrity of the transmission line;
    - ii. the volume, area and location of the works, including temporary activities such as stockpiles in relation to the transmission line corridor and infrastructure;
    - iii. the timing and duration of the works;
    - iv. the effectiveness of the proposed site remediation and the long-term protection of effects on the transmission line;
    - v. the use of mobile machinery near the transmission line which may put the line at risk;
    - vi. compliance with NZECP 34:2001; and
    - vii. outcomes of any consultation with Transpower or Orion.
4. Land stability
  - a. The stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.
  - b. Any alteration to natural ground levels in the vicinity, and consequently on the height and bulk of buildings that may be erected on the site.
  - c. The future development potential of land for permitted activities, taking account of the nature of fill material proposed and the degree of compaction.
5. Coastal hazard
  - a. The risk to life, property and the environment posed by coastal hazards.
  - b. The extent to which earthworks would remedy or mitigate coastal hazard or be compatible with existing mitigation works or structures.
  - c. Whether or not the work would be carried out under the supervision of either a Chartered Professional Engineer with experience in coastal processes or a professional Engineering Geologist (IPENZ registered).
  - d. The extent to which the earthworks would protect structures, buildings and their occupants
  - e. The extent to which the proposed earthworks will protect the sandy beach, dunes or rocky shore from further damage, such as from coastal erosion or seawater inundation in a storm event, or will remediate previous

damage.

- f. The extent to which the earthworks will affect the nature, form and resilience of the sandy beach, dunes or rocky shoreline.
- g. Whether the earthworks will result in increased erosion of the sand dunes and land to the landward side of the dunes.

### 6. Quarries and landform

- a. Whether the final rehabilitated landform is appropriate having particular regard to:
  - i. the location, gradient and depth of the quarry pit;
  - ii. the availability of cleanfill material and consequent timeframes for rehabilitation;
  - iii. any other adverse effects of rehabilitation including traffic, dust, risk to groundwater, drainage and landscape effects.
- b. Natural features
  - i. The relevant matters of discretion at 9.1.3.6 (biodiversity and ecosystems), 9.2.4.1 (Outstanding Natural Landscapes and Outstanding Natural Features), 9.2.4.3 (Natural character in the coastal environment), 9.2.4.5 (Important ridgelines - Banks Peninsula only), 9.3.5.1 High significance and Significant Heritage items and Heritage settings), 9.3.5.9 (Silent file areas) and 9.4.3.5(Matters of discretion - trees); and/or
  - ii. the relevant matters of discretion at 19.4.1.1 (Natural character) and 19.4.1.4 (Coastal hazards).