

Part 14 Subdivision

Note

Updated 8 November 2006

1.0 Statement

Updated 06 December 2013

Control of the subdivision of land is one of the functions of a territorial authority under Section 31 of the Act. It is identified as a separate activity to land use through Section 11 of the Act, and in contrast to land use, the subdivision of land cannot be undertaken unless permitted by a rule in the plan.

Generally land use, rather than subdivision, generates "effects" on the environment, but the subdivision of land for purposes of land tenure can have marked effects on land use expectations. Subdivision acts as the framework for subsequent land use activities and more importantly, is often the framework for the provision of services to subsequent land uses. This is a critical factor, because the adequate provision of access, water, sewerage, open space and other requirements is essential to ensure development following subdivision does not have adverse impacts on the environment. The City Plan is based on the premise that there is a strong interrelationship between subdivision and land use.

Accordingly, the subdivision rules deal with a group of matters which include:

- Allotment sizes and dimensions, which are intimately linked to the achievement of land use rules relating to the management of resources and zone character, particularly in respect to residential densities and the sustainable management of rural land.
- Access and transportation.
- The provision of esplanades as required under the Act.
- Avoidance of natural or other hazards upon land development.
- The provision of open space and/or protection of natural features and trees as part of the process of land use change and intensification.
- The framework of utility services essential to health, quality of life and amenities - eg. power, water, sewage reticulation etc.
- Legal arrangements necessary to support and secure the provision of the framework of services required upon subdivision of land for subsequent land uses.

Environmental results anticipated

- (a) The achievement of the environmental outcomes for each zone through consistency between subdivision outcomes and the management of the effects of land use activities.
- (b) The provision of parcels of land which are of sufficient size in rural areas to be able to accommodate a variety of potential land uses and to avoid excessive costs in provision of services.
- (c) The provision of parcels of land which are of sufficient size to enable the establishment of buildings and the provision of space around buildings in a manner which reflects the desirable character of the different environments within the city.
- (d) The provision of an access network upon land development, which is safe, efficient and convenient, and which meets the needs of pedestrians, cyclists and motorists.
- (e) The provision of utilities necessary to ensure the safety, health and convenience of subsequent residents or occupiers of land to be subdivided.
- (f) The provision of utilities necessary to ensure subsequent land use development does not have adverse effects on the quality or quantity of surface and ground waters.
- (g) Avoidance of subdivision that could result in land use activities which could exacerbate natural or other hazards, or expose future development to undue risk from such hazards.
- (h) The secured protection of natural features, waterway margins and trees at the time of subdivision to maintain the quality of the environment, in anticipation of the likely land use changes upon subdivision.
- (i) Provision of suitable of open space, in terms of nature, location and layout, to meet the needs of the likely occupiers of the land following subdivision and to mitigate any adverse visual effects of likely land use changes upon subdivision.

Guide to using these rules

All the subdivision rules are combined together and located in Part 14. Their format is somewhat different from other rules, being grouped by subject matter. ALL SUBDIVISIONS REQUIRE A RESOURCE CONSENT.

- Step 1 Check what zone the subdivision is located within.
- Step 2 Review the general provisions in Clause 2 and their categories in Clause 3 to understand the background to subdivision rules.
- Step 3 Review the list of rules by subject matter (summarised below). Note that a subdivision may fall within any one or more levels of "status" under these rules.

	Controlled activity	Development Standard	Critical Standard	Prohibited activity
Allotment size, numbers and dimensions (cl 4)	Check	Check	Check	Check
Property access (cl 5)	Check	Check	Check	Check
Esplanades (cl 6)	Check	Check	n/a	Check

Hazards (cl 7)	Check	Check	n/a	Check
Water supply (cl 8)	Check	Check	n/a	n/a
Stormwater (cl 9)	Check	Check	n/a	Check
Sewerage (cl 10)	Check	Check	n/a	Check
Trade waste (cl 11)	Check	n/a	n/a	n/a
Energy (cl 12)	Check	Check	n/a	n/a
Telecommunications (cl 13)	Check	Check	n/a	n/a
Open space/recreation (cl 14)	Check	Check	n/a	n/a
Easements (cl 15)	Check	n/a	n/a	n/a
Building location (cl 16)	Check	n/a	n/a	n/a
Pres. of landscape conservation, trees (cl 17)	Check	Check	Check	Check

For the Living G (Highfield) Zone provisions in Section 30.0 (Part 14), Rule 30.1 shall be applicable instead of Steps 4-6 below.

Step 4 If the proposed subdivision complies with all of the relevant critical and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to any relevant matters set out in Clauses 4-29.

Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14, 17-29 or the community standards in Clause 18 -29, application must be made for a resource consent, assessed as a discretionary activity, but only in respect to the matter(s) not complied with, except that any application for an activity under Rule 27.2.2 shall be assessed as a fully discretionary activity.

Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in Clauses 4, 5, 7 or 17-29, then application must be made for a resource consent, assessed as a non complying activity.

Step 7 No application can be made for a subdivision which is a prohibited activity under the relevant provisions of Clauses 4, 6, 7 or 18 - 29.

Step 8 If the subdivision is being undertaken in conjunction with a land use proposal, any other relevant city rules or zone rules applicable to that activity should be checked.

Notes:

- (1) Section 106 may apply to land to be subdivided, which is subject to existing or potential natural hazards, and the Council may decline consent to the subdivision in accordance with that section.
- (2) A subdivision (whether complying with these subdivision rules or not) may result in a land use activity being in breach of other rules. (Example: A new lot boundary may pass close to an existing building, resulting in it not complying with setback, recession plane controls etc. This will necessitate a joint subdivision/land use consent.)
- (3) Minimum allotment sizes are specified in clauses 4.3.1 - 4.3.7 as critical standards, which if not met, make a subdivision application non-complying. Note that there are also development standards for allotment sizes in some living zones (clause 4.2.1) which will make some allotment sizes discretionary. Note also the specified reductions and exemptions where a building commitment or other factors are involved as set out under clauses 4.3.8 - 4.3.12.
- (4) Esplanade requirements are set out in clauses 6.2 and 6.3 and in column "A" of Appendix 1. Compliance with the width satisfies the standard but any reduction below this width, or any exemption from the provision requires a discretionary activity resource consent, which is restricted to esplanade matters.

2.0 General provisions

Updated 14 November 2005

The following provisions shall apply, where applicable, to all forms of subdivision of land.

2.1 Definition of subdivision of land

Updated 14 November 2005

The definition of the subdivision of land is set out in section 218, Resource Management Act, 1991.

Note: Changes to, or adjustments of any boundary of a fee simple title, or on a cross lease or unit title, the alteration to the outline of a building or unit, or the erection of new units or garages, or re-allocation of garages, or car spaces, or the alteration of any restricted user land, or common land, or common property, are deemed to be a subdivision requiring subdivision consent, and the relevant rules shall apply.

2.2 Relevant sections of the Act

Updated 14 November 2005

All applications are subject to the requirements set out in the Act, with particular reference to sections 106, 219, 220 and 230-237G.

2.3 Reference to other rules

Updated 14 November 2005

Attention is drawn to the provisions of any relevant zone rules and city rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those rules, then application for consent will also need to be made in respect to those rules.

The city rules which may be applicable include

Part 9 General city rules

Part 10 Heritage and amenities

Part 11 Health and safety

Part 12 Designated activities

Part 13 Transport

2.4 Code of practice for subdivisions

Updated 14 November 2005

Where there is mention in the rules to the code of practice, this means the Christchurch City Council Code of Practice. This code is separate from, and not part of the City Plan. It outlines requirements for engineering works and services to which the Council shall have regard in imposing any particular conditions of subdivision consent, (relating to the construction of new roads and/or access, and the installation of services).

2.5 Discharges of stormwater

Updated 14 November 2005

Any subdivision proposal to create 30 or more additional allotments from which the potential land uses will discharge collected stormwater to any surface water (except stock water or irrigation races) shall obtain a discharge permit, pursuant to section 15 of the Act, from the Canterbury Regional Council, prior to or in conjunction with a subdivision consent.

2.6 Legal road frontage

Updated 22 May 2006

All new allotments shall be provided with frontage to a legal road, or a road to be vested on the application, except where an application for subdivision consent or an application under Section 348 of the Local Government Act 1974 approves access to those lots without legal frontage via a right-of-way or access lot.)

2.7 Other legislation

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Updated 22 May 2006

All applications shall comply with the relevant requirements contained in other acts and codes, with particular reference to the Building Act 1991, the Local Government Act 1974, the Christchurch District Drainage Act 1951.

2.8 Development contributions

Updated 22 May 2006

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, roading and other transport, 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. 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.

2.9 Consent notices

Updated 14 November 2005

Where there is any on-going condition of a subdivision consent, there shall be a consent notice pursuant to section 221 of the Act, registered against the Certificate of Title to the allotment to which the condition applies.

2.10 Subdivision consent before work commences

Updated 14 November 2005

Except where prior consent has been obtained to excavate or fill land pursuant to Part 9, Clause 5, or where a vegetation clearance consent has been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land, nor clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, it shall be deemed to include consent to excavate or fill land and, except where specific vegetation is required to be preserved, vegetation clearance may commence.

2.11 Assessing resource consents

Updated 14 November 2005

Where the rules specify that the Council shall consider certain matters in regard to granting consent or imposing conditions, in the case of controlled subdivision activities the application will only be assessed in terms of possible conditions, and would only be declined pursuant to section 106 of the Act (natural hazards).

2.12 Suitability for proposed land use

Updated 14 November 2005

Where section 106 of the Act applies to any part of the land to be subdivided, or any part of the land contains contamination, it is the applicant's responsibility to provide all information relative to the potential hazard and to show the means whereby 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 proposals before issuing the subdivision consent, or declining approval pursuant to section 106.

2.13 Application of assessment matters

Updated 14 November 2005

Unlike other parts of the Statement of Rules, the assessment matters in this part of the rules do not follow the rules as a whole, but follow each separate subject matter set out in Clauses 4-17.

- (a) The matters contained in Part II and Sections 104 and 105 of the Act, apply to consideration of all resource consents.
- (b) The matters contained in section 106 of the Act apply, as relevant, to all subdivisions in respect of natural hazards.
- (c) In addition to (a) and (b) above, the Council shall also apply the relevant assessment matters set out following each group of standards, to discretionary and controlled subdivision activities.

2.14 Clarification of subdivision rules

Updated 14 November 2005

Clauses 3-18, excluding the assessment matters in each of these clauses, comprise the rules in Part 14.

2.15 Consultation with Tangata Whenua

Updated 14 November 2005

The Council shall consult with Tangata Whenua upon any application being required under these rules where there are significant earthworks which could affect areas described in Part 10, Appendix 3, or adjacent to waterways and the coastline.

3.0 Categories of subdivision activities

3.1 Controlled (subdivision) activities

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Updated 06 December 2013

Any subdivision which complies with all of the critical and development standards for subdivision activities shall be a **controlled activity** in respect to the matters specified in the subdivision rules, *except where otherwise specified*, with the exercise of the Council's discretion limited to the matters specified in the subdivision rules.

3.2 Discretionary (subdivision) activities

Updated 06 December 2013

Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the development standards shall be a discretionary subdivision activity, **except where otherwise specified**, with the exercise of the Council's discretion limited to the matter(s) subject to that standard unless otherwise stated.

3.3 Non-complying (subdivision) activities

Updated 14 November 2005

Any subdivision which does not comply with any one or more of the critical standards for subdivision activities shall be a **non-complying subdivision activity**, except where specified as a **prohibited subdivision activity**.

3.4 Prohibited (subdivision) activities

Updated 14 November 2005

A subdivision shall be a prohibited activity and no resource consent shall be granted where specified in the following rules (critical standards, clauses 4, 5, 6, 7, 9 and 17).

3.5 Written consent for non-notification

Updated 06 December 2013

Except for any application made:

- under Clause 20, **or**
- **under 30.0 where;**

(i) application is required as a result of non-compliance with Rule 30.3.1;

(ii) application is required under 30.3.4; or

(iii) any land being subdivided is within 25 metres of a property boundary of land not owned by the applicant (other than land owned by the Council or the New Zealand Transport Authority) and being within the Living G (Highfield) Zone;

(iv) application is required as a result of non compliance with rule 30.3.3(g).

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.

Any application for consent under the subdivision rules to create the title containing the Living TMB zone (other than non-complying subdivision activities) shall not require the written consent of other persons and shall be non-notified.

Any application for consent under the subdivision rules to create the Living TMB Zone shall not require the written consent of other persons and shall be non-notified.

3.6 Joint hearings

Updated 14 November 2005

Any application arising from non-compliance with land use rules in the zone standards caused by the proposed subdivision shall be considered jointly with the subdivision consent.

4.0 Allotment sizes and dimensions

4.1 Controlled activities - Allotment sizes and dimensions

Updated 14 November 2005

- Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the applicable development and critical standards specified in Clauses 4.2 and 4.3 below, and elsewhere in Part 14.
- Where the subdivision is a **controlled subdivision activity**, the exercise of the Council's discretion in respect to Clause 4 shall be limited to allotment size and dimensions where the proposed subdivision creates allotments in zones not specified in Clauses 4.3.1 - 4.3.7, or where the allotment to be created is for access, a utility, road or reserve purposes.

4.2 Development standards - Allotment sizes and dimensions

Updated 14 November 2005

4.2.1 Allotment sizes

Updated 14 November 2005

Zone	Minimum Net Area
Living 1 Zone on Planning Map 52A allotments adjoining Milns Road and Sparks Road that are located opposite the Rural 2 Zone	1500m ²

4.2.2 Allotment dimensions

4.2.2 Allotment dimensions

Updated 29 January 2015

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Living 1, 1A, 1B, H, HA and HB Zones	16 x 18m
Living 2, 3, 4B, 4C Zones <i>and Central City Residential Zone</i>	13 x 16m
Open Space 3B Zones	As for zones specified in Clause 4.3.4

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads and reserves.

4.2.3 Open Space 3B Zone - Privately owned open space

Updated 14 November 2005

All subdivision of land in the Open Space 3B Zone is a discretionary activity with the exercise of the Council's discretion limited to the number, scale, location and layout of allotments, and the effect of the subdivision on the visual amenity of the surrounding area.

(Refer also to critical standard, clause 4.3.4 (Open Space and Conservation Zones).)

4.2.4 Subdivision of sites containing protected buildings, places and objects

Updated 14 November 2005

Any subdivision of a site containing a protected building, place or object listed in Part 10, Appendix 1, shall be a discretionary activity, with the exercise of the Council's discretion limited to the effect on the heritage values of the listed heritage item or to its setting. This rule shall not apply to sites where the Council's approval has been given to a resource consent for the demolition or removal of the heritage item.

4.2.5 - Subdivision in Future Urban Development Area - Upper Styx

Updated 06 December 2013

4.2.5.1 Any complying subdivision in the Future Urban Development Area while it is zoned Rural 3 or Cultural 3 shall be a restricted discretionary subdivision activity.

4.2.5.2 Any subdivision into allotments less than 4 hectares in the Future Development Area - Upper Styx while it is zoned Rural 3 or Cultural 3 is a non-complying activity in accordance with Rule 4.3.1.

4.3 Critical standards - Allotment sizes and dimensions

Updated 14 November 2005

4.3.1 Minimum standards - Rural zones

Updated 15 April 2013

Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, **except**

- (i) as provided for in Clauses 4.3.9 - 4.3.13 below; and
- (ii) that three additional lots may be created from Lot 1 DP 79425 provided that these lots are in general accordance with the outline development plan in Part 4, Appendix 5. Note: Environment Court Decision C22/2005 requires that covenants preventing further subdivision are to be attached to each of the new lots.

Updated 16 November 2009

Zone	Minimum net area
Rural 1, 4 and that part of the Rural 5 Zone west or north of Christchurch International Airport as shown in Part 4, Appendix 4	20ha
Rural H and 6	100ha
Rural 2, 3 and that part of the Rural 5 Zone east or south of Christchurch International Airport as shown in Part 4, Appendix 4	4ha
Rural Q	4ha
Rural 7	2ha
Templeton Special Rural Zone - Rural Business 2 Precinct	1ha
Templeton Special Rural Zone - Rural Business 1 and Facilities Precincts	2500m ²

4.3.2 Minimum standards - Living zones

Updated 29 January 2015

Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below except as provided for in Clauses 4.3.8, and 4.3.12.

(A)

Zone	Minimum net area	Minimum average net area (see interpretation clause in the next column)	Maximum net area	Interpretation of living zone minimum standards	References to other minimum standards under 4.3.2 that apply to each zone and prohibited activities (see (B) - (M) below)
LIVING 1 ZONE					
Living 1	450m ²	550m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	Refer (B), Special Amenity Area 8, 8a and 8b refer (B) (a)
Living 1 as defined in Development Plan (West Wigram) Appendix 3r, Part 2	450m ²	550m ²	750m ²		Refer (M) West Wigram
LIVING 1 DEFERRED					
Living 1 Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	4ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)
Living 1 Deferred on Planning Map 25A to the west of Philpotts Road and south of Winters Road	4ha Refer (F)(g)	Refer to (F) (g)		Refer to (F) (g)	Refer to (F) (g)
LIVING 1A ZONE					
Living 1A	450m ² Refer (C) (a) and (b)	550m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the Living 1A Zone the minimum average area provisions of the Living 1 zone shall apply, except that allotments of 1500m ² and over which adjoin a rural zone or open space zone shall be excluded from the minimum average net area calculations.	Refer (C)

Living 1A Zone where the site adjoins the Rural 2, Rural 3, Rural 5 Zones	1500m ²				
LIVING 1A DEFERRED					
Living 1A Deferred on Planning Maps 44A, 45A, 51A and 52A and defined in Appendix 3h, Part 2 (North Halswell)	4ha Refer (F) (c)				Refer (F) (c)
Living 1A Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	4ha Refer (F) (e)	Refer (F) (e)		Refer (F) (e)	Refer (F) (e)
LIVING 1B - 1F					
Living 1B	2000m ²				Refer (D)
Living 1D	1ha				
Living 1E in the area to the east of the 50 dBA Ldn noise contour line (refer Planning Map 17b)	1200m ²				
Living 1E in the area to the west of the 50 dBA Ldn noise contour line (refer Planning Map 17b)	2000m ²				
Living 1F Zone	4ha				
LIVING H ZONE					
Living H, except in the areas specified separately below	650m ²	750m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the LH Zone, any allotment greater than 1200m ² in area shall be deemed to be 1200m ² in area for averaging purposes.	Refer (E)
Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	800m ²	1000m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments.	
LIVING H DEFERRED					
Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)
LIVING HA ZONE					
Living HA, except in the areas specified separately below	1500m ²				Refer (G) (i)
Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	850m ²	1500m ²		The minimum average shall be calculated by excluding all lots with a net area of 3,000m ² or greater.	Refer (G) (g)
Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	2500m ²				Refer (G) (d)
Living HA on Planning Map 55A fronting Bridle Path Road where an allotment adjoins any part of the Rural 7 Zone except Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783	3000m ²				Refer (G) (c)

Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments within 90m of Bridle Path Road (1) and all of Lot 2 DP 19560	850m ²				Refer (G) (e)
Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments 90m or more from Bridle Path Road (1)	2500m ²				Refer (G) (f)
Living HA on Planning Map 56A (Richmond Hill)	750m ²	1000m ²		The minimum average shall be calculated by excluding lots with a net area of 2,000m ² or greater.	Refer (G) (b)
Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	850m ²	1500m ²		The minimum average shall be calculated by excluding all lots with a net area of 3,000m ² or greater.	Refer (G) (a) and (h)
LIVING HA DEFERRED ZONE					
Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (a)	Refer (F) (a)		Refer (F) (a)	Refer (F) (a)
Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (b)	Refer (F) (b)		Refer (F) (b)	Refer (F) (b)
Living HA Deferred on Planning Map 55A (Heathcote Valley)	2ha Refer (F) (d)	Refer (F) (d)		(Refer (F) de)	Refer (F) (d)
Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Refer to (F) (e)		Refer to (F) (e)	Refer to (F) (e)
Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	100ha Refer (F)(f)	Refer (F)(f)		Refer(F)(f)	Refer(F)(f)
LIVING HB ZONE					
Living HB, except in the area specified separately below	3000m ²				Refer (H) (b) and (c)
Living HB fronting Hyndhope Road on Planning Map 59A	1500m ²	3000m ²		The minimum average shall be calculated by excluding all lots with a net area of 6,000m ² or greater.	Refer (H) (a)
LIVING RS, RV AND TMB ZONES					
Living RS	1000m ²				
Living RV (Kainga)	600m ²				Refer (J)
Living RV (Riverlea)	500m ²			For existing "lots" in the Living RV at Riverlea identified on Plan S9984 in Appendix 2, Part 2 the minimum net area shall be 300m ² .	Refer (J)
Living TMB	Refer (L)				
LIVING 2, 3, 4B, 4C AND 5 ZONES AND CENTRAL CITY RESIDENTIAL ZONE					

Living 2	330m ²	350m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	Special Amenity Areas 6, 12 and 14 Refer (K)
Living 3, 4B, 4C, 5 and Central City Residential Zone	300m ²	350m ²		The average area provisions shall only apply to subdivisions of more than three resultant allotments. Any lots greater than 900m ² in area shall be deemed to be 900m ² in area for averaging purposes.	
Living 3 as defined in Development Plan (West Wigram) Appendix 3r, Part 2	300m ²	350m ²	400m ²		Refer (M) West Wigram

(B) Living 1 Zone

(a)	In Special Amenity Area 8, 8a, and 8b the following standards shall apply:	
	Minimum net area:	500m ²
	Minimum average net area:	550m ²
(b)	In comprehensive housing improvement areas the following standard shall apply:	
	Minimum average net area:	400m ²
(c)	Comprehensive housing improvement developments within the areas identified on the Planning Maps shall be completed in accordance with the plans attached to the approved land use consent before final subdivision approval.	

(C) Living 1A Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(a)	In the Living 1A Zone on a site adjoining the Rural 3 Zone between the Main North Railway and Northern Arterial designation, north of Farquhars Road, (Redwood), where the subdivision would result in the creation of any allotments with a net area of less than 750m ² .
(b)	Where the maximum number of additional allotments created by the subdivision of Part Lot 1 DP 52612 (CT 34C/688) and served solely by access from Kintyre Drive exceeds 200 allotments.

(D) Living 1B Zone

In the Living 1B Zone:

On the northern side of Heathcote village, the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.

(E) Living H Zone

In those parts of the Living H Zone on Montgomery Spur identified in Part 2, Appendix 9, an allotment containing land within which no building shall be erected (see Part 2, Appx 9), will require a net area capable of containing a complying dwelling in the area not subject to the building restriction.

(F) Living 1 Deferred, Living 1A Deferred, Living H Deferred, Living HA Deferred Zones

(a)	In the Living HA Deferred Zone on Planning Map 59A (Kennedys Bush/Cashmere Road) the standards applicable to Living HA (Upper Kennedy's Bush - refer to Appendix 3d, Part 2) shall apply from 1 January 2004 or from when a sewer outfall is available for the area, whichever is the later, except for the 100 allotment limit in Clause 4.3.2 (G)(h).
(b)	In the Living HA Deferred 2008 Zone on Planning Map 59A and defined in Part 2, Appendix 8 (Kennedys Bush/Cashmere Road) the standards applicable to Living HA (Upper Kennedy's Bush) (refer to Appendix 3d, Part 2) shall apply from 1 January 2008, except for 100 allotment limit in Clause 4.3.2 (G)(h). Provided however, that notwithstanding the above, a subdivision activity on or after the 1 January 2008 that does not comply with the standards for the Rural H Zone shall be a prohibited activity, for which no resource consent shall be granted, unless a legal instrument in favour of the Christchurch City Council is registered against the certificate of title/s of the land in Area A indicated in Appendix 8, Part 2, Volume 3, prohibiting any dwelling on that land.

(c)	The minimum standards for the Living 1A Deferred Zone at North Halswell (refer Appendix 3h, Part 2) shall be as for the Living 1A Zone after 8 May 2002 or the completion of the Southern Arterial between Curletts Road and Halswell Junction Road whichever is the sooner.
(d)	The minimum standards for the Living HA Deferred Zone on Planning Map 55A (Heathcote Valley) shall be as for the Rural 7 zone until new standards are incorporated via a variation or plan change in accordance with Part 2 Clause 3.1.3 to be publicly notified prior to or on 8 May 2002.
(e)	Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred Zones, in Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below;
(i)	The maximum number of residential lots and the potential number of residential units within the Development Plan Area defined in Appendix 3i, Part 2, is limited to 380. At the time of the first subdivision within the Development Plan Area each Living Zone Area identified in Appendix 3i, Part 2, shall be allocated a potential number of residential units so that the maximum within the Development Plan Area does not exceed 380. The allocation arrangement of the maximum potential number of residential units shall be protected by consent notice or memorandum of encumbrance, whichever is appropriate.
(ii)	The land in the Land To Vest Areas in Appendix 3i, Part 2, is to vest in the Council in the first subdivision within the Development Plan Area. Only Areas A, B, D, E, F and G of the Land To Vest Areas may be regarded as part of the contribution towards any required development contribution for reserves, but only those portions not used for roads, stormwater management, or any other purpose that is necessary to service urban development.
(iii)	The walking and cycling tracks indicated in Appendix 14, Part 14, are to be constructed to the satisfaction of the Council as part of the first subdivision within the Development Plan Area defined in Appendix 3i, Part 2.
(iv)	If (i) to (iii) above have been compiled with, the allotment size rules shall be as follows; Living 1 Deferred - as for the Living 1 Zone Living 1A Deferred - minimum net area of 1,000m ² Living H Deferred - as for the Living H zone (as applies to areas that are not specified separately) Living HA Deferred - as for the Living HA zone (as applies to areas that are no specified separately).
	Except that this rule shall not apply where the subdivision is to vest the land in the Council required in (ii) above and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.
	(Refer also to Clauses 5.3.5, 7.2.2 and 17.3.3, Part 14)
(f)	Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted if all of the following (i) to (vii) are not complied with. However, a minimum net area of 850m ² and a minimum average net area of 1500m ² (to be calculated by excluding all lots with a net area of 3,000m ² or greater) shall apply if the subdivision complies with the following;
(i)	That a stormwater cost share area has been established for a catchment that includes the Development Area in Appendix 10, Part 14. Further, that the owners of the land in the Development Area in Appendix 10, Part 14, have paid or have entered into an agreement with the Council, secured by a bond that is registered against the Certificates of Title, to pay their share of the costs according to the established stormwater cost share scheme, to the satisfaction of the Council;
(ii)	All necessary land use and/or water consents for the stormwater system required in (i) above, include all landscaping, have been obtained;
(iii)	The land in the Land To Vest Area in Appendix 10, Part 14, is transferred into Council ownership.
(iv)	The gravelled tracks indicated in Appendix 10, Part 14, are constructed, and that public rights of way in gross are granted to the Council where the track passes through any land not vested in the Council, including access to Horizon Heights.
(v)	That the owners of the land in the Development Area in Appendix 10, Part 14, enter into an agreement with the Council, secured by a bond and registered against the Certificates of Title of the land contained with the Development Area in Appendix 10, Part 14, for the planting, irrigation and maintenance required in Clauses 9.3.1 and 17.3.2.
(vi)	That a restrictive covenant is entered into in favour of the Council, and is registered in the Certificates of Title of the land contained within the Development Area in Appendix 10, Part 14, requiring that only native plants whose genetic origin is from Banks Peninsula shall be planted in the Development Area within 10m of any boundary with the Land to Vest Area in Appendix 10, Part 14.
(vii)	The above requirements, and those in Clauses 9.3.1 and 17.3.2, are not to fulfil any reserve contribution requirements for the Living HA Deferred Zone.
	(Refer also to Clauses 5.3.6, 9.3.1 and 17.3.2, Part 14)
	This agreement is to be prepared by the landowners. Once the agreement is approved by the Christchurch City Council a legal instrument containing the requirements of the agreement shall be prepared by the Council at the cost of the landowners. The legal instrument shall be registered by the landowners against the Certificates of Title of the land contained in Appendix 3i, Part 2.

	(Refer also to Clause 7.2.2 and Clause 5.3.4, Part 14)
(g)	In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road, the minimum standards shall be as follows:
	Living 1 Deferred - as for the Living 1 Zone shall apply once on sewer outfall is available for this area except that,
(i)	The maximum number of residential allotments shall be 50 until such time as the sewer capacity increases.
(ii)	Land above the 14.3 metre contour is filled to a height within 100mm of 15.3 metres (relative to the CDB Datum).
(iii)	The extent of fill, including batter slopes, shall not extend beyond the zone boundary. Batter slopes shall not have a gradient angle steeper than 1:5.

(G) Living HA Zone

Notwithstanding the minimum standards specified in (a) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(a)	In the Living HA Zone in the Upper Kennedys Bush area (see Part 2, Appendix 3d) where the subdivision would result in the creation of any allotments with a net area of less than 850m ² .
(b)	In the Living HA Zone on Planning Map 56A (Richmond Hill) where the subdivision would result in the creation of any allotments with a net area less than 750m ² .
(c)	In the Living HA Zone for any allotments adjoining the Rural 7 Zone on Planning Map 55A fronting Bridle Path Road (other than Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783) with a net area less than 3,000m ² .
(d)	In the Living HA Zone for any allotments in the Low Density Subzone on Planning Map 55A (near Bridle Path Road) with a net area less than 2,500m ² .
(e)	In the Living HA Zone on Planning Map 55A and defined in Appendix 3j Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) any allotments within 90m of Bridle Path Road with a net area less than 850m ² . The 90m from Bridle Path Road shall be measured at right angles to that road.
(f)	In the Living HA Zone on Planning Map 55A and defined in Appendix 3j Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) any allotment 90m or more from Bridle Path Road with a net area less than 2,500m ² . The 90m from Bridle Path Road shall be measured at right angles to that road.
(g)	In the Living HA Zone fronting Shalamar Drive on Planning Map 53A (Cashmere area) where the subdivision would result in the creation of any allotments with a net area of less than 850m ² .
(h)	In the Living HA (Upper Kennedys Bush) Zone where the subdivision would result in the number of allotments in the zone exceeding 100.
(i)	On all other sites in the Living HA Zone where the subdivision would result in the creation of any allotment with a net area of less than 1500m ² .

(H) Living HB Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

(a)	In the Living HB Zone fronting Hyndhope Road (Planning Map 59A) where the subdivision will result in the creation of allotments with a net area less than 1,500m ² .
(b)	In the Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905 that does not comply with the standards for the Rural H Zone, unless a legal instrument has been entered into, and is registered against the title of Part Lot 2 DP 2905, ensuring that the vegetation within the Conservation 1 Zone on Part Lot 2 DP 2905 is to be protected, preserved and maintained in perpetuity according to good conservation management practice, including the exclusion of grazing animals from all parts of the Conservation 1 Zone that do not have a vegetation cover that is predominantly tussock.
(c)	On all other sites in the Living HB Zone where the subdivision would result in the creation of any allotments with a net area of less than 3000m ² .

(I) Special Purpose (Wigram) Zone

Notwithstanding the minimum standards specified in (A) above, a subdivision activity shall be a prohibited activity for which no resource consent shall be granted in the following circumstances:

In the Special Purpose (Wigram) Zone, within Area A as indicated in Appendix 10 to Part 8, Volume 3 of the Plan.

(J) Living RV Zone

Additional lots shall not be created:

(a)	In the Living RV Zone within 100m of the centre line of the primary stopbank as shown on the planning maps; or
(b)	In the Living RV Zone (Riverlea), unless appropriate legal arrangements have been made to ensure that for each new lot created, an existing residential unit, in the area known as Western Stewarts Gully and zoned Rural 1, will be demolished and the land returned to the owner or leasing authority on or before the conditions certificate is issued pursuant to Section 224 of the Act.

(K) Living 2 Zone

In Special Amenity Areas 6, 12 and 14 the following standards shall apply:

Minimum net area	450m ²
Minimum average net area	550m ²

(L) Living TMB Zone

(a)	The Living TMB Zone shall be held in one fee simple certificate of title.
(b)	Each allotment created within the Living TMB Zone shall be held by leasehold titles. Consent notices will be registered against these titles requiring them to be held for leasehold purposes.
(c)	The total number of allotments containing leasehold titles within the Living TMB Zone shall not exceed 18. Subdivision for more than 18 allotments within the Living TMB Zone shall be a prohibited activity.
(d)	Each leasehold allotment created within the Living TMB Zone shall have a net site area of no greater than 65m ² . Any subdivision creating leasehold titles within the Living TMB Zone that exceeds 65m ² shall be a prohibited activity.
(e)	On initial subdivision of the existing allotment (that part of Lot 3 DP59234 contained within the Living TMB 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 (Living Taylors Mistake Bach Zone) see Part 2 Appendix 3k.
Note : In preparing and assessing subdivision applications rules 2.2.17 (b) and (c) of the Living Zones need to be taken into account.	

(M) Living 1 (West Wigram) and Living 3 (West Wigram)

(a)	Subdivision shall be discretionary (restricted) activity where any proposed subdivision of land is not in general accordance with the development plan contained in Appendix 3r Part 2. General accordance with the development plan requires that the key elements of road layout, cross-section to Corsair Drive, stormwater retention basin and green space corridors achieves integration and connectivity with adjoining land.
(b)	Subdivision shall be a non-complying activity where the total number of allotments to be created by the subdivision of land contained in Appendix 3r, Part 2, exceeds 100 allotments. This rule shall cease to apply when the wastewater capacity constraints within the Christchurch City Council wastewater system have been overcome, and the Unit Manager - Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the wastewater system for further development over the above 100 allotments.
(c)	Subdivision shall be a prohibited activity for which no resource consent shall be granted where provision is not made for the construction of the traffic signals at the intersection of Springs Road and Corsair Drive has occurred. The construction of traffic signals shall be at the expense of the landowner.
(d)	Subdivision shall be a prohibited activity for which no resource consent shall be granted where provision is not made for the construction, by the landowner, of the stormwater ponding basin as identified in Appendix 3r, Part 2.

4.3.3 Minimum standards - Business zones

Updated 09 January 2015

- (a) Every allotment to be created by a subdivision shall comply with the minimum standards specified for each zone below, **except** as provided for in Clauses 4.3.8, 4.3.12 and 4.3.13.

Zone	Minimum Net Area
Central City Business	250m ²

Business 1, 2, 2P		250m ²
Business 3, 3B, 4, 4P, 4T, Retail Park, 5, 8, Central City Mixed Use and Central City (South Frame) Mixed Use Zone		500m ²
Business 6		
• where connection to a Council owned reticulated sanitary sewage disposal system is provided		2500m ²
• where no connection to a Council owned reticulated sanitary sewage disposal system is provided		4ha
Business 7		500m ²

(b) In the Business 7 Zone, any proposed subdivision shall be a restricted discretionary activity with the Council's discretion limited to design and layout of the subdivision and the following parts of the Living G (Awatea) Outline Development Plan:

- (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
- (ii) Key Structuring Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(iii)-(vi), Part 2);
- (v) Movement Network Layer Diagram (Appendix 3T(vii), Part 2).

(c) In the Business 7 Zone, where subdivision is not in accordance with the Fixed Structural Elements Layer Diagram in Appendix 3T(a), Part 2, Volume 3, subdivision shall be a non-complying activity.

(d) In the Business 7 Zone, subdivision shall be a non-complying activity where provision is not made for the disposal of waste water via the Christchurch City Council reticulated sanitary sewage disposal system. This rule shall cease to apply when the capacity constraints in the Christchurch City Council waste water system have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.

(e) Within the Business 4 Zone, the development of land in the area identified in the Outline Development Plan (Wigram) (Appendix 3U/1), Volume 3, Part 2) shall generally be in accordance with the following parts of the Outline Development Plan (Wigram):

- i. Appendix 3U/1: Outline Development Plan
- ii. Appendix 3U/2: Key Structuring Elements
- iii. Appendix 3U/3: Layer Diagram – Green Network
- iv. Appendix 3U/4: Layer Diagram – Movement Network
- v. Appendix 3U/5: Layer Diagram – Blue Network

Note: Subdivision in the Business 7 Zone on Planning Maps 44A and 51A (Wilmers Road), may necessitate trunk sewer upgrading work in order to obtain a sewer outfall.

4.3.4 Minimum standards - Open space and conservation zones

Updated 16 November 2009

(a) Except as provided for in Clauses 4.3.4(b) and (c) below, there are no specified minimum allotment areas in any zone, other than the Open Space 3B Zone, but any subdivision shall only be for the purpose of creating allotments to be used for any activity allowed by the Plan or for which a resource consent is held, recreation or conservation purposes, permitted utilities or for boundary adjustments subject to Clause 4.1 except that in the Open Space 3B Zone, subdivision may be undertaken for other purposes to the following minimum standards:

Zone	Minimum standards
Open Space 3B (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys, Rangers and Christchurch Parks)	As for Living 1 Zone
Open Space 3B (Addington Racecourse and Rugby Park)	As for Living 2 Zone
Open Space 3B (Jade Stadium)	As for Business 3B Zone

(Refer also to development standard, Clause 4.2.2 (Open Space 3B Zone)

(b) Notwithstanding the provisions of Clause 4.3.4(a) above, no additional allotments shall be created in the Open Space 3C Zone within 150m of the boundary of the Bayer (NZ) Ltd site as shown on the planning maps. This rule shall not apply to allotments for utilities which are permitted activities in the zone.

(c) Notwithstanding the provisions of Clause 4.3.4(a) above, in Open Space 3D (Clearwater) Zone:

- (i) No subdivision shall take place within Resort Community Activity Area 2, Area 4, Area 5 or Area 6 shown on the Clearwater Outline Development Plan contained in Appendix 2 to Part 6 unless a Concept Plan has been lodged with and approved by the Council with respect to that Activity Area in accordance with Open Space Zone Development Standard 2.2.9.
- (ii) Subdivision within Resort Community Activity Area 2, Area 4, Area 5 or Area 6 that does not comply with a Concept Plan in respect of that area approved by the Council pursuant to 4.3.4(c)(i) and Open Space Zone Development Standard 2.2.9 shall be a discretionary activity.

4.3.5 Minimum standards - Cultural 3 and 4 Zones

4.3.5 Minimum standards - Cultural 3 and 4 Zones

Updated 31 July 2012

Zone	Minimum standards
Cultural 3	As for zones specified in Part 7, Clauses 3.6.1 and 3.6.2
Cultural 4 (College of Education)	As for Living 1 Zone
Cultural 4 (Canterbury University)	As for Living 2 Zone
Cultural 4 (Polytechnic-central city)	As for Central City Business Zone
Cultural 4 (Polytechnic-Sullivan Avenue)	As for Living 2 Zone

4.3.6 Minimum standards - Special purpose zones

Updated 14 November 2005

Zone	Minimum standards
Special Purpose (Hospital)	As for zones specified in Part 8 Clause 2.1
Special Purpose (Airport)	As for Business 4 Zone
Special Purpose (Ferrymead)	As for Rural 2 Zone

4.3.7 Minimum standards - All other zones

Updated 14 November 2005

There are no other specified minimum allotment areas and the provisions of Clause 4.1 apply.

4.3.8 Allotments with existing or proposed buildings

Updated 29 January 2015

Notwithstanding the provisions of Clauses 4.3.2 and 4.3.3, where an allotment is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that allotment, or alternatively, where the subdivision consent is issued after, or at the same time as, the building consent for such a building, the minimum net area for an allotment in the following zones is as specified in the table below and the minimum net area and minimum average net area provisions specified in Clauses 4.3.2 and 4.3.3 shall not apply, provided that the building(s) comply with all the applicable development standards specified in:

- (a) living zone rules (refer Part 2, clauses 2.2, 2.4, 3.2, 3.4, 4.2, 4.4, **2a.3 and 2b.2**);
- (b) business zone rules (refer Part 3, clauses 2.2, 3.4 and 4.2);
- (c) special purpose zone rules (refer Part 8, clause 3.2);
- (d) building adjacent to waterways (refer Part 9, clause 5.2); and
- (e) parking, access and loading (refer Part 13, clauses 2.2 and 2.3);

and/or resource consents are obtained in relation to those conditions that are not complied with.

In the case of a building not yet erected, the applicant shall be bound to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

Zone	Minimum net area
Living 1 (excluding comprehensive developments provided through the Enhanced Development Mechanism, Community Housing Redevelopment Mechanism and comprehensive improvement developments within the areas identified on the planning maps) and 1A Zone	420m ²
Living H Zone (excluding Lots 4-8 DP 19524 and Lots 1 & 2 DP 16527 on Moncks Spur Road)	550m ²
Living 2 Zone (excluding comprehensive development provided through the Enhanced Development Mechanism and Community Housing Redevelopment Mechanism) and Living 3 Zone (SAM area 21 only)	300m ²
Living 3 Zone (except SAM area 21), 4B and 4C Zones and Central City Residential Zone	No limit

Central City Business Zone	No limit
All business zones, except Business 2P	No limit
Special Purpose (Airport) Zone	No limit
Special Purpose (Wigram) Zone	No limit
Open Space 3B Zone	As for zones specified in 4.3.4 above

except for

- (a) in the Living 1A Zone for front sites with frontage to Cavendish, Claridges or Yaldhurst Roads and Harewood Road opposite the Rural 5 Zone, and sites adjoining a Rural 3, Rural 5 or Open Space 2 Zone;
- (b) special amenity areas 8, 8a and 8b;
- (c) in the Living 2 Zone in special amenity areas 6, 12 and 14 where the minimum net area shall be 420m²
- (d) special amenity area 21 where the provisions of the Living 2 Zone shall apply;
- (e) in the Living 1, H and 2 Zones for any elderly persons housing unit with a gross floor area of less than 80m², there shall be no minimum net area for any allotment; and
- (f) in the Living 1A Zone for elderly persons housing units with a gross floor area of less than 65m², where the minimum net area shall be 150m².
- (g) in the Living 1F Zone for any elderly persons housing unit with a gross floor area of less than 100m², there shall be no minimum net area for any allotment.
- (h) in the Living 2 zone on 458-464 Ferry Road (as shown in Part 2, Appendix 12) there shall be no minimum net area.
- (i) ***in the Living 1, H and 2 Zones, where two residential units are created on a vacant a site or on the site of one demolished residential unit in compliance with Clauses 2.2.1 (g) or 2.4.1 (j), there shall be no minimum net area for any allotment.***
- (j) ***in the Living 1, H, 2 Zones where an existing elderly persons housing unit is converted to a separate residential unit that may be occupied by any person(s) in compliance with Clauses 2.2.1 (h) or 2.4.1 (k), there shall be no minimum net area for any allotment.***

Notwithstanding the above, minimum allotment sizes shall not apply to allotments created for access, utilities, roads and reserves purposes.

4.3.9 Rural zone boundary adjustments

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.1, in any rural zone where there are two or more separately saleable existing allotments, which have separate certificates of title, any adjustment of the boundaries shall be such that the resultant allotments are not less than the size of the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.1. The allotments need not be contiguous.

4.3.10 Living 1A, HA and HB Zone boundary adjustments

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.2, in the Living 1A, HA and HB zones, where there are two or more separately saleable existing allotments, which have separate Certificates of Title, any adjustment of boundaries shall be such that no additional allotments are created and the resultant allotments are not less than the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.2, whichever is the lesser.

4.3.11 Central City **Business Zone boundary adjustments**

Updated 31 July 2012

Notwithstanding the provisions of Clause 4.3.3, in the Central City **Business** Zone where there are two or more separately saleable existing allotments, which have separate Certificates of Title, any adjustment of boundaries shall be such that no additional allotments are created and the resultant allotments are not less than the smaller/smallest that existed before subdivision or the minimum specified for the zone under Clause 4.3.3, whichever is the lesser.

4.3.12 Amalgamation of land in a rural zone with land in a living zone

Updated 14 November 2005

Notwithstanding the provisions of Clause 4.3.1, an allotment may be amalgamated into one certificate of title with an adjoining allotment in a living zone, only where that part of the title in the living zone meets all the requirements for a separate allotment in that zone, and any existing or proposed land use meets all the requirements for the zone in which it is or will be wholly situated.

4.3.13 Access, utilities, roads and reserves

Updated 14 November 2005

Notwithstanding the provisions of Clauses 4.3.1 - 4.3.6, there shall be no minimum allotment areas in any zone, for allotments created for access, utilities, roads and reserves purposes.

4.3.14 Savings as to previous approvals

Updated 14 November 2005

Notwithstanding the provisions of Clauses 4.3.1 - 4.3.7.

- (a) there shall be no minimum net area in any zone, for any fee simple title, or vacant parts of a fee simple title where there is/are existing cross lease(s) or company leases over other parts of such titles, or for proposed units on a unit development plan, where the creation of such sites had obtained subdivision consent before the date of the release of decisions on the District Plan (8 May 1999), or any fee simple title, cross lease, company lease or unit title which had its certificate of title issued before the date of the release of decisions on the District Plan (8 May 1999).
- (b) where a certificate of compliance has been issued for a building and that certificate of compliance has not lapsed; or where a resource consent for a building has been granted prior to the date of the release of decisions on the District Plan (8 May 1999); and where an allotment is to be created after the erection of that building or the subdivision and building consents are issued in conjunction, the minimum area of the allotment shall be the area of the site of the building as approved by the certificate of compliance or resource consent.

4.3.15 Balance rural lots

4.3.15 Balance rural lots

Updated 14 November 2005

The provisions of Clause 4.3.1 shall not apply to the subdivision of any allotment that is also partly in another zone, when the Rural zoned portion is a balance lot in the subdivision of land in that other zone. This clause will not apply if the subdivision of the portion of the allotment in a zone other than Rural would be a non-complying subdivision in terms of the provisions of that other zone.

4.4 Assessment matters for resource consents

Updated 06 December 2013

In considering whether or not to grant consent or impose conditions in respect to allotment sizes and dimensions, the Council shall have regard to the following assessment matters.

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any city rules for land uses.
- (b) Whether the proposed allotment/sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) Whether the subdivision would have an adverse effect on the ability to protect listed heritage buildings, places or objects and their setting or surrounds, archaeological sites and the protection of listed trees.
- (d) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
- (e) In the case of subdivision in the Open Space 3B Zone, the extent to which the subdivision and subsequent land uses will affect the visual amenity and pleasantness of the surrounding residential environment and the opportunities available to retain land for open space and plantings.
- (f) In the case of a reduction in the minimum standards for allotment size whether any provision will be made for the secured protection of significant tree(s) or archaeological sites upon subdivision.
- (g) In the case of a subdivision creating new lots less than 1500m² adjoining Milns Road or Sparks Road that are located opposite the Rural 2 Zone the extent to which:
- (i) The need for any increased building setback to accommodate landscape or enhance the rural-urban transition.
 - (ii) The quality and effectiveness of any landscaping and fencing proposed as it relates to the buildings, road frontage and adjacent rural frontage.
 - (iii) The extent to which the front of the site will remain dominated by garden planting and trees.
 - (iv) The location, width and number of crossing points.
 - (v) The ability to achieve a quality rural-urban interface by way of consent notices or covenants on the resulting allotment titles.

(h) whether the size and dimensions of the proposed allotments and roading would compromise or preclude the integrated development of the Upper Styx Future Urban Development Area including that shown on an Outline Development Plan, both internally and with adjoining urban zonings, and in particular the ability to provide for effective and efficient layouts within the whole Future Urban Development Area for:

- i. Land use (including density of development);***
- ii. Movement networks (roading, cycleways and pedestrian routes);***
- iii. Blue networks (surface water management);***
- iv. Green networks (parks, open spaces and any other green areas);***
- v. Other network infrastructure; and***
- vi. Provision of convenience shops.***

Note: A consent notice may be registered on the certificate of title, pursuant to clause 2.8, to any utility site, requiring enforcement of a condition that, in the event of the utility being removed, the utility site be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.

5.0 Property Access

5.1 Controlled activities - Property access

Updated 14 November 2005

(a) Subdivision of land in any zone is a controlled subdivision activity where the proposed subdivision complies with all of the applicable development and critical standards specified in Clauses 5.2 and 5.3 below, and with all the applicable development and critical standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity the exercise of the Council's discretion in respect to Clause 5 shall be limited to the following matters where applicable:

- the location, alignment and pattern of roading or service lanes;
- the location and provision of access to allotments for vehicles and pedestrians;
- the provision and location of accessways and cycleways;
- road reserves and provision for future subdivision on adjoining land;
- point strip agreements;
- the standard of construction required for property access;
- street lighting;
- access lighting.

5.2 Development standards - Property access

Updated 30 September 2008

Note, in respect of the Living TMB Zone the following standards do not apply. Refer to Part 2, development standard 2.2.17 and Appendix 3k of Part 2.

5.2.1 Access (Private ways, access legs, and vehicular access on cross or company leases or unit titles)

Updated 29 January 2015

- (a) No access shall serve sites with a potential to accommodate more than 15 potential residential units.
- (b) All access to fee simple title allotments, cross or company leases, unit titles, or leased premises, shall be in accordance with the standards set out in the table below.
- (c) All access shall be constructed in accordance with the standards in Appendix 4.
- (d) Within the Special Purpose (Wigram) Zone, rights-of-way may be created between sites in Areas A and B (shown on Appendix 10 to Part 8) and adjoining Area B.
- (e) *For sites within the Central City refer to Clause 2.4.7 for access standards.*

Minimum requirements for access							
Activity	Potential No. of Units	Legal Width (m)	Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Residential	1 to 3	3.0	2.7	(1)	No	(2)	3.5
Residential	4 to 8	4.0	3.5	Yes	Yes	Yes	4.0
Residential (Living 3, 4B and 4C Zones and Central City Residential Zone)	4 to 8	3.5	3.0	Yes	Yes	Yes	4.0
Residential	9 to 15	6.0	5.0	Yes	Yes	Yes	4.0
Residential (Living 3, 4B and 4C Zones and Central City Residential Zone)	9 to 15	5.0	4.0	Yes	Yes	Yes	4.0
Other	All	6.0	4.5	Yes	No	Yes	4.0
All (Pedestrian Access-private)	-	1.5	1.5	N/A	N/A	Yes	2.5

Notes:

- (1) See Part 13, Clause 2.2.13 for when turning area required.
- (2) See Part 13, Clause 2.2.12 (d).
- (3) All pedestrian accessways are to be constructed to the standards specified in the Code of Practice.
- (4) Passing areas are not required when the potential number of units is less than 9, and the access is less than 51 metres long and the end of the access is visible from the road.
- (5) Height refers to the minimum clear height from the formed access.

5.2.2 Corner rounding and splays

Updated 14 November 2005

(a) All allotments at the intersection of roads in living and rural zones shall have the corner rounded to a radius of 5.5m and in business zones, Central City, except for sites adjoining Special Purpose (Pedestrian Precinct) Zones, and Special Purpose (Airport) Zones, shall have the corner of the allotment set back 3.5m along the frontage of each road.

(b) In the Central City Zone, a required corner splay may be limited in height to a level not less than 0.7m below the final designed frontage footpath surface, and not less than 3.5m height clearance.

(c) The corner roundings or splays shall be vested in the name of 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 road.

5.2.3 Road and access naming

Updated 14 November 2005

(a) All new roads vested upon subdivision of land shall be given distinctive names not already in use with the area covered by the Christchurch City Council, and the name shall be approved by the City Council.

(b) Accesses shall be named where there are insufficient legal road numbers available to allocate to the proposed allotments, or where the access serves 10 or more potential residential units, and the name shall be approved by the City Council.

5.2.4 New roads

Updated 06 December 2013

All new roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 5, except that

(a) where the road is within the area of land to which the Outline Development Plan (Wigram) in Appendices 3U/1, Part 2, Volume 3 applies then the cross-sections detailed in Appendix 3U/4 shall apply in place of the requirements of Appendix 5 should there be any conflict. For the purposes of interpretation any road identified in Appendix 3U/4 as a "Neighbourhood" or "Residential" road will generally be regarded as a Local -Urban with a VPD of <250.

(b) where the road is within the area of land to which the Master Plan (Highsted) in Appendix 3Z, Part 2, Volume 3 applies, then the cross-sections detailed in Appendix 3ZA shall apply in place of the requirements of Appendix 5 should there be any conflict.

5.2.5 Service lanes, cycle and pedestrian accessways

Updated 14 November 2005

Service lanes, cycle and pedestrian accessways shall be laid out and vested in accordance with the standards set out in the table below.

Service lanes, cycle and pedestrian accessways						
	Legal Width (m)	Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
Service lanes	6.0	4.0	(1)	No	Yes	4.5
Cycle and accessways	4.0	2.0	N/A	N/A	Yes	2.5

Classification of Table: (1) Turning area required where the service lane has a blind end.

5.2.6 Kerb and channel construction - Living RS Zone

5.2.6 Kerb and channel construction - Living RS Zone

Updated 14 November 2005

No kerbs or channels shall be constructed in the Living RS (Brooklands/Spencerville) Zone.

5.2.7

Updated 31 October 2008

In that part of the Living 1 Zone at Styx Mill contained in Inset 'B' of Appendix 3f, Part 2, new roads into that area are limited to a road connection onto Glen Oaks Drive.

5.3 Critical standards - Property access

Updated 14 November 2005

Note, in respect of the Living TMB Zone the following standards do not apply. Refer to Part 2, development standard 2.2.17 and Appendix 3k of Part 2.

5.3.1 Road designations

Updated 14 November 2005

Where any existing frontage road is shown on the planning maps as being subject to designation for road widening purposes, provision shall be made to enable the Council to acquire such land, by separately defining the parcels of land. Where the Council is not in a position to acquire such parcels immediately, they shall be held in conjunction with adjoining land, with consent notices registered in accordance with Clause 2.8. Compensation shall be payable by the Council for the land at the time of acquisition.

5.3.2 Limited access roads

Updated 14 November 2005

Any road that has been declared a limited access road, shall not be used for legal road frontage to allotments for the purposes of subdivision. Any land adjoining such a proposed limited access road, shall be provided with alternative access unless the land has no practicable access to another road.

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

5.3.3 Road gradients

Updated 14 November 2005

No new road shall be laid out or constructed with a gradient on any part of its length steeper than 1 in 6. Where such new roads are curved, the gradient shall be measured on the inside kerb alignment.

5.3.4 Special roading and access requirements for Brooklands

Updated 22 May 2006

New roads and vehicular accessways are to be provided in the Living RS zone adjoining the Conservation 1A zone in accordance with the development plans in Part 14, Appendix 4, Brooklands (north of Harbour Road), and Appendix 7, Brooklands (Beacon Street, vicinity of Dartford Street).

5.3.5 Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zones, on Planning Maps 53A and 60A (between Worsleys and Cashmere Spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below:

- (i) There is no access for any Living zoned lot onto Shalamar Drive and a point strip is provided to the Council to ensure that this is the case.
- (ii) For any land being subdivided in Areas 6 and 8 in Appendix 3i, Part 2, practical vehicle access and services are provided that meet the Property Access and other services provisions of Part 14 for at least 7 residential units on each of the adjoining Living HB zoned lots. Provision for a contribution from the owners of the adjoining Living HB zoned lots may be established through the inclusion of point strip agreements, for payment to the owners of the point strip.
- (iii) For any land being subdivided in Areas 3, 4, 5, 6, 7, 8, 9 in Appendix 3i, Part 2, Worsleys Road is realigned in accordance with the "Required Roads" indicated in Appendix 3i, Part 2, and in Appendix 13, Part 14. Road access to Worsleys Road for any of those Areas is limited to the "Required Roads" indicated in Appendix 3i, Part 2, and in Appendix 13, Part 14. Further, that all necessary resource consents have been obtained for the "Required Roads".
- (iv) Neither the number of allotments, nor the potential number of residential units, shall exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, unless the Hoon Hay, Cashmere and Worsleys Roads have been realigned to form a "cross-road" intersection and that intersection has been signalized, in accordance with Appendix 15, Part 14, or as otherwise agreed by the Council. Further, that an inflation adjusted bond is entered into with the Council, or bank guarantee provided to the Council, requiring payment to the Council when subdivision approval is granted for the number of allotments or potential number of residential units to exceed 250 within the Development Plan Area defined in Appendix 3i, Part 2, for the full cost of this intersection work, unless such bond or bank guarantee has already been provided through an earlier subdivision. Should, for any reason, this intersection work not be undertaken by a subdivision applicant and the Council undertakes it, only the actual cost of that work will be required to be paid to the Council if a bank guarantee has been provided, or any excess refunded if a bond has been paid.

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2 (F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer also to Clause 4.3.2(F)(e), 7.2.2, and 17.3.3, Part 14)

5.3.6 Moncks Spur/Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted unless;

- (a) the point strip at the southern end of Horizon Heights (Lot 7, DP 64814) has been dedicated as road, and
- (b) the subdivision includes the formation, and vesting in the Council, of a continuous through road from Mt. Pleasant Road between the intersections with Moncks Spur Road and Major Hornbrook Road) to Horizon Heights, which complies with the standards of Part 14 for a Local - Urban road, unless such a through road has already been constructed and vested in the Council.

5.3.7 Special roading and access requirements - Musgroves site

Updated 15 March 2010

In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10, the development shall be in accordance with the provisions of the outline development plan requiring that there shall be:

- (i) No more than two road access points from the Musgroves site, one of which must be to Wigram Road and one to the future Aidanfield Drive extension along the site's south-western boundary.
- (ii) Road access points between the parameters specified in the Part 3, Appendix 10 development plan.
- (iii) No road frontage / direct vehicle access to Wigram Road or Aidanfield Drive extension from any property within the site.
- (iv) An intersection of Wigram Road and the internal site road incorporating:
 - separate left and right turn lanes to and from the site designed in accordance with Appendix 10, page 3 diagram.,
 - allowance for possible future bus stop facilities.provided that

- the works involving separate left and right turn lanes to and from the site will be carried out at the time of the first subdivision application or the first new activity establishing on the site prior to subdivision consent, and
 - all intersection improvements, internal roading and footpath works shall be carried out at the cost of the developer or their successor/s in title.
- (v) An internal site road connecting the Wigram Road and Aidanfield Drive extension access points. As an interim measure, creation of a cul de sac, no more than 250 metres in length, is permitted at Stage 1 of the development provided that the internal site road is completed at Stage 2 of that development and linked to Aidanfield Drive extension when that extension is constructed.
- (vi) Provision for a 10m corner splay for a future roundabout at the intersection of Wigram Road and Aidanfield Drive extension.
- (vii) Other than as provided for under (v) above no cul de sacs within the site longer than 150 metres.
- (viii) Footpaths and amenity strips provided along Wigram Road, Aidanfield Drive extension and internal road frontages.

(Plan Change 73)

5.3.8 Special roading and access requirements - Business 4 and 4T (Tait Campus) Zones as shown in Part 3, Appendix 22

5.3.8 Special roading and access requirements - Business 4 and 4T (Tait Campus) Zones as shown in Part 3, Appendix 22

In the Business 4T (Tait Campus) zone as shown in Part 3, Appendix 22, Part 3, Volume 3 the development shall be in accordance with the provisions of the Outline Development Plan and specific roading and access requirements as follows:

- (a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, any development resulting in more than 10,000m² within the area covered by the Outline Development Plan (Tait Campus) - Part 3, Appendix 22, shall be a non-complying activity until the upgrading of the intersection of Wairakei/Woolldridge Roads (including traffic signals) has been carried out; and
- (b) The extent of the contribution to the costs of upgrading Wairakei/Woolldridge Roads intersection from the development have been agreed with the Council.

In addition:

- (c) There shall be only one main vehicle access point to the Business 4T zoned part of the site. This access point shall be located on Woolldridge Road as indicated in Part 3, Appendix 22. A secondary, limited access point can be provided from Woolldridge Road and shall be limited to serving a maximum of 30 car parking spaces;
- (d) Upon the creation of vehicle access from the site to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
- (e) Three secondary access points, designed as 'low volume service access', may be provided to the Business 4T zoned part of the site in the general locations indicated on the Outline Development Plan, and shall be accompanied by a capacity improvement scheme to the Stanleys/Harewood Roads intersection that shall be carried out (as agreed with the Council) at the cost of the developer or their successor/s in title;
- (f) Footpaths along the business 4T Zone of Woolldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Woolldridge Road with the bus stop shall be provided when the vehicle access points are formed;
- (g) 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;

In the Business 4 zone shown in Appendix 22, Part 3, Volume 3 the only main access point to the site shall be located on Stanleys Road. 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.

5.4 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to grant consent or impose conditions in respect of property access, the Council shall have regard to the following assessment matters:

- (a) Whether the frontage road is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the allotments being created, having regard to the provisions of Clause 5.2.5 and the number of vehicle movements and/or carparks in association with the possible land uses.
 - (b) Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.
 - (c) The application of the requirements of section 106(1)(c) of the Act to any subdivided allotment.
 - (d) The need for all properties be provided with means of vehicular access unless topography of the ground prevents such access.
 - (e) The practicality of providing vehicular access, and the need for provision to be made elsewhere for vehicles associated with the land uses to be established on the allotments, with such vehicle provision located in complying locations.
- (Where the vehicle garaging space is located remote from the allotment to which it is allocated, this may be required to be bound to the parent title, with consent notices registered, pursuant to clause 2.8. Where such circumstances occur, pedestrian access to the allotment shall be provided.)
- (f) The provisions of the roading hierarchy, 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.
 - (g) Any indications on the planning maps or development plans of the roading network, required through-roads, pedestrian accessways, cycleways and service lanes; the need to provide cycleways in circumstances where the roading network does not supply sufficient or direct cycle routes through the locality; and the need to provide roads, pedestrian access roads and cycle ways linking other areas or facilities and between existing streets, reserves and shopping centres.
 - (h) The degree to which proposed new roads make adequate provision for vehicle movements, carparking and property access.
 - (i) 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 amounts to be paid will vary depending on the costs involved in each individual circumstance and each will be subject to individual agreements held by the Council and available on request for inspection. The benefiting owner will be informed of the cost at the time of the point strip creation. The contribution values will be adjusted annually on 30 June each financial year, in accordance with the Construction Cost Index, beginning on 30 June 1996.

(Such agreements may necessitate in the registration of consent notices pursuant to clause 2.8.)

- (j) The provisions of the Council's Code of Practice for Subdivision.
- (k) Whether any adverse effects can be compensated for by formation of the access to a higher standard than that required by Appendix 2.

(l) The need to provide alternative access for carparking and vehicle loading in business zones and the Central City Zone by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones.

(m) Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available.

(Consent notices shall be registered on such certificates of title pursuant to clause 2.8.)

(n) The need to provide for appropriate standards of street lighting and access lighting having regard to the classification of the road or the access.

(o) The need to remove or relocate existing fences, when road widening is vested in the Council in order that future owners do not come to believe that the widening is still part of their allotment.

(p) Any need to increase road widths to enable the accommodation of swales for stormwater soakage for subdivision of North Halswell, East Halswell and the Styx Mill Block (refer Part 2, Appendices 3h, 3g and 3f).

(q) The need for alternative unpaved pedestrian access for recreational use to be provided where subdivision on the Port Hills results in the previously unpaved roads on the Hills being formed and sealed.

(r) Any impact of subdivision works on sites or areas of significance to Tangata Whenua, particularly on waterways, the coastline, or significant areas shown in Part 10, Appendix 3.

(s) The effect of any proposed kerbs or channels on the subsoil drains and soakage chamber systems utilised for stormwater drainage in the Brooklands/Spencerville area.

(t) The likely adverse effects of kerbs and channels on the rural village character of Brooklands/Spencerville.

Note: Development contributions for network infrastructure for roading and other transport services may be required under the Council's Development Contributions Policy.)

6.0 Esplanade reserves, strips, access strips and additional land

6.1 Exemptions from provision of esplanade reserve, strip, or additional land

Updated 14 November 2005

6.1.1 Reserves, strips or additional land not required

Updated 14 November 2005

In any zone, where a proposed allotment is to be less than 4 hectares, either with frontage to a river (as defined in section 230 (4) of the Act) or has frontage to the coastal marine area and the planning maps for the locality, or Appendix 1, do not indicate a requirement to:

- (a) vest land for an esplanade reserve; or
- (b) create an esplanade strip; or
- (c) vest additional land; or
- (d) increase the width of a strip,

then section 230 of the Act (requirement for esplanade reserves or esplanade strips) shall not apply to the subdivision consent.

6.1.2 Minor boundary adjustments

Updated 14 November 2005

Where the proposed subdivision activity is for either:

- (a) 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
- (b) a minor boundary adjustment to the fee simple to a property involving an alteration to a boundary amounting to not more than 10% of the original allotment area;

then, notwithstanding that the planning map indicates esplanade provisions apply, section 230 of the Act shall not apply to the subdivision consent.

6.1.3 Road designations and public utilities

Updated 14 November 2005

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, then notwithstanding that the planning maps indicate esplanade provisions apply section 230 of the Act shall not apply to the subdivision consent.

6.1.4 Additional land

Updated 14 November 2005

Where any allotment of any size, in any zone adjoins land to which section 236 of the Act applies, then Clauses 6.1.1, 6.1.2, 6.1.3, if applicable, shall apply to the subdivision consent, otherwise Clauses 6.2, 6.3 and 6.4 shall have full effect.

6.1.5 Disposal of land not required for road

Updated 22 May 2006

Where any land to which section 345 of the Local Government Act 1974 applies, then where applicable, Clause 6.1.1 shall apply to the disposal of such land, otherwise Clauses 6.2 and 6.3 shall have full effect.

6.2 Controlled activities - Esplanades

Updated 14 November 2005

6.2.1 Esplanades and strips

6.2.1 Esplanades and strips

Updated 14 November 2005

Subdivision of land in any zone is a controlled subdivision activity with the exercise of the Council's discretion limited to the provision of esplanade reserves, strips and access strips, where the proposed subdivision complies with all of the applicable development and critical standards in Clauses 6.3 and 6.4 below and with all of the applicable critical and development standards elsewhere in Part 14; unless Clause 6.1 applies, when a width not less than that shown in column A of Appendix 1, is proposed to be vested or reserved along the waterbody frontage or in the case of additional land, along the boundary of the existing reserve.

6.2.2 Access strips

Updated 14 November 2005

Where the subdivision of land in any zone is a controlled activity, the exercise of the Council's discretion shall also be limited to the provision of access strips to or from an esplanade reserve or strip, where applicable.

6.3 Development standards - Esplanades

Updated 14 November 2005

6.3.1 Esplanade reserve, strip or additional land

Updated 14 November 2005

Where the planning map of the locality of the subdivision shows a requirement to make provision for esplanade purposes, then the width shall not be less than that shown in "column A" of the esplanade reserve schedule in Appendix 1, and either:

- (a) an esplanade reserve shall vest in the Council; or
- (b) where Appendix 1 identifies an esplanade strip, this shall be created pursuant to section 232 of the Act; or
- (c) where section 236 of the Act applies to the land comprised in the subdivision either (a) or (b) above as applicable shall apply.

6.4 Critical Standards

Updated 14 November 2005

6.4.1 Cashmere Stream/Worsleys Road

Updated 14 November 2005

Subdivision of any land in the Living 1 zone identified in Appendix 9, Part 14 that results in allotments with a minimum net area of less than 4 ha shall be a prohibited activity for which no resource consent shall be granted unless;

- (a) a 20 metres wide esplanade reserve is to be vested in the Council for the entire length of Cashmere Stream as identified in Appendix 9, Part 14, and
- (b) a public right of way in gross is to be granted to the Council between Worsleys Road and the northern end of the esplanade reserve as indicated in Appendix 9, Part 14.

This rule shall not apply once the esplanade reserve and right of way required in (a) and (b) above have been created.

6.5 Vesting ownership of land in the coastal marine area or the bed of a river

Updated 14 November 2005

In accordance with section 237A, 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.

6.6 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to grant consent or impose conditions in respect of esplanade reserves, esplanade strips or access strips the Council shall have regard to the following

assessment matters.

- (a) The purposes for the creation of esplanade reserves or strips set out in section 229 of the Act, and the provisions of section 6 of the Act.
- (b) The appropriateness of creating an esplanade reserve or strip in circumstances where public safety is a matter for consideration.
- (c) The appropriateness of esplanade provision where:
 - (i) the subdivision is a minor boundary adjustment;
 - (ii) the subdivision is for minor additions to existing cross lease or unit titles; or
 - (iii) is a reallocation of accessory buildings to different units; or
 - (iv) is necessary because garages are erected in locations shown on earlier survey plans for an existing cross lease or unit title.
- (d) The variation or cancellation of esplanade strip documentation in accordance with section 234 of the Act.
- (e) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

7.0 Natural and other hazards

7.1 Controlled activities - Natural and other hazards

Updated 06 Decemeber 2013

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the critical standards in Clause 7.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 7 shall be limited to the following matters where applicable:
 - Erosion
 - Flooding and inundation
 - Landslip
 - Rockfall
 - Alluvion
 - Avulsion
 - Unconsolidated fill
 - Soil contamination
 - Subsidence
 - *Liquefaction (Living G (Highfield) Zone)*

7.2 Critical standards - Natural and other hazards

7.2 Critical standards - Natural and other hazards

Updated 31 January 2011

7.2.1 Coastal flooding and erosion

Updated 31 January 2011

Any subdivision which will create additional allotments shall be a non-complying activity within the South Brighton Coastal Management Area (SBCMA 1 and SBCMA 2) or within the Conservation 1A Zone south of Tern Street on Planning Map 49A.

7.2.2 Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zone, on Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within the Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (xi) below;

- (i) The first subdivision within the Development Plan Area defined in Appendix 3i, Part 2, includes an executed agreement between the Council and the land owners within the Development Plan Area of Appendix 3i, Part 2, as to the excavation of the Land to Vest Areas and the filling of the Living Deferred zones in that appendix, and the landowners are bound to implement their obligations under the agreement, including any matters relating to staging. The design shall comply with the following requirements.
- (ii) Any excavation and filling shall be such that there will be no reduction in the existing potential storage volume of water that is able to be retained within the Development Plan Area, prior to any Living zone development, in a 0.2% annual exceedance probability event (1 in 500 year return period storm event) up to the existing Worsleys Road minimum centreline level of RL 18.89m (Christchurch City Council Drainage Datum). The design shall also accommodate additional storage for any additional stormwater that could be discharged from the development of the Living zones and roads in such a 0.2% annual exceedance probability event.
- (iii) All land in Living zone allotments in the subdivision shall be filled to a level no lower than 250mm above the water level in a 0.5% annual exceedance probability event (1 in 200 year return period storm event) for the design required above.

- (iv) All roads are filled so that the crown of the road is no lower than RL 18.7m (Christchurch City Council Drainage Datum), except for the realigned Worleys Road required in Clause 5.3.5 (iii), Part 14. The crown of Worsleys Road shall be no lower than RL 18.89m (Christchurch City Council Drainage Datum).
- (v) The side slopes of all areas filled or excavated in accordance with (i) to (iv) above shall not exceed an angle of 1 in 5.
- (vi) The fill to achieve (i) and (v) above shall be taken from the Land To Vest Areas B, C and F in Appendix 3i, Part 2, to the extent necessary to ensure that there is no reduction in the minimum storage volume of water required in (ii) above. If the agreement in (i) above makes provision to increase the storage volume of water retained beyond the minimum required in (ii) above, any additional fill required to achieve this may be obtained from other sources. All cost for any such additional fill will be borne by the Council, unless otherwise agreed.
- (vii) All filled and excavated areas which are not paved shall be grassed, or otherwise planted as directed by the Council where grass is unsuitable for the conditions, before the end of the next planting season.
- (viii) Unless otherwise agreed by the Council, all roads within the Land To Vest Area C identified in Appendix 3i, Part 2, shall have bridges or culverts of sufficient size to enable the land to act as a single water retention area, based on the stormwater retention design on which the agreement in (i) above is based. A minimum cross-section wetted area totaling 15m² shall be provided below the road where it crosses Worsleys Stream.
- (ix) The historic stone-walled drain identified in Appendix 3i, Part 2, shall be protected.
- (x) First flush stormwater treatment facilities are provided and are located within the Living zones, unless otherwise agreed by the Council.
- (xi) All earthworks in respect of the above requirements shall ensure that in the Land To Vest Areas in Appendix 3i, Part 2:
 - that there is a continuous downward slope to the network of drains, except where permanent ponds are specifically agreed to by the Council; and
 - that the minimum land level shall not be below RL 16.5m (Christchurch City Council Drainage Datum)

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2(F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer to Clause 4.3.2(F)(e), 5.3.5, and 17.3.3, Part 14)

7.2.3 Cashmere Stream/Worsleys Road

Updated 14 November 2005

Subdivision of any land in the Living 1 zone identified in Appendix 9, Part 14 that results in allotments with a minimum net area less than 4 ha shall be a prohibited subdivision activity for which no resource consent shall be granted unless the subdivision includes:

- (a) works within the Rural 2 zone identified in Appendix 9, Part 14 accommodating, to the satisfaction of the Council,
 - (i) compensatory water storage on site for any filling that is below the 18.3 contour (Christchurch City Council datum), including any filling required in (d) below, and
 - (ii) all stormwater from any development of the Living 1 zone identified in Appendix 9, Part 14, that would result from a 2% Annual Exceedence Probability (50 year Average Recurrence Interval) rainfall event;
- (b) the Rural 2 zoned land identified in Appendix 9 Part 14, required to achieve (a) above being planted by the landowners to form a continuous plant cover dominated by native plants, to the satisfaction of the Council, once the works in (a) above are completed;
- (c) the vesting of all the land in the Rural 2 zone identified in Appendix 9, Part 14 in the Council as a Local Purpose reserve (Public Utility), except where vested as esplanade reserve in accordance with clause 6.4.1, Part 14;
- (d) all allotments in the Living 1 zone identified in Appendix 9, Part 14, being filled so that the final ground level for all parts of all allotments is no lower than 50 mm below the level of water in Cashmere Stream resulting from a 0.2% Annual Exceedence Probability (500-year Average Recurrence Interval) rainfall event. Further, all allotments shall be filled so that the natural fall of the land is at a gradient not less than 1: 500 towards Worsleys Road; and
- (e) that all the requirements in (a) to (d) above are to be completed prior to the Council issuing a certificate for the subdivision under section 224 of the Act.

This rule shall not apply if all the requirements in (a) to (d) above are already completed.

7.3 Assessment matters for resource consents

Updated 06 December 2013

In considering whether or not to grant consent or impose conditions (or decline consent pursuant to section 106 of the Act) in respect of natural or other hazards, the Council shall have regard to the following assessment matters.

- (a) Any information held on the Council's hazards register.
- (b) Whether the land is within 100m of the primary or secondary stopbank south of the Waimakariri River, and information obtained from the Canterbury Regional Council.
- (c) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (d) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- (e) In relation to inundation from any source, Council shall have regard to the following factors:
 - (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) flood plain management measures proposed;
 - (iii) the erection of sea walls and their environmental effects;
 - (iv) any proposed boundary drainage to protect surrounding properties;
 - (v) the adequacy of existing outfalls and any need for upgrading;
 - (vi) any need for retention basins to regulate the rate and volume of surface run-off.
- (f) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's certificate of title, pursuant to Clause 2.8.
- (g) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the certificates of title, pursuant to Clause 2.9.
- (h) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.
- (i) In relation to land filling and excavation operations, the following factors:

- (i) the effects on surrounding properties in terms of dust nuisance, visual detraction, or the potential height of buildings on filled land;
 - (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;
 - (iii) the type of and placement of fill material in terms of its potential for contamination of land or water, or potential subsidence;
 - (iv) mitigation, or avoidance, of adverse effects caused by siltation affecting neighbouring properties;
 - (v) remedies necessary during emergencies;
 - (vi) the rules contained in Part 9, Clause 5, relating to filling and excavation of land;
 - (vii) the impact of filling or excavation on ecological values, surface water quality, and access along waterways;
 - (viii) any beneficial effects in terms of waterway enhancement.
- (j) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.
- (k) Any adverse effects of noise and vibration associated with land improvements in the Living G (Highfield) Zone, and the effectiveness of methods to mitigate such effects.**

8.0 Water supply

8.1 Controlled subdivision activities - Water supply

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 8.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 8 shall be limited to the following matters where applicable:
- The supply of water to every allotment being created on the subdivision for respective land uses.
 - Water supplies for fire fighting purposes.
 - The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

8.2 Development standard - Water supply

Updated 14 November 2005

All new allotments 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 allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (i) the Council's urban reticulated system via a service main; or
- (ii) a Council controlled restricted flow rural type water supply for domestic purposes; or
- (iii) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment. Where necessary, a water permit shall be obtained by the individual subdivider for each of the allotments within the proposed subdivision, from the Canterbury Regional Council;

8.3 Assessment matters for resource consents

Updated 22 May 2006

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

- (a) Where there is no Council reticulated urban water supply or a Council restricted flow rural type water supply available for connection, whether it would be appropriate to allow a private restricted flow rural type water supply system; such supply being always available and of a safe potable standard.
- (b) The suitability of the proposed water supply for fire fighting purposes. (The Council may obtain a report from the Chief Fire Officer)
- (c) The provisions of the code of practice in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.
- (d) Whether it may be necessary to provide new reservoirs, pumping stations, rising mains, wells or pumping units, within the subdivision.
- (e) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.
- (f) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

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

9.0 Stormwater disposal

9.1 Controlled subdivision activities - Stormwater disposal

9.1 Controlled subdivision activities - Stormwater disposal

Updated 22 May 2006

(a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 9.2 and the critical standards in Clause 9.3 below, and with all of the applicable critical and development standards elsewhere in Part 14.

(b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 9 shall be limited to the following matters where applicable:

- control of water-borne contaminants, litter and sediments;
- the capacity of existing and proposed stormwater disposal systems;
- the effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater runoff;
- the location, scale and construction of stormwater infrastructure;
- any financial contributions required in respect of stormwater disposal, other than existing cost sharing area contributions.

9.2 Development standard - Stormwater disposal

Updated 14 November 2005

9.2.1

Updated 14 November 2005

All allotments shall be provided within their net area with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.

9.2.2

Updated 14 November 2005

Where the means of disposal of collected stormwater will be by way of piping to an approved outfall, each new allotment shall be provided with a piped outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a unit title, cross lease or company lease.

9.2.3

Updated 14 November 2005

In area B of the Special Purpose (Wigram) Zone, the means of disposing stormwater into the Heathcote Catchment shall be by systems such as swales, retention ponds and soakage.

9.2.4

Updated 14 November 2005

In the Living 1B Zone on the northern side of Heathcote village, at the time of subdivision within the zone, the waterway enhancement and green corridors shown on the development plan for this area (refer Part 2 Living Zones Appendix 3I) shall be vested in the Council in general accordance with the layout shown on the development plan.

9.2.5

Updated 15 March 2010

In the Business 4 zone on the land known as the Musgroves site, which is legally described as Lot 6 DP 73928 and shown in Part 3, Appendix 10, the stormwater disposal shall be based on a first flush and detention basin system designed in accordance with the development plan shown in Part 3, Appendix 10.

9.3 Critical Standard - Stormwater disposal

Updated 14 November 2005

9.3.1 Moncks Spur/ Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity in the Living HA Deferred Zone on Planning Map 55A (Moncks Spur/Mt. Pleasant Road) resulting in an allotment of less than 100 ha shall be a prohibited activity for which no resource consent shall be granted unless the following are complied with:

(a) That the stormwater system to be established for the stormwater cost share area that is the subject of Clause 4.3.2 (H)(g)(i) is operational to the satisfaction of the Council with sufficient capacity for all the potential stormwater runoff from a 5% Annual Exceedence Probability (20 year Average Recurrence Interval) rainfall event from the whole area being proposed to be subdivided in any application, if developed to its residential potential, in addition to existing stormwater from other parts of the stormwater cost share area that is the subject of Clause 4.3.2 (H)(g)(i) and the potential stormwater from any approved subdivision consents within that area that have not been surrendered in accordance with Section 138 of the Act.

(b) Where the subdivision of land proposes to discharge stormwater into the Stormwater Catchment Planting Area identified in Appendix 10, Part 14, that Stormwater Catchment Planting Area is transferred into Council ownership and with a minimum width of 10m either side of the gully invert, except where indicated otherwise in Appendix 10, Part 14. Further, the whole of that Stormwater Catchment Planting Area (including any part previously transferred into Council ownership in accordance with Clause 4.3.2 (H)(g)(iii) is planted and irrigated in accordance with the following standards;

- (i) All plants are of one of the species listed in Appendix 11, Part 14, and are to be plants whose genetic origin is from Banks Peninsula. The plant species selected shall be consistent with the Planting Zones specified in that appendix.
- (ii) Planting is at the densities specified in the Spacings column of Appendix 11, Part 14, and shall be consistent with the Plant Priority indicated in that appendix.
- (iii) All plants are provided with irrigation from a piped water system connected to the Council reticulated water supply.

A planting and irrigation plan for the Stormwater Catchment Planting Area complying with the standards in (i) to (iii) above, and specifying numbers of plants, is included in any subdivision application

(c) That;

- (i) the planting and irrigation in (b) above is established for at least 12 months prior to the Council issuing a certificate in accordance with Section 224(c) of the Act and that the planting and irrigation are maintained, including sufficient water being supplied to the plants, for 3 years thereafter.
- (ii) a bond is entered into with the Council sufficient to ensure that the planting, irrigation and maintenance requirements of (i) above occur.

9.4 Assessment matters for resource consents

Updated 15 April 2013

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

- (a) Compliance with any regional rules relating to any water or discharge permits required under the Act.
- (b) The provisions of the Council's code of practice.
- (c) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (d) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.
- (e) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.
- (f) In the case of any subdivision in the Living 1B Zone on the northern side of Heathcote village, the need to make provision for open natural waterways systems through the zone accommodating drainage from the upper parts of the Heathcote Valley.
- (g) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.
- (h) Where an existing outfall is not capable of accepting increased run-off the adequacy of proposals and solutions for disposing of run-off.
- (i) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.
- (j) The necessity to provide on-site retention basins to prevent any increases in stormwater discharges from areas to be developed, and avoiding any consequent increases in downstream peak discharges or flooding.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse affects.
- (l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.
- (m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain a gravity outfall; the practicality of obtaining easements through adjoining owners land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.
- (n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- (o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
- (p) For any stormwater outfall pipeline passing through a reserve, the prior consent of the Council, and the need for an appropriate easement.

Where necessary, consent notices shall be registered on certificates of title to the appropriate allotment, pursuant to clause 2.8 where allotments adjoin any waterway, preventing the filling or excavation or the erection of buildings in accordance with the distances set out in Part 9, Clause 5. (Filling, excavation and building adjacent to waterways).

- (q) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.
- (r) Any need to increase road widths to enable the accommodation of swales for stormwater soakage.
- (s) Any indications on development plans of stormwater issues or works relevant to the area.
- (t) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.
- (u) The benefits and appropriateness of providing on-site stormwater retention for the purposes of flood flow attenuation, reduction in flood peaks, and sediment containment.
- (v) For the Templeton Special Rural Zone the extent to which the size, design, construction, management and maintenance of any waterbodies for stormwater treatment or disposal purposes and where there will be ponding or standing of water for more than 48 hours, will deter birds that pose a risk to aircraft from inhabiting the site.

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

10.0 Sanitary sewage disposal

10.0 Sanitary sewage disposal

10.1 Controlled activities - Sanitary sewage disposal

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development standards in Clause 10.2, and with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 10 shall be limited to the following matters where applicable:
 - the method of sewage disposal where a Council owned reticulated system is not available;

- the capacity of, and impacts on, the existing reticulated sewage disposal system;
- the location, capacity and environmental effects of the proposed sanitary sewage system;

10.2 Development standard - Sanitary sewage disposal

Updated 14 November 2005

- (a) All allotments in rural, living, business, and cultural zones, the Central City, Special Purpose (Airport), Special Purpose (Rail), Special Purpose (Wigram) and Special Purpose (Hospital) Zones, shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a utility, road, reserve or access purposes.
- (b) Where an allotment is situated within the urban reticulated area, each new allotment 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 allotment.
- (Allotments include additional vacant sites on cross lease or unit titles.)

10.3 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to grant consent in respect to sanitary sewage disposal, the Council shall have regard to the following assessment matters.

- (a) The capacity, availability, and accessibility of the reticulated system to serve the proposed subdivision.
- (b) The installation of all new reticulation, and the provisions of the code of practice.
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) The ability to provide a reticulated system with a gravity outfall, and where it is impracticable to do so, the feasibility of alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.
- (Council consent to install private rising mains within legal roads will be required under the Local Government Act.)
- (e) Where a reticulated system is not available, or a connection is impractical, provision of septic tanks or other disposal systems in accordance with regional rules or a discharge permit issued by the Canterbury Regional Council.
- (f) Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
- (Consent notices may be registered against Certificates of Title pursuant to rule 2.8 requiring individual allotments to connect with the system when it does become available.)
- (g) Provision made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from septic tank or other disposal systems, together with any consent notices to ensure compliance.
- (h) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary sewage disposal purposes required to be provided.
- (i) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.

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

11.0 Trade waste disposal

11.1 Controlled activity - Trade waste disposal

Updated 14 November 2005

- (a) Subdivision of land in any business zone and the Special Purpose (Airport), Special Purpose (Rail) and Special Purpose (Wigram) Zones is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 11 shall be limited to the disposal of trade waste where applicable.

11.2 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to impose conditions in respect of trade waste disposal, the Council shall have regard to the following assessment matters.

- (a) Whether any proposal to create allotments for any business activity or other activity generating trade wastes will have the potential to discharge to a suitable outfall system.
- (b) Whether the volume or type of trade waste generates a need for appropriate disposal to be provided.
- (c) Where a reticulated system is not available, the obtaining of necessary permits from the Canterbury Regional Council in conjunction with the subdivision consent.
- (d) The provisions of the Council's Code of Practice for Subdivision in respect of the installation of trade waste sewers.
- (e) The need for a local purpose reserve to be set aside and vested in the Council as a site for any trade waste disposal services to be provided.

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

12.0 Energy supply

12.1 Controlled activities - Energy supply

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the development standard in Clause 12.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 12 shall be limited to the following matters, where applicable:
- the adequacy and standard of any electrical utility system;
 - the adequacy and standard of any gas utility system.

Notes:

- (1) In the event that the gas network operator ceases the supply of gas, all installations shall be removed from the bulk supply site and pipelines securely sealed.
- (2) Where a gas supply is proposed as an alternative form of energy, the necessary land use consent for a bulk gas supply tank on a separate allotment, shall be obtained.

(A consent notice may be registered on the certificate of title, pursuant to clause 2.8. to the bulk supply site requiring enforcement of any conditions relating to gas supplies, and in the event that the operator ceases supply that the bulk supply site be amalgamated with an adjoining allotment, unless it is a fully complying allotment for the respective zone.)

12.2 Development standard - Energy supply

Updated 14 November 2005

All allotments shall be provided with the ability to connect to an electrical supply system, at the boundary of the net area, except where the allotment is for a utility, road, reserve or access purposes. An ability to connect to an electrical supply system at the boundary of the net area of an allotment shall constitute an electrical supply at the boundary of the net area of an allotment, or a duct installed from the boundary of the net area of an allotment to an approved electricity supply within 50m; except that, where an allotment is located within a rural zone, it shall have an electrical supply system of adequate capacity available for future connection located within the legal road at the frontage of the allotment.

12.3 Assessment matters for resource consents

12.3 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to impose conditions in respect of energy supply, the Council shall have regard to the following assessment matters.

- (a) Where the subdivision involves the construction of new roads or formed rights of way, the installation of an extended reticulation system (at the subdividers cost) having regard to the provisions of the code of practice.
- (b) The adequacy of the proposed reticulated system to be installed by the subdivider.
- (c) Where the proposed system will serve other land which is not part of the subdivision, whether the network 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 operator.)
- (d) Where a gas supply is proposed the gas network operator shall be responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's code of practice.
- (e) The need for a local purpose reserve to be set aside as a site for any public utility required to be provided.

13.0 Telecommunications

13.1 Controlled activities - Telecommunications

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with the development standard in Clause 13.2 below, and with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 13 shall be limited to the adequacy and standard of proposed telecommunications installations, where applicable.

13.2 Development standard - Telecommunications

Updated 14 November 2005

All allotments shall be provided with the ability to connect to a telecommunications system at the boundary of the net area. An ability to connect to a telecommunications system at the boundary of the net area of an allotment shall constitute a telecommunications system at the boundary of the net area of an allotment, or a duct installed from the boundary of the net area of an allotment to an approved telecommunications system within 50m; except that, where an allotment is located within a rural zone, it shall have a telecommunications system of adequate capacity available for future connection located within the legal road at the frontage of the allotment.

13.3 Assessment matters for resource consents

Updated 14 November 2005

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

- (a) Where the subdivision involves construction of new roads or formed rights of way, the installation of an extended reticulation system (at the subdivider's cost) having regard to the code of practice.
- (b) Where the proposed system will serve other land which is not part of the subdivision, whether the network 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 operator.)

14.0 Provision of land for open space and recreation

Updated 22 May 2006

14.1 Controlled activities - Land for open space and recreation

Updated 22 May 2006

- (a) Subdivision of land in any zone, is a controlled subdivision activity where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14, except that in any Open Space, Cultural, SP (Hospital) Zones this clause shall only apply where any land is subdivided for residential purposes.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 14 shall be limited to 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.

14.2 Assessment matters for resource consents

Updated 22 May 2006

In considering whether or not to impose conditions in respect of the provision of land for open space and recreation, the Council shall have regard to the following assessment matters.

- (a) The extent to which the provision of land for open space and/or conservation is consistent with the objectives and policies of the Plan relating to the provision and diversity of open spaces and recreational facilities or the provision of any development plan applying to a specific area.
- (b) Any impact of subdivision works on sites or areas of significance to Tangata Whenua shown in Part 10, Appendix 3, or on waterways and the coastline.
- (c) 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 relatively flat, useful area of land for a local neighbourhood park, accessible to the user population and of a size (at least 2-3,000 sq m) adequate to accommodate children's play equipment, substantial tree plantings and open space;
 - a linkage or potential linkage along or to significant natural features, or between other areas of public open space and community facilities;
 - protection or enhancement significant mature trees, significant areas of indigenous vegetation, margins of waterways or other significant natural features;
 - protection or enhancement historic or cultural features of significance to the City's population;
 - a usable area of open space for planting as visual relief from a built or highly developed environment; and/or
 - a flat usable area of land for district sports fields, accessible with full road frontage and a size (at least 4ha) adequate to accommodate at least two sports fields, tree planting and other open space. To accommodate sports clubs, at least 4ha, ideally more, would be needed.
- (d) The need for any requirements for the formation of that land prior to it vesting in the Council, such as any requirements for the levelling or grassing of the land.

Note: Development contributions for reserves may be required under the Council's Development Contributions Policy.

15.0 Easements for any purpose

15.1 Controlled activities - Easements

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 15 shall be limited to the provision of easements where applicable.

15.2 Assessment matters for resource consents

15.2 Assessment matters for resource consents

Updated 14 November 2005

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

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements to meet network operator requirements.

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

16.0 Building locations

16.1 Controlled activities - Building location

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all of the applicable critical and development standards elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 16 shall be limited to the location of buildings where applicable.

16.2 Assessment matters for resource consents

Updated 14 November 2005

In considering whether or not to impose conditions in respect of the location of buildings, the Council shall have regard to the following assessment matters.

- (a) The local ground conditions or the situation applying to the subdivision allotment and the suitability of the site of the building.
- (b) Whether or not development on an allotment should be restricted to parts of the site. (Where building locations are to be restricted, a consent notice shall be registered in accordance with Clause 2.8).
- (c) Where a parcel of land which may be subject to inundation is not necessarily to be filled, the establishment of minimum floor heights for buildings in order to mitigate damage.

17.0 Preservation of vegetation and landscape, and land set aside for conservation purposes

17.1 Controlled activities - Preservation of vegetation, landscape and conservation values

Updated 14 November 2005

- (a) Subdivision of land in any zone is a **controlled subdivision activity** where the proposed subdivision complies with all the development and critical standards set out in Clauses 17.2 and 17.3 below, and elsewhere in Part 14.
- (b) Where the subdivision is a controlled activity, the exercise of the Council's discretion in respect to Clause 17 shall be limited to the protection of vegetation and landscape features (other than notable or heritage trees listed in Part 10, Appendix 4) or land to be set aside for the preservation of conservation values where applicable.

17.2 Development standard - Preservation of vegetation, landscape and land set aside for conservation purposes

Updated 14 November 2005

17.2.1

Updated 14 November 2005

Any notable tree listed in Part 10, Appendix 4 or land to be set aside for the preservation of conservation values shall be preserved and a consent notice shall be registered in accordance with Clause 2.8. This consent notice shall require the continual preservation as an on-going condition of approval to the allotment containing such notable trees or vegetation or the vesting of the land containing the conservation values.

17.2.2 Development Plan - Upper Worsleys Spur

Updated 14 November 2005

The gully areas shown on the Development Plan for the upper part of the Living HB zone on Worsleys Spur as shown in Part 2, Appendix 3m, 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.

17.2.3 Landscape Strip - Living HA Zone - Richmond Hill

Updated 30 September 2008

Within that part of the Richmond Hill Living HA Zone as shown in Part 14, Appendix 8, a landscaping strip with a minimum width of 3m shall be provided along the zone boundary. Any planting required by this rule shall be in accordance with the plant list contained in Appendix 8a. These matters will be the subject of a consent notice placed on the title at time of subdivision.

17.2.4 Tree protection - Outline Development Plan - North West Belfast

17.2.4 Tree protection - Outline Development Plan - North West Belfast

Updated 14 May 2012

Any trees, including any notable trees listed in Part 10, Appendix 4, growing along Devondale Driveway (68 Johns Road) and identified in Part 14, Appendix 3X/2(b) shall be preserved, and a consent notice shall be registered in accordance with Clause 2.9, Part 14. This consent notice shall require the continual preservation of the trees as an on-going condition of approval to any allotment containing any of these trees.

(Refer also to Rule 4.2.4, Part 14, Rules 2.3.1 and 2.3.2, Part 10)

17.3 Critical standard - Preservation of vegetation and landscape

Updated 14 November 2005

17.3.1

Updated 14 November 2005

Any heritage tree, listed in Part 10 Appendix 4, shall be preserved and a consent notice shall be registered in accordance with rule 2.8, requiring continual preservation as an ongoing condition of approval to the allotment containing such trees.

17.3.2 Landscape Strip - Moncks Spur/Mt. Pleasant Road

Updated 14 November 2005

Any subdivision activity within an Area Requiring Landscape Planting Strip identified in Appendix 10, Part 14, shall be a prohibited activity for which no resource consent shall be granted unless;

- (a) a landscape strip within a minimum depth of 6m is planted and irrigated, in accordance with the following standards, within the Rural Hills zone along all parts of the boundary with the Area Requiring Landscape Planting Strip, as indicated in Appendix 10, Part 14;
 - (i) All plants are of one of the species listed in Appendix 11, Part 14, and are to be plants whose genetic origin is from Banks Peninsula. The plants species selected are consistent with the Planting Zones specified in that appendix.
 - (ii) Planting is at the densities specified in the Spacings column of Appendix 11, Part 14, covering all parts of the required landscape strip, and are consistent with the Plant Priority indicated in that appendix.
 - (iii) All plants are to be provided with irrigation from a piped watering system connected to the Council reticulated water supply.
- (b) A planting and irrigation plan complying with the standards in (a) above, and specifying numbers of plants, is included in any subdivision application
- (c) The planting and irrigation system approved in (b) above is completed within 12 months of the granting of subdivision consent and the planting and irrigation is maintained, with sufficient water supplied to the plants, for 3 years thereafter.

17.3.3 Styx

Updated 31 October 2008

Unless already completed, any subdivision in the Living 1 Zone at Styx Mill contained in Inset 'B' of Appendix 3f, Part 2, shall include the removal of the shelterbelt located in Glen Oaks Drive that adjoins that zone, at the expense of the applicant.

17.3.4 Planting Requirements - Cashmere and Worsleys

Updated 16 November 2009

Any subdivision activity for allotments of less than 4ha. in the Living 1 Deferred and Living 1A Deferred zones, or less than 100ha. in the Living H Deferred or Living HA Deferred zones, on Planning Maps 53A or 60A (between Worsleys and Cashmere spurs) and contained within Development Plan Area defined in Appendix 3i, Part 2, shall be a prohibited activity for which no resource consent shall be granted unless the subdivision complies with (i) to (iv) below;

- (i) For any land being subdivided in Areas 1 or 2 in Appendix 3i, Part 2, trees are planted within those Areas along the entire boundary in Area C in Appendix 3i, Part 2. The trees may be planted in the amenity strip of any road constructed on that boundary. Along any part of the boundary with Area C where the trees are not planted within land that is to be vested in the Council as road, a continuous strip of land containing the trees shall be vested in the Council with a width starting at the boundary with Area C and extending into Area 1 or 2 to a point at least 4 metres past any of the trees. The trees shall be of native species that will eventually exceed 10m in height, the number planted shall be equivalent to a minimum of one tree for every 20m of boundary length with Area C in Appendix 3i, Part 2, or part thereof, and shall be planted no closer than 5m apart and no further than 20m apart.
- (ii) For any land being subdivided in Area 2 in Appendix 3i, Part 2, trees are planted within Area B in Appendix 3i, Part 2, within 20m of the boundary between the two Areas for the entire length of the boundary. The trees shall be of native species that will eventually exceed 15m in height, the number planted shall be equivalent to a minimum of one tree per 6m² of the area within 20m of the boundary, and shall be planted no closer than 3m apart and no further than 10m apart. The trees shall be planted no closer than 4m to the boundary between Area 2 and Area B.
- (iii) For any land being subdivided in Area 4 in Appendix 3i, Part 2, the "Planting Areas" indicated in Appendix 13, Part 14, shall be planted. All plants are to be of the species identified in Appendix 11, Part 14. They are to be plants whose genetic origin is from Banks Peninsula. At least one tree of a species that will eventually exceed 10m in height shall be planted for every 25m² of area required to be planted, or part thereof. However, no tree shall be planted closer than 10m to the

boundary of a Living zoned lot. The plant species selected shall be consistent with the Planting Zones specified in that appendix. The planting is to be at the densities specified in the Spacings columns of Appendix 11, Part 14.

(iv) All planting required in (i) to (iii) above shall be maintained for a period of 5 years. A bond shall be paid to, or a bank guarantee shall be entered into with, the Council to ensure the planting and the maintenance of the planting occurs.

Except that this rule shall not apply where the subdivision is to vest the land in the Council required in Clause 4.3.2(F)(e)(ii), Part 14, and does not subdivide the Areas numbered 1 to 8 inclusive in Appendix 3i, Part 2, into more than one lot.

(Refer also to Clauses 4.3.2(F)(e), 5.3.5, and 7.2.2, Part 14)

17.4 Assessment matters for resource consents

Updated 22 May 2006

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

- (a) Whether any landscape features or vegetation on the site are of a sufficient amenity value that they should be retained.
(Where landscape vegetation or trees are required to be preserved, a consent notice shall be registered in accordance with Clause 2.8.)
- (b) The need for a reserve to be set aside and vested in the Council to preserve any natural feature or vegetation or conservation values on the site.
- (c) The impact of subdivision and building development in part of the Living HB Zone on Worsleys Spur as shown in Part 2, Appendix 3m, on the natural character of the rural Port Hills landscape in the upper Worsleys Spur, if the gullies are not managed so as to result in the eventual regeneration of native species.
- (d) In regard to the landscaping strip required in the LHA Zone at Richmond Hill:
 - (i) The extent to which species not permitted by Appendix 6a, are not of local genetic origin.
 - (ii) The extent to which species not permitted by Appendix 6a would generate adverse visual impacts due to the inability to soften and screen development and buildings.
 - (iii) The height, age and location of planting and their ability to soften and screen development and buildings.
 - (iv) The extent to which the site is visible from Sumner and the likely consequences on outlook from these sites of any reduction in landscaping standards or screening.
 - (v) Any aspects of the proposal which may compensate for reduced landscaping, including the nature of planting or materials used and the location of parking or materials used and the location of parking, manoeuvring or storage areas.
 - (vi) The relative importance of landscaping and screening on the site, taking account of the visual quality of the surrounding environment.
 - (vii) The effect of any reduction in tree planting provision, particularly in respect to the visual character of car parking areas and building scale.

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

18.0 Subdivision in the Living G (Yaldhurst) Zone

Updated 8 November 2006

18.1 Development Standards

Updated 8 November 2006

18.1.1 Commercial activity area

Updated 8 November 2006

The Business 2 zone subdivision rules shall apply to subdivision within the area shown as Commercial on the Outline Development Plan in Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

18.1.2 Residential site density - residential activities

18.1.2 Residential site density - residential activities

Updated 8 November 2006

Any subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in locations as shown on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.

Each residential unit shall be contained within its own separate site. Where the terms 'High Density (A) or (B)', 'Medium Density', or 'Low Density' are used they shall have the meanings set out below:

'High Density (A)' residential site:	average lot size: to be contained within a range of 275m ² to 325m ² .
	Minimum net site area of 250m ² .

'High Density (B)' residential site:	average lot size: to be contained within a range of 450m ² to 500m ² .
	Minimum net site area of 330m ² .
'Medium Density' residential site:	average lot size: to be contained within a range of 600m ² to 650m ² .
	Minimum net site area of 550m ² .
'Low Density' residential site:	Minimum net site area of 800m ² .

18.1.3 Density Range Consent Notices

Updated 8 November 2006

Consent notices shall be required to attach to all titles created in or immediately adjoining High Density (A) or (B) sites, specifying which density range each site is in.

18.1.4 Residential site limit

Updated 21 September 2007

Notwithstanding the standards referred to above, subdivision shall be a restricted discretionary activity where the number of additional allotments to be created by the subdivision 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, and motor vehicle access is serviced solely by access from Buchanan Road, exceeds 300 allotments. The Councils discretion shall be restricted to the safety, efficiency and sustainability of the internal and external road network and the ability to achieve a bus route via Yaldhurst Road.

18.1.5 Road and access - residential and other activities

Updated 8 November 2006

A subdivision to create a site adjacent to Yaldhurst Road shall not have vehicle access to Yaldhurst Road other than via the Intersection marked (A) as shown on Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, 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.

18.2 Community Standards

Updated 8 November 2006

18.2.1 Conformity with outline development plan

Updated 21 September 2007

- (a) Any proposed subdivision shall be in accordance with the following parts of the Yaldhurst Development plan:
- (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and associated Key principles and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
 - (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
 - (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
 - (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;

And shall not frustrate the achievement of the following mix of residential sites within the Living G (Yaldhurst) zone:

- 2%-5% at either 'High Density (A)' or 'High Density (B)' within the Mixed Business / Residential (Community Footprint) area
- 25%-35% at 'High Density (A)' residential sites
- 25%-30% at 'High Density (B)' residential sites
- 30%-40% at 'Medium Density ' residential sites
- 5%-10% at 'Low Density' residential sites

(b) For any subdivision that does not accord with the density location provisions shown in Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, details shall be provided to show alternative locations on other land where the applicant is the registered proprietor, where compliance with the overall density provisions of Appendix 3N Development Plan (Yaldhurst) Part 2, Volume 3, for this zone are to be otherwise achieved provided that the following sub paragraphs (i), (ii), (iii), (iv) and (v) are met:

- (i) the subdivision is in accordance with the Layer diagrams and Key principles referred to in (a) (ii) to (iv) above.
- (ii) where any High Density residential development is proposed in locations other than those indicated for each activity on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, it shall also demonstrate a relationship with an adjoining open-space/reserve area to provide associated amenity.
- (iii) any 'other activity' proposed to be located within an area other than those identified on Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3, as either 'Commercial' or 'Community footprint', shall derive vehicle access solely from the 'Primary Link Road' within the zone.
- (iv) a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.
- (v) any application under paragraph (b) shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

18.3 Critical Standards

18.3.1 Allotment sizes - Residential activity

Updated 8 November 2006

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Low density	15m x 18m
Medium density	10m x 10m
High density (a) or (b)	6m x 8m

18.4 Information to be supplied with subdivision consent

Updated 8 November 2006

- (a) Information that illustrates how the proposed subdivision accords with the Yaldhurst Outline Development Plan and in particular:
 - (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
 - (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
 - (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
 - (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;
- (b) Information that illustrates how the staging and location of key infrastructure generally accords with the Yaldhurst Outline Development Plan and in particular:
 - (i) Outline Development Plan (Appendix 3N, Part 2, Volume 3); and Key structuring elements (Appendix 3N.1 Part 2, Volume 3);
 - (ii) Layer Diagrams Movement network (Appendix 3Q, Part 2, Volume 3); and associated Key principles;
 - (iii) Layer Diagram Green network (Appendix 3O, Part 2, Volume 3); and associated Key principles;
 - (iv) Layer Diagram Blue network (Appendix 3P, Part 2, Volume 3); and associated Key principles;
- (c) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (d) Location of high (A) or (B) density sites, and/or medium density sites.
- (e) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 18.2.1 Volume 3 Part 14 or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.
- (f) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 18.2.1(b)(iv) Volume 3 Part 14.
- (g) Information that illustrates on a site plan what density range (Low Medium, or High Density (A) or (B)) each site is in.
- (h) Location of high voltage transmission lines in relation to the overall proposal and information to demonstrate how the proposed development avoids, remedies or mitigates adverse effects on the existing transmission lines, on public safety (eg: risk of electrocution) and / or on visual amenity, including any relevant correspondence from the owner of those lines. This information should include the following:
 - (i) The location and orientation of building platforms on any lots created where part of the lot may be under or adjacent to high voltage transmission lines;
 - (ii) Measures taken to ensure mandatory safe separation distances between transmission lines and the ground and / or any associated support structures are maintained;
 - (iii) Measures taken to ensure physical access to the infrastructure is maintained.
- (i) Measures taken to reduce dust emissions (if any)

18.5 Assessment matters for subdivision in the Living G (Yaldhurst) zone

Updated 8 November 2006

- (A) Quality
The extent to which the proposal will be in accordance with the Urban Design Principles Appendix 3N Development plan (Yaldhurst) Part 2, Volume 3.
- (B) Connectivity
The extent to which the proposal will be in general accordance with the Layer Diagrams Movement Network (Appendix 3Q, Part2, Volume 3); and the Key principles associated with those diagrams.
- (C) Access to outdoor space
The extent to which the proposal will be in general accordance with the Layer Diagram Green Network (Appendix 3O, Part 2, Volume 3) and the Key principles associated with that diagram.
- (D) Street Trees
 - (i) The extent to which trees are proposed to be accommodated within the legal road reserve
 - (ii) The provision of trees intended to provide a high level of visual amenity
 - (iii) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
 - (iv) Consideration of bird habitat in relation to bird strikes issues.
- (E) Stormwater
 - (i) Measures adopted so as to ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.
 - (ii) The extent to which alternative treatments may be available.
 - (iii) The contribution made to the visual amenity of the immediate area.
 - (iv) The ability to capture and treat stormwater on site, having regard to the need to avoid the creation of unwanted bird-attracting habitats.
 - (v) The extent to which the proposal will be in general accordance with the Layer Diagram Blue Network (Appendix 3P, Part 2, Volume 3) and the Key Principles associated with that diagram.

(vi) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.

(vii) The extent to which the proposal will be in general accordance with any Living G (Yaldhurst) Surface Water Management System Operation and Maintenance Management Plan.

(F) Energy efficiency

The extent to which passive solar access can be achieved.

(G) Street Scene

(i) The extent to which lot design and orientation will allow buildings to address the street.

(ii) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

(H) Relationship To Transmission Lines

(i) The degree to which 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. In particular:

(a) Buildings and structures, or any part of a building or structure, should not be located within 8.5m vertically and 20.0m horizontally of the conductors on each of the Islington - Papanui A and B and the Addington - Islington A and B transmission lines. The distances specified must include allowance for maximum conductor swing and sag.

(b) Should any part of a building or structure need to be constructed within the restricted area described in (i) above, a certificate from a suitably qualified electrical engineer should be supplied to the Council and the owner of the line(s) concerned, to confirm that the buildings or structures comply with the minimum safe distances specified in Table 3 of NZECP 34:2001.

(c) Buildings and structures, or any part of a building or structure should not be located within 9 metres of the closest visible edge of any high voltage line support structure foundation.

(d) All machinery and mobile plant to be operated on site should at all times be located so as to maintain a minimum clearance distance of 4 metres from the conductors of each of the Islington - Papanui A and B and the Addington - Islington A and B Transmission lines.

(e) No buildings, structures and vegetation should be located so as to preclude existing vehicle access to the existing transmission line support structures.

(f) The extent and mode of earthworks to ensure that appropriate safeguards are in place to avoid contact with or flashovers from the lines, that any dust emissions are minimised, that existing ground clearance separation distances are not reduced and that any works will not create potential adverse effects on the stability of support structures. In particular:

(g) No excavation or other interference with land should occur:

- At a depth greater than 300mm within 6 metres of the outer edge of visible foundations of transmission line support structures; or
- At a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of transmission line support structures; or
- In such a way as to create an unstable batter in proximity to transmission line support structures.

(h) Excavated or other material should not be deposited under or near each of the Islington - Papanui A and B and the Addington - Islington A and B Transmission lines so as to reduce the vertical separation distance from the ground to the conductors to a distance less than:

- 6.5 metres vertically, across or along driveways or on any other land traversable by vehicles;
- 5.5 metres vertically, on land not traversable by vehicle due to inaccessibility; and
- 3 metres in any distance other than vertical on all land.

(i) The extent and location of stormwater flows and devices should ensure that tower foundations or access to the transmission towers is not compromised.

(j) Whether trees and/or landscaping areas have been selected and located to ensure that the height and spread of vegetation at its maturity will comply with the requirements of the Electricity (Hazards from Trees) Regulations 2003.

(ii) It should also be noted that compliance must be achieved with the New Zealand Electrical Code of Practice NZECP 34:2001 (or its successor) and with the Electricity (Hazards from Trees) Regulations 2003. Where a subdivision creates an allotment within 20m of any of the conductors on an existing high voltage transmission line, Consent Notices may be sought, in relation to ensuring compliance with safe separation distances as outlined in the assessment criteria above. Prior consultation with Transpower New Zealand Limited is advised.

(I) Alteration to road layout for safe access to and from Masham Road, Kintyre Drive, Neathwest Avenue and Buchanans Road

(i) the extent and cost of works and land required to alter the existing road layout, on the following roads and intersections, to accommodate safe and efficient movements of all road users along and through these roads and intersections.

(a) the Masham Road/Kintyre Drive intersection;

(b) Kintyre Drive;

(c) the Kintyre Drive, Neathwest Avenue intersection;

(d) Neathwest Avenue;

(e) Buchanans Road along the full frontage of the development including but not limited to:

- seal widening to achieve on road traffic lanes and cycle lanes in both directions
- kerb and channel or swale system on the development side of Buchanans Road
- footpath or shared footpath/cycleway where it is not included within the development land
- bus stop area if required on the development side of Buchanans Road
- additional seal widening to provide a flush median on Buchanans Road for secondary and tertiary intersection
- additional seal widening to provide a right turn lane into the development and a right turn acceleration lane out on Buchanans road for the spine road.

(J) Intersection of the Primary (Spine) Route and Buchanans Road

The extent of land required to be vested as local purpose reserve to enable a possible one lane roundabout at this intersection.

(K) Location of High Density (A) and (B) sites

The extent to which High Density (A) and (B) sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and / or be within a 400 metre radius of any of the above.

(L) Mix of Densities

The extent to which the application:

(i) meets the density ranges and mixes specified in Rule 18.2.1 Part 14 Volume 3.

(ii) specifies which density ranges the site is within (thereby defining which development standards are to apply to the site. Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

(M) Access to State Highway

In the Living G (Yaldhurst) zone, the extent to which direct access on to State Highway 73 other than access in accordance with Appendix 3Q Development plan (Yaldhurst) Part 2, Volume 3 would result in adverse effects on the safety or efficiency of the State Highway.

19.0 Subdivision in the Living G (East Belfast) Zone

19.0 Subdivision in the Living G (East Belfast) Zone

Updated 12 March 2012

19.1 Application of Rules

Updated 12 March 2012

19.1.1

Updated 12 March 2012

Where part of the open space areas, include the Kaputone Open Space Corridor are not required by the Council for public open space the land shall then be treated as a continuation of the immediately adjacent Density Area and standards for that Density Area shall apply unless otherwise stated in consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

19.1.2

Updated 12 March 2012

Where any part of the Northern Arterial Designation is uplifted the Density Area C rules shall apply unless otherwise stated in a consent notice under Section 221 of the Resource Management Act (or similar mechanism) for that land.

19.2 Deferment

Updated 12 March 2012

19.2.1

Updated 12 March 2012

In the Living G (East Belfast) Zone the standards applicable to the Rural 3 Zone shall apply until a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road.

19.3 Development Standards

Updated 12 March 2012

19.3.1 Residential site density - residential activity

Updated 12 March 2012

In accordance with subclauses (a) to (c) below any subdivision for residential activity shall provide for a mix of residential densities from within a range of average site sizes, and for a minimum number of residential sites within Blocks A to D as shown on Appendix 3s Outline Development Plan (East Belfast), Part 2, Volume 3 and shall not frustrate the achievement of a minimum net residential density of 15 averaged over the whole of the Living G (East Belfast) Zone:

- a) Each residential unit shall be contained within its own separate site. Where the terms 'Density Area A', 'Density Area B' or 'Density Area C' are used they shall have the meanings set out below:

Density Area (A)	Average lot size: to be contained within a range of 220m ² to 325m ² . Minimum net site area of 200m ² .
Density Area (B)	Density Area (B)Average lot size: to be contained within a range of 350m ² to 450m ² . Minimum net site area of 330m ²
Density Area (C)	Density Area (C) Average lot size: to be contained within a range of 550m ² to 700m ² . Minimum net site area of 450m ²

Except where densities have been permitted to be transferred obtained as part of a resource consent under Critical Standard 19.4.1(c).

- b) Notwithstanding the above the average and minimum allotment sizes do not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.

(c) The minimum number of residential sites within Blocks A to D shall be:

Block A	75 residential sites
Block B	147 residential sites
Block C	203 residential sites
Block D	217 residential sites

Except that:

- i. If one Block has been fully developed and has achieved a greater number of residential sites than shown above, the minimum number of sites for the remaining Blocks can be proportionately reduced.
- ii. If the net residential density area within a Block changes, the requirement for a minimum number of residential sites within the Block shall be proportionately changed.

Note: The Block labels do not indicate the order in which subdivision or development shall proceed.

19.3.2 Density range consent notices - residential activities

Updated 12 March 2012

Consent notices shall be required to attach to all titles created specifying which density range each residential site is within.

19.3.3 Allotment Size within the Buffer Area - other activities

Updated 12 March 2012

- a) Any allotment to be created by subdivision within the buffer area shown on the Outline Development Plan (Appendix 3s, Part 2, Volume 3) shall have a minimum net site area of 330m².
- b) Notwithstanding the above the minimum allotment size does not apply to residual lots or allotments created for access, utilities, roads, open space and/or reserves.

19.3.4 Stormwater drainage swales and water basins

19.3.4 Stormwater drainage swales and water basins

Updated 12 March 2012

Creation of stormwater drainage swales and water basins in the Living G (East Belfast) zone shall be a restricted discretionary activity with Council's discretion limited to:

- a) The efficient and effective operation of the stormwater system as part of the Draft Styx Integrated Catchment Management Plan for the Belfast Area, thereby ensuring a complete treatment train for rain waters.

Compliance with the Blue Network Layer Diagram (Appendix 3s/2); and

- b) The need to maximise open space and pedestrian/cycle access opportunities in the locations shown on the Green Network Layer Diagram (Appendix 3s/1).

Note: The ODP plans show indicative stormwater management areas and, as such, the ODP allows a degree of flexibility whereby subsequent subdivision and development plans may include refined stormwater management areas (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

19.3.5 Walkable blocks

Updated 12 March 2012

The length of any one urban development block (the area of land enclosed by public space or streets) shall not exceed 250m. Refer to Policy 11.8D(i), Section 11, Volume 2 for a diagram showing how to measure urban development blocks.

Note: this rule does not apply to urban development blocks that abut the northern arterial or rail corridor designations.

19.4 Critical Standards

Updated 12 March 2012

19.4.1 Conformity with outline development plan

Updated 12 March 2012

- a) Any subdivision shall be in accordance with the following parts of the Outline Development Plan (East Belfast):
 - i. The Outline Development Plan (Appendix 3s, Part 2, Volume 3);
 - ii. The Green Network Layer Diagram (Appendix 3s/1);
 - iii. The Blue Network Layer Diagram (Appendix 3s/2);
 - iv. The Movement Network Layer Diagram (Appendix 3s/3).

Except that:

Where any part of the Northern Arterial Designation is uplifted the Density Area C 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 subdivision shall provide for the extension of the "park edge" road around the perimeter of the residential sites and for the extension of the local roads to intersect with the "park edge" road.

Where the stormwater management areas are refined (in terms of location, boundaries and areas) so as to reflect the outcome of any future agreements with the Council and/or any advances in the design of stormwater management areas that may result in a smaller area being required.

Where altering the location of residential density areas as provided for in Clause 19.4.1(c) below:

- b) Any subdivision shall not frustrate the achievement of the following minimum mix of residential sites within the Living G (East Belfast) zone:

Density Area A	10%
Density Area B	35%
Density Area C	35%

c) For any subdivision that does not achieve the residential densities in the locations shown in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 details shall be provided to show alternative locations for that density on other land where the applicant is the registered proprietor, where compliance with the overall density provisions of Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3 are to be otherwise achieved provided that the following sub-paragraphs (i), (ii), (iii), (iv) and (v) are met:

- i. The subdivision is in accordance with the Network Layer Diagrams and associated objectives and policies contained in Appendix 3s/1, 3s/2 and 3s/3, Part 2, Volume 3.
- ii. Both of the sites involved are adjacent to other land with the same net area requirements as the new net area requirement proposed for each site, or are separated by a road no greater than a local road.
- iii. Where any Density Area A residential development is proposed for alternative location(s) to those identified in Appendix 3s, Outline Development Plan (East Belfast), Part 2, Volume 3, it shall also be located within 200m walking distance from an open space/reserve area and either a public transport route or the local centre.
- iv. A consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative location(s) within the zone shall be registered on the Title of the land on which that density will be required.
- v. Any application under paragraph (c) shall be accompanied by a land use consent application for development on the proposed new lot(s) at the alternative location, which shall be processed jointly with the subdivision consent application.

19.4.2 Allotment dimensions - Residential activities

Updated 12 March 2012

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

'Density Area A'	6m x 8m
'Density Area B'	10m x 10m
'Density Area C'	15m x 18m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

19.4.3 Neighbourhood Reserves

Updated 12 March 2012

The total amount of land within the Living G (East Belfast) Zone that the Council is required to accept for neighbourhood reserve purposes shall be limited to the areas shown as "Spring Grove Reserve" and "Local Centre Reserve" as shown on Appendix 3s - Outline Development Plan (East Belfast), which shall not be used for stormwater detention.

19.4.4 Staged Development

Updated 12 March 2012

- (a) The Council shall not issue a section 224 RMA certificate for any residential subdivision at the Living G (East Belfast) until such time as a footpath has been constructed on the southern side of Belfast Road between the railway line and Blakes Road;

and
- (b) Residential lots at the Living G (East Belfast) Zone shall be limited to the areas identified s Stage 1 on Appendix 3s/3a, Part 2, Volume 3 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 Council's Capital Works Programme and Development Contribution Policy, whichever is the earlier;

and
- (c) No more than:
 - (i) 200 residential allotments shall be created until such time a Blakes Road (from Belfast Road to Radcliffe Road) has been upgraded to a minimum 9m wide scaled carriageway or until such time as financial provision has been made for these works within the Council's Capital Works Programme and Development Contribution Policy, whichever is the earlier.

19.4.5 Information to be supplied with subdivision consent for development within the Living G (East Belfast) Zone

Updated 12 March 2012

- (a) Information that illustrates how the proposed subdivision, and location of key infrastructure accords with the Outline Development Plan Living G (East Belfast) Appendix 3s Part 2 Volume 3 and in particular:
- i. The Outline Development Plan (East Belfast) (Appendix 3s)
 - ii. The Green Network Layer Diagram (Appendix 3s/1)
 - iii. The Blue Network Layer Diagram (Appendix 3s/2)
 - iv. The Movement Network Layer Diagram (Appendix 3s/3)
- (b) Information to show how development will take account of sediment and erosion control measures associated with construction and any adverse effects on ground and surface water quality of Kaputohe Stream.
- (c) Information that illustrates how the proposed subdivision accords with the mix of densities identified in Part 14, Clause 19.4.1(b), or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.
- (d) Information that illustrates on a site plan what Density Area (A, B or C) each residential lot is in.
- (e) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the Title of land pursuant to Clause 19.4.1(c) Part 14, Volume 3.
- (f) Measures to reduce dust emissions (if any) during construction of the subdivision.

19.5 Assessment matters for subdivision in the Living G (East Belfast) Zone

Updated 12 March 2012

Design and Configuration

The extent to which the proposal accords with the Outline Development Plan for Living G (East Belfast) Appendix 3s Part 2, Volume 3 and the Urban Design Objectives and Policies under Section 11, Objective 11.7, Volume 2.

Connectivity

The extent to which the proposal accords with the Movement Network Layer Diagrams (Appendix 3s/3, Part 2, Volume 3), and the Movement Network objectives and policies under Section 11, Objective 11.7, Volume 2.

Access to outdoor space

The extent to which the proposal is in accordance with the Green Network Layer Diagram (Appendix 3s/2, Part 2, Volume 3).

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve;
- (b) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy; and
- (c) The provision of trees intended to provide a high level of visual amenity.

Stormwater

- (a) The extent to which the proposal will be in accordance with the Blue Network Layer Diagram and the objectives and policies under Section 11, Objective 11.7, Volume 2.
- (b) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (c) Measures adopted so as to ensure the protection of ground and surface water quality of the Kaputohe Stream including treatment of discharges from roads and sealed areas, and to avoid remedy or mitigate any downstream flooding effects.
- (d) The contribution made to the visual amenity of the immediate area.

Street Scene

The extent to which lot design and orientation will allow buildings to address the street, any open space areas or reserves adjacent to or opposite the lot.

Mix of Densities and Site Density

The extent to which the application:

- (a) Achieves the overall minimum net residential density required by Policy 11.7.A(i)(c) (noting that the net residential density does not need to be achieved at every stage of subdivision, provided that it is achieved overall), and a mix of residential densities specified in Part 14, 19.4.1(b).
- (b) Specifies which density area and block each site is within (thereby identifying which development standards apply to the site).
- (c) Contributes to enabling the most sustainable use of the land and to creating a compact urban area which is effectively and efficiently served by strategic infrastructure.

Location of Density Area A Sites

The extent to which 'Density Area A' sites are located so as to provide convenient access to potential public transport routes and wherever possible are in close proximity to the open space network and/or a reserve, the local centre and/or community focal points.

Allotment Sizes within the Buffer Area

- (a) Whether the proposed allotment is of sufficient size for operational, maintenance, access and parking requirements.
- (b) The extent to which the proposal relates to and is compatible with the pattern of the adjoining subdivision.

Integrated Public Transport Provision

The extent to which the proposal will support public transport services anticipated by the Movement Network Layer Diagram in Appendix 3s/3 Part 2 Volume 3.

Spring Grove

- (a) The extent to which any proposal retains and protects the present driveway alignment;
- (b) The extent to which a new driveway avoids passing in the front of the dwelling (on the north west aspect), in order to retain the continuity of the current landscape setting and the house;
- (c) Provision of appropriate buffer distances between the south-east lot boundary and the house if this area is intended to be used for parking in future; and
- (d) The extent to which any proposal provides for the retention of the domestic outbuilding (garage, wash house, billard room etc) and water tower in terms of the location of lot boundaries.

20.0 Subdivision in the Living G (Awatea) Zone

Updated 11 July 2011

20.1 Development Standards, Community Standards and Critical Standards - Special Area A.

20.1 Development Standards, Community Standards and Critical Standards - Special Area A.

Updated 11 July 2011

The following development standards, community standards and critical standards do not apply to Special Area A. The corresponding Density B rules for the Living G (Wigram) Development Area as a set in Part 14, section 22 apply to Special Area A.

20.2 Development Standards

Updated 11 July 2011

20.2.1 Business 1 Commercial Area

Updated 11 July 2011

The Business 1 Zone subdivision rules shall apply to subdivision within the area shown as Business 1 Commercial Area on the Outline Development Plan (Awatea) (Appendix 3T, Part 2)

20.2.2 Residential allotment size and site density - residential activities

Updated 11 July 2011

Any subdivision for residential activity shall provide for a mix of allotment sizes and densities, from within the following site sizes, in locations as shown on the Outline Development Plan (Awatea)(Appendix 3T, Part 2). Where the terms 'Density A, Density B or Density C' are used they shall have the meanings set out below:

Density A' residential area	Average lot size to be contained within a range of 280m ² to 325m ² Minimum net site area of 200m ² Maximum net site area of 350m ²
Density B' residential area	Average lot size to be contained within a range of 650m ² to 700m ² Minimum net site area of 450m ² Maximum net site area of 800m ²
Density C' residential area	Average lot size to be contained within a range of 800m ² to 850m ² Minimum net site area of 750m ² Maximum net site area of 900m ²

20.3 Community Standard

Updated 11 July 2011

20.3.1 Conformity with Outline Development Plan - Density A Residential Area. Comprehensive subdivision and associated land use development

Updated 11 July 2011

Any proposed subdivision shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to design, layout of the subdivision and associated development, and the following parts of the Living (G) Awatea Outline Development Plan:

- (i) Outline Development Plan (Awatea) (Appendix 3T, Part 2);
- (ii) Key Structuring Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii)-(vi), Part 2);
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2).

For the purpose of this rule, "associated land use development" means:

- Buildings, including accessory buildings;
- Driveways and entrances;
- Fences and gates;
- Landscaping
- Pedestrian paths and entrances;
- Shared access ways and lanes;
- Outdoor living areas;
- On-site car parking;
- Lighting;
- Service areas;
- Utilities.

20.3.2 Conformity with Outline Development Plan - All other subdivision

Updated 11 July 2011

Any proposed subdivision, other than that to which 20.3.1 applies, shall be a restricted discretionary activity with the Council's discretion limited to design and layout of the subdivision and the following parts of the Living G (Awatea) Outline Development Plan:

- (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
- (ii) Key Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
- (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
- (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
- (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)
- (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)

Refer also to critical standard for conformity with Outline Development Plan provision - Clause 20.4.2

20.3.3 Special Interface Area

Updated 11 July 2011

In addition to 20.3.2 any proposed subdivision that abuts Carrs Reserve in the Special Interface Area, as shown on Appendix 3T - Outline Development Plan (Awatea) shall provide for a local road directly abutting, but not on, Carrs Reserve so that a local road extends the entire length of the Special Interface Area with a connection to the Movement Network.

20.4 Critical Standards

Updated 11 July 2011

20.4.1 Allotment sizes - Residential activity

Updated 11 July 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	16m x 16m
Density B	10m x 10m
Density A	6m x 8m

20.4.2 Conformity with Outline Development Plan

20.4.2 Conformity with Outline Development Plan

Updated 11 July 2011

Notwithstanding Rule 20.3, any subdivision not in accordance with the Fixed Structural Elements Layer Diagram (Appendix 3Ta, Part 2) shall be a non-complying activity.

20.4.3 Residential allotment size

Updated 11 July 2011

Notwithstanding Rule 20.2.2, any subdivision for residential activity where the minimum and maximum allotment sizes are not met or the average lot size is not within the range specified in that rule for the location to which the development applies, as shown on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), shall be a non-complying activity.

20.4.4 Sites fronting Wigram Road and Awatea Road

Updated 11 July 2011

For those sections of Wigram Road and Awatea Road subject to the limited accesses constraint as identified on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), no subdivision shall create allotments having direct vehicle access onto them. Vehicle access shall be via the internal roading layout as identified on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), or alternative road.

20.4.5 Control of stormwater

Updated 11 July 2011

Any subdivision shall collect, treat and dispose of its own stormwater in accordance with the Blue Network Layer Diagram, Appendix 3T(ii) in Part 2.

20.4.6 Provision of public transport

Updated 11 July 2011

Any subdivision not designed and constructed so as to enable public transport bus movements and does not provide bus stops and passenger shelters at approximate locations shown in the Public Transport Diagram, Appendix 3T(v), Part 2, shall be a non-complying activity.

20.4.7 Sanitary Sewer and Potable Water Supply

Updated 11 July 2011

Subdivision shall be a non-complying activity where provision is not made for the following:

- (i) the disposal of waste water system via the Christchurch City Council waste water system; and
- (ii) connection to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

This rule shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

20.4.8 Carrs Road Kart Club

Updated 11 July 2011

For land identified as 'Density B' residential area on the Outline Development Plan (Awatea) (Part 2, Appendix 3T), located south of the Christchurch Southern Motorway, subdivision shall be a non-complying activity in the event that Carrs Road Kart Club continues to operate from its current site.

20.4.9 Site Contamination

Updated 11 July 2011

The subdivision of land for residential activity shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

Note 1: 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 or on land. 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.

Note 2: 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.

20.4.10 Information to be supplied with subdivision consent

Updated 11 July 2011

- (a) Information that illustrates how the proposed subdivision accords with Living G(Awatea) Outline Development Plan and in particular:
 - (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);
 - (ii) Fixed Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
 - (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
 - (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
 - (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)
 - (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)
- (b) Information that illustrates how the staging (if proposed) and location of key infrastructure generally accords with the Living G(Awatea) Outline Development Plan and in particular:
 - (i) Outline Development Plan (Awatea)(Appendix 3T, Part 2);

- (ii) Fixed Structural Elements Layer Diagram (Appendix 3T(a), Part 2);
 - (iii) Green Network Layer Diagram (Appendix 3T(i), Part 2);
 - (iv) Blue Network Layer Diagram (Appendix 3T(ii), Part 2);
 - (v) Movement Network Layer Diagrams (Appendix 3T(iii) - (vi), Part 2)
 - (vi) Tangata Whenua Layer Diagram (Appendix 3T(vii), Part 2)
- (c) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
 - (d) Location of high, medium and low density sites.
 - (e) Measures to be taken to reduce dust emissions (if any).
 - (f) Information identifying appropriate remedial and/or site management measures to be put in place to make the land suitable for residential purposes in the event that soil contamination is identified.
 - (g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matters detailed in 20.5.2, Level 2 Density A Areas.
 - (h) Information identifying appropriate remedial and/or site management measures for contamination or landfill gas intrusion to be put in place to make the land suitable for the intended purposes.

20.5 Assessment matters for subdivision in the Living G (Awatea) Zone

Updated 11 July 2011

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading, where appropriate, a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

There are two levels of assessment matters - the first level applies to all Density A, B and C applications - the second applies to all Density A applications.

Any proposal shall be assessed against the extent to which the development achieves the following principles in clauses below.

20.5.1 Level 1 - All Density Areas

20.5.1 Level 1 - All Density Areas

Updated 11 July 2011

20.5.1.1 Design and Layout

Updated 11 July 2011

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Awatea) Zone in Part 2, Volume 3 of the City Plan and the Living G (Awatea) policies at Part 11, Volume 2 of the City Plan.
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- (c) The extent to which the orientation, size and shape of allotments is sympathetic to the presence of listed heritage items and seeks to engage or to include that item in the overall design.
- (d) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (e) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (f) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (g) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).
- (h) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (i) Avoiding the widespread use of culs de sac. Any cul de sac should be short and relatively straight.
- (j) Street blocks should be no longer than 240 metres to maximise the permeability of the Movement Network, particularly in relation to pedestrian movements.
- (k) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- (l) The extent to which road frontage along the boundary, or parts of the boundary, of Carrs Reserve can be provided by legal road. (Note: for the purposes of this assessment matter the Christchurch Southern Motorway is not a road frontage.)
- (m) The extent to which the average allotment size, within the average range specified in rule 20.2.2, in the subdivision application will contribute to the overall minimum yield from the Awatea block of 15 households a hectare.
- (n) where soil contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers:
 - The risk to health or safety of any persons.
 - Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.

- Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

20.5.1.2 Connectivity

Updated 11 July 2011

The extent to which the proposal will be in general accordance with the Movement Network Layer Diagram (Appendix 3T(iii), Part 2) and Cycle Network Diagram (Appendix 3T(iv), Part 2) and Public Transport Diagram (Appendix 3T(v), Part 2).

20.5.1.3 Roading

Updated 11 July 2011

- The extent to which the roading layout supports a functional hierarchy of streets.
- The extent to which the roading layout achieves a well connected and highly permeable movement network.
- The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network on proposed or concurrent subdivision consent applications.
- The extent to which the proposed cross sections contribute toward achieving a speed environment that is compatible with each street's function.
- The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- The account taken of pedestrian movement and continuity of walking facilities within the development.
- The extent to which the roading layout supports walking to bus stops and/or key community facilities.
- The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- The appropriateness of the legal road width to accommodate the proposed cross-section design.
- The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- The ability of the street to accommodate public transport services and the provision of bus stops.
- The extent to which new roads

20.5.1.4 Access to public open space

Updated 11 July 2011

The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3T(i), Part 2).

20.5.1.5 Street Trees

Updated 11 July 2011

- The extent to which trees are proposed to be accommodated within the legal road reserve.
- The provision of trees intended to provide a high level of visual amenity.
- The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.

20.5.1.6 Stormwater

Updated 11 July 2011

- Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- The extent to which alternative treatments may be available.
- The contribution made by the stormwater facilities' layout and design to the visual amenity of the immediate area.
- The ability to capture and treat stormwater on site.
- The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3T(ii), Part 2).
- The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works required to give effect to a subdivision consent.
- The extent to which the proposal will be in general accordance with any Living G(Awatea) Surface Water Management System Operation and Maintenance Management Plan and/or any relevant Integrated Catchment Management Plan.
- The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of stormwater during the period of construction.
- The extent to which the proposal incorporates stormwater management infrastructure to control stormwater management system anticipated by the Blue Network Layer Diagram (Appendix 3T(ii), Part 2).

20.5.1.7 Street Scene

Updated 11 July 2011

- The extent to which lot design and orientation will allow buildings to address the street.
- The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

20.5.1.8 Location of High Density Sites

Updated 11 July 2011

The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and/or be within a 400 metre radius of any of the above.

20.5.1.9 Mix of Densities

Updated 11 July 2011

The extent to which the application:

- (a) meets the density ranges and mixes specified in Part 2, Appendix 3T - Outline Development Plan (Awatea).
- (b) specifies which density range the site is within.

20.5.1.10 Sanitary Sewer

20.5.1.10 Sanitary Sewer

Updated 11 July 2011

In the Living G (Awatea) Zone, the extent to which the subdivision will necessitate the construction of more than one waste water pumping station within the development area.

20.5.1.11 Contaminated Sites

Updated 11 July 2011

Suitability of remediation and/or mitigation measures to adequately deal with site contamination.

20.5.1.12 Unanticipated Discovery of Archaeological Sites

Updated 11 July 2011

The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for sites works associated with the consent - for example Transit Accidental Discovery Protocol (Opus 2007 Appendix 4).

20.5.2 Level 2 - Density A Areas

Updated 11 July 2011

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following in the clauses below:

20.5.2.1 Site and Context

Updated 11 July 2011

- (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared accessways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows, and balconies that overlook accessways and lanes.

20.5.2.2 Relationship with street, lanes and public open spaces

Updated 11 July 2011

- (a) Buildings should be oriented toward the street and positioned closed to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street frontage (Rule 8.2.17, Part 2, Volume 3), also face the adjacent public open spaces where applicable, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street, or in the case of rear units, shared accessways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunities for passive surveillance particularly in relation to shared accessways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and to establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally a minimum of 25% glazing across these building frontages is envisaged.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and the use of inappropriate materials like razor wire or broken glass is not acceptable.

20.5.2.3 Corner sites

Updated 11 July 2011

- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality of these routes.

20.5.2.4 Building form and articulation

Updated 11 July 2011

- (a) Buildings should be of a domestic scale.
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and to minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms should be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows, and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15m before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

20.5.2.5 Landscaping and site amenity

Updated 11 July 2011

- (a) Car parking, garages, side boundaries, shared accessways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscaped design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.
- (e) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development and be carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and to establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity. Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as overdominance and overshadowing of buildings and restricting views from living areas onto the street.

20.5.2.6 Outdoor Living Spaces

Updated 11 July 2011

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terrace, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimension that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and to maintain.

20.5.2.7 Service Areas and Utilities

20.5.2.7 Service Areas and Utilities

Updated 11 July 2011

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building service such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (c) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities close to a street or public open space, and which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise their visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as possible.

20.5.2.8 Residential Amenity

Updated 11 July 2011

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living spaces and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

20.5.2.9 Treatment of Lanes

Updated 11 July 2011

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location, residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also act as a visual cue clearly defining the lane's identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety on lanes.

Variation in the design of lanes provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring the lanes are not viewed on the same vertical plane or appear overly long.

A safer streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneways.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

21.0 Subdivision in the Business 7 (Wilmers Road) Zone

Updated 11 July 2011

21.1 Site Contamination and Landfill Gas

Updated 11 July 2011

The subdivision on any land in the Business 7 Zone shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remedial action.

Note 1:

The investigation of individual building lots shall be carried out in accordance with the Ministry for the Environment's Contaminated Land Management guidelines or any relevant National Standard for assessing and managing contaminants in or on land. An investigation shall also be carried out to evaluate the extent and potential effects of landfill gas to the health and safety of occupiers of the site and of other land. These investigations shall be carried out by persons with recognised expertise and experience.

In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken to make the land measures shall be undertaken and recorded, and copies of the investigation and remediation/site management reports shall accompany the resource consent application.

Note 2:

This clause does not apply where land contamination has been investigated by way of a subdivision consent application in accordance with Clause 21.1 Site Contamination and a subdivision consent has been granted with or without conditions regarding the necessary mitigation and/or remediation measures.

Assessment Matters:

Where soil contaminants or landfill gas are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers:

- The risk to health and safety of any persons
- Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

22.0 Subdivision in the Living G (Wigram) Zone

Updated 30 April 2011

22.1 Development Standards

Updated 30 April 2011

22.1.1 Town Centre

Updated 30 April 2011

The Business 1 Zone subdivision rules shall apply to subdivision within the area shown as Town Centre on the Outline Development Plan in Appendix 3U/1 Development Plan (Wigram), Part 2, Volume 3. Rule 22.2.1(a) will also apply to land in the Town Centre.

22.1.2 Residential site density - residential activity

Updated 30 April 2011

Any subdivision for residential activity shall provide for a mix of residential densities from within the following site sizes, generally in the locations as shown on Appendix 3U/1 Outline Development Plan (Wigram), Part 2, Volume 3.

Where the terms 'Density A', 'Density B' and 'Density C' are used they shall have the meaning set out below:

Density A residential site:	A minimum net area of 200m ² and maximum net area of 250m ²
Density B residential site:	A minimum net area of 250m ² and maximum net area of 450m ²
Density C residential site:	A minimum net area of 450m ² and maximum net area of 750m ²

Each residential unit shall be contained within its own separate site except in Density A areas where a strata title or residential unit is proposed to be erected above another residential unit in the manner detailed in subclause 6 of the definition in Part 1, Volume 3.

Notwithstanding the above, the minimum net areas shall not apply where an allotment is to be created after the erection of a building (to the extent that the exterior is fully closed in) on that allotment, or alternatively, where the subdivision consent is issued after, or at the same time as, the building consent for such a building and all necessary landuse consent are obtained. In the case of a building not yet erected, the applicant shall be bound to erect the building before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect.

22.1.3 Density Range Consent Notices

Updated 30 April 2011

- (i) Consent notices shall be required to attach to all titles created in or immediately adjoining Density ATC, Density A and Density B sites, specifying which density range each site in.

22.1.4 Sites fronting Wigram Road

22.1.4 Sites fronting Wigram Road

Updated 30 April 2011

Any subdivision shall not create sites that hve direct vehicular access to Wigram Road other than via the intersections identified as 'A' on the Outline Development Plan, Appendix 3U/1, Part 2, Volume 3

22.2 Critical Standards

Updated 30 April 2011

22.2.1 Conformity with Outline Development Plan - General

Updated 30 April 2011

- a) The subdivision of this land shall be in general accordance with the following parts of the Outline Development Plan (Wigram):
- Appendix 3U/1: Outline Development Plan
 - Appendix 3U/2: Key Structuring Elements
 - Appendix 3U/3: Layer Diagram – Green Network
 - Appendix 3U/4: Layer Diagram – Movement Network
 - Appendix 3U/5: Layer Diagram – Blue Network

Except that smaller neighbourhood parks identified in Appendix 3U/3 – Layer Diagram - Green Network are not required to be provided.

- (b) And shall achieve the following minimum mix of residential sites within the Living G (Wigram) zone:

Density A	10%
Density B	20%
Density C	40%

(c) For any subdivision that does not accord with the density location provisions shown in Appendix 3U/1 (Part 2, Volume 3) details shall be provided to show alternative locations on the other land where the applicant is the registered proprietor, and on which compliance with the overall density provisions of the Outline Development Plan (Appendix 3U/1, Part 2, Volume 3) for this zone are to be otherwise achieved provided that the following subparagraphs are met:

- the subdivision is in accordance with the provisions of Appendix 3U/3 to 3U/5 and key principles referred to in 3U/1 and 3U/2 (Part 2, Volume 3).
- Where any Density A, B or C residential development is proposed in locations other than those indicated for each activity on Appendix 3U/1 Outline Development Plan (Wigram) Part 2, Volume 3, it shall also demonstrate a relationship with a neighbouring open-space/reserve area to provide associated amenity.
- a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.
- any application under paragraph (ii) shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

22.2.2 Allotment sizes - residential activity

Updated 30 April 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	15m x 18m
Density B	10m x 10m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads and reserves.

22.2.3 Control of stormwater

Updated 30 April 2011

Any subdivision shall:

- (a) Control its own stormwater in accordance with the Blue Network in Appendix 3U/5, Part 2 Volume 3;
- (b) Link with the other stormwater systems shown on the Blue Network; and
- (c) Applications for the necessary consents from the Regional Council must be lodged before or contemporaneously with any subdivision application.

22.2.4 Provision of public transport

Updated 30 April 2011

Any subdivision shall be designed and constructed so as to enable public transport bus movements, bus stops and passenger shelters at the approximate locations shown in Appendix 3U/4: Layer Diagram – Movement Network (Part 2 Volume 3).

22.2.5 Open Space

Updated 30 April 2011

All open space areas – including roads, paths, cycleways, swales and other storm water treatment train areas including storm water ponds and passive open space (subject to covenants or consent notices) shall be:

- (i) As shown on the Green and Blue Network plans; and
- (ii) Notated with the proposed future ownership and method of securing to their open space purpose.

Except that reserves identified in Appendix 3U/3: Layer Diagram as smaller neighbourhood Parks are not required to be provided.

22.2.6 Sanitary Sewer

Updated 30 April 2011

Subdivision shall be a non-complying activity where provision is not made for the disposal of waste water system via the Christchurch City Council waste water system. This rule shall cease to apply when the capacity and servicing constraints within the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur.

22.3 Information to be supplied with subdivision consent

Updated 30 April 2011

- (a) Information that illustrates how:
 - (i) the proposed subdivision; and
 - (ii) the location of key infrastructure

accords with the Outline Development Plan Wigram and in particular:

- Appendix 3U/1: Outline Development Plan (Wigram)
 - Appendix 3U/2: Key Structuring Elements
 - Appendix 3U/3: Layer Diagram – Green Network
 - Appendix 3U/4: Layer Diagram – Movement Network
 - Appendix 3U/5: Layer Diagram – Blue Network
- (b) The policies in Part 11.7, Volume 3 are achieved.
 - (c) The location of Density ATC, A, B and C sites.
 - (d) The allocation of building height areas in the special building height area.
 - (e) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 22.2.1, Volume 3 Part 14, or how that mix of densities will be achieved on land within the applicants control on subsequent subdivision applications.
 - (f) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 22.2.1(c)(iv), Volume 3 Part 14.
 - (g) Information that illustrates on a site plan what density range (i.e. Density ATC, A, B or C) each lot is in.
 - (h) Measures taken to reduce dust emissions (if any).

22.4 Assessment matters for subdivision in the Living G (Wigram) zone

Updated 30 April 2011

Design and Layout

- (a) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish reflective of the density area in which they are located.

- (b) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (c) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (d) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (e) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Wigram) Zone at Part 2, Volume 3 of the City Plan and the Living G (Wigram) Policies at Part 11, Volume 2.
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages and/or parking that face the street and to maximise building frontage and on-street parking, regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).
- (g) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (h) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short and relatively straight.
- (i) The design of residential street blocks should be no longer than 250 metres to maximize the permeability of the movement network, particularly in relation to pedestrian movements.
- (j) The ability of subdivision to accommodate to the diversity of housing types as appropriate for the density area.
- (k) The ability of subdivision to accommodate mixed use development including retail, commercial, community, civic and residential uses in the town centre.

Quality

The extent to which the proposal will be in accordance with the Outline Development Plan (Wigram), Structuring Elements and Layer Diagrams at Appendix 3U/1 to 5, Part 2, Volume 3.

Connectivity

- (a) The extent to which the proposal will be in general accordance with Appendix 3U/4: Layer Diagram - Movement Network, Part 2, Volume 3.
- (b) Whether it is appropriate and/or desirable to establish a shared cycle and pedestrian path on one side of Wigram Boulevard (in addition to an on-road cycle lane) in a manner which mitigates any conflict with existing or likely future vehicle crossings and/or side roads.

Access to outdoor space

The extent to which the proposal will be in general accordance with Appendix 3U/3: Layer Diagram - Green Network.

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve
- (b) The provision of trees intended to provide a high level of visual amenity
- (c) The provision of trees which recognise the context and scale of the area in which they are located and
- (d) the significance of the road in the road hierarchy.

Stormwater

- (a) Measures adopted so as to ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The extent to which the proposal will be in general accordance with Appendix 3U/5: Layer Diagram – Blue Network.
- (e) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (f) The extent to which the proposal incorporates storm water management infrastructure to appropriately control storm water until connection is made to the wider storm water management system anticipated by Appendix 3U/5: Layer Diagram - Blue Network.
- (g) The efficient and effective operation of the stormwater system as part of the integrated catchment management plan for the South West Christchurch Area thereby ensuring a complete treatment train for rainwater
- (h) Maximising open space and pedestrian/cycle access opportunities in the locations where the Blue Network and Green Network are to be provided jointly (Appendix 3U/3 and 3U/5).

Energy Efficiency

The extent to which passive solar access can be achieved.

Street Scene/Public Realm

- (a) The extent to which lot design and orientation will allow buildings to address and provide natural surveillance to the street and public open spaces.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Location of Density A sites

- (a) The extent to which Density A sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and / or be within a 400 metre radius of any of the above. Any Density A site proposed on land not identified as such in the Outline Development Plan in Appendix 3U/1 shall be located near open space and be within walking distance of the town centre or a public bus stop.

Mix of Densities

- (a) The extent to which the application meets the density ranges and mixes specified in Rules 22.1.3, and 22.2.1A(b) Part 14 Volume 3.

Sanitary Sewer

- (a) The need to provide a reticulated sewer to development.

Sites fronting Wigram Road

- (a) the ability of the road network to safely and efficiently accommodate additional vehicle access points onto Wigram Road.

Tangata Whenua and Cultural Values

- (a) The ability of the subdivision and development to recognise values significant to tangata whenua and identified in the Christchurch City Council South West Area Plan.
- (b) The need to notify developers of their obligations under the Historic Places Act 1993 in case an unknown archaeological site is inadvertently uncovered.
- (c) Other tangata whenua related objectives, policies, rules and methods within the City Plan and any Iwi Management Plan.

The Design of the Road between the School and Sports Park

- (a) Ensuring that the road between the School Site and the Sports Park provides a legible and attractive delineation between the landuses, opens up a large block of land, maximizes surveillance opportunities to the school and sports park, maintains accessibility and provides safe pick up and drop off areas (if required).
- (b) The ability of the road design to meet the needs of the school, including those relating to traffic calming and safe pedestrian access between the school and sports park.

50m Amenity Setback from the B5 Zone

- (a) The ability of open space and road within the 50m amenity setback to the south of the Business 5 Zone to provide and protect the amenity of the residents to the South of the Parkhouse Road extension and also the users of the road and Wigram Park.
- (b) The form and design of landscaping within the 50m amenity setback to buffer the visual appearance of the Business 5 Zone and avoid reverse sensitivity issues in terms of visual amenity of nearby residential activity.
- (c) The ability of the open space for the landscape strip to provide a screen to the Business 5 Zone.

Urban Design for the Density A and Density ATC sites

- (a) The ability of subdivision and development to recognise the urban design principles contained within Goal 7 'Residential Neighbourhood' within the South West Area Plan (2009).

Residential site density - residential activity

The extent to which the application:

- (a) achieves the overall net residential density required by Policy 10.3.5(a) (noting that the net residential density requirement does not need to be achieved at every stage of the development, provided it is achieved overall) and the mix of densities specified in Part 14, Volume 3, Clause 22.1.2.

23.0 Subdivision in the Business 5 Zone (Sir James Wattie Drive) and Templeton Special Rural Zone

23.0 Subdivision in the Business 5 Zone (Sir James Wattie Drive) and Templeton Special Rural Zone

Updated 15 April 2013

23.1 Development Standards

Updated 15 April 2013

- (a) Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the subdivision of land shall be in accordance with the Outline Development Plan landscape areas, plant species, road, pedestrian and cycleway layout and provision for stormwater.

Within the Business 5 Zoned land covered by the Outline Development Plan (Sir James Wattie Drive - Appendix 21) the establishment and maintenance of planting within the landscape setback areas from Shands Road and Marshs Road shall be required as a condition of subdivision consent.

Any development not in accordance with the Outline Development plan will be a restricted discretionary activity with the exercise of the Council's discretion limited to the relevant matters with which the development does not comply.

- (b) With respect to any subdivision within the transmission line corridors on the Outline Development Plan (Sir James Wattie Drive - Part 3, Appendix 21) and the Outline Development Plan (Templeton Special Rural Zone - Part 4, Appendix 6):

No allotment shall be created within the transmission line corridors other than an allotment to provide for a network utility (for example stormwater), that does not allow for a building that complies with Clauses 4.4.7 and 4.4.8 Volume 3 Part 9 and the Outline Development Plan (Templeton Special Rural Zone - Part 4, Appendix 6).

23.2 Assessment Matters

Updated 15 April 2013

When considering an application for subdivision within the transmission line corridors shown on the Outline Development Plan (Sir James Wattie Drive - Appendix 21) and the Outline Development Plan (Templeton Special Rural Zone - Part 4, Appendix 6), the Council shall reserve its control over:

- (i) the extent to which the subdivision design mitigates the effects on the lines, for example through the location of roads and reserves under the line, or lot layout.

- (ii) the ability for maintenance and inspection of the transmission line, including ensuring access for the same.
- (iii) the extent to which the design and development will minimise risk or injury and/or property damage from such lines.
- (iv) the extent to which potential adverse effects including visual impact are mitigated, for example through the location of building platforms and landscape design.
- (v) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- (vi) The outcomes of any consultation with the affected utility operator.

24.0 Subdivision in the Living G (Prestons) Zone

Updated 1 November 2011

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (Prestons) Zone except where they conflict with the following rules:

24.1 Development Standards

Updated 1 November 2011

24.1.1 Urban Village / Commercial, Commercial and Commercial A & B Areas

Updated 1 November 2011

The Business 2 Zone subdivision rules shall apply to subdivision within the area shown as Urban Village/Commercial, Commercial and Commercial A & B on the Outline Development Plan in 3V/1 Development Plan (Prestons) Part 2, Volume 3.

24.1.2 Residential site density - residential activities

Updated 1 November 2011

Subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in location as shown on Appendix 3V/2 Density Layer Diagram (Prestons) Part 2 Volume 3.

- (a) Each residential unit shall be contained within its own separate site. Where the terms 'Density A, Density B, Density C or Density D are used they shall have the meaning set out below:

' Density A' residential site:	A minimum net area of 200m ² and a maximum net area of 250m ² .
' Density B' residential site:	A minimum net area of 450m ² and a maximum net area of 500m ² .
' Density C' residential site:	A minimum net area of 600m ² and a maximum net area of 650m ² .
' Density D' residential site:	A minimum net area of 800m ² and a maximum net area of 1000m ² .

24.1.3 Density Range Consent Notices

Updated 1 November 2011

Consent notices shall be required to attach to all titles created in or immediately adjoining Density A or Density B sites, specifying which density range each site is in.

24.1.4 Creation of Public Open Space

Updated 1 November 2011

- (a) The subdivision of land to create public Open Space (including in the green links), linear park, Neighbourhood Parks and other reserves) shall be in general accordance with the locations identified on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2, Volume 3; and
- (b) The total amount of land within the Living G (Prestons) Zone that the Council is required to accept for reserve purposes shall be limited to the areas shown as ' Neighbourhood Park' and 'Domain' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2, Volume 3, which shall not be used for stormwater detention; and
- (c) All areas shown as 'Green Links/Linear Park' and 'Neighbourhood Park' on Appendix 3V/5 Green Network Layer Diagram (Prestons) Part 2 Volume 3 shall be accessible to the public (whether vested in Council or not).

24.2 Community Standard

Updated 1 November 2011

24.2.1 Conformity with outline development plan

24.2.1 Conformity with outline development plan

Updated 1 November 2011

- (a) All subdivision in the Living G (Prestons) Zone shall be a controlled activity to ensure development is in accordance with the following:
- (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
 - (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
 - (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i) - (iv)); and associated Key principles
 - (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
 - (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles

And shall not frustrate the intention that development should ultimately yield a minimum of 2200 residential units within the following mix of residential density ranges across the Living G (Prestons) Zone as a whole:

'Density A' within the Urban Village/Commercial, Commercial and Commercial A & B areas	a minimum of 2%
'Density A'	a minimum of 20%
'Density B'	a minimum of 20%
'Density C'	a minimum of 20%
'Density D'	a minimum of 2%

(b) Any proposed development that does not achieve the residential densities set out in the locations shown in the Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2, Volume 3, shall be a discretionary activity provided alternative locations are provided within the zone which ensure that the total area of each density type indicated in Density Layer Diagram (Appendix 3V/2) (Prestons) Part 2 Volume 3, is maintained, and the alternative location is land where the applicant is the registered proprietor, subject to the following requirement:

- (i) the densities being transferred shall directly adjoin the same density in another location (separated by no road greater than a local road);
- (ii) for Density A sites and for residential activities in the Urban Village, they are located within 500m of the following:
 - A public transport route
 - Public open 'green' space such as a playground, local park or The Domain (note - for the purpose of this clause 'public open green space' includes green links and the linear parks but does not include roads)
 - Activity centres, such as the Prestons Road Village or Commercial areas
- (iii) the transfer involves land in which the developer is the registered proprietor of all the land involved. In such cases consent notices shall be attached to that land.

24.2.2 Staged Development - residential and other activities

Updated 1 November 2011

(a) No non-residential activities and not more than 400 residential allotments shall occur in the Living G Prestons Zone until upgrades of the Marshland Road/Mairehau Road, Marshland Road/Prestons Road, Mairehau Road/Burwood Road, and Lower Styx Road/Marshland Road intersections (including traffic signals) in accordance with Figure.1,.2,.3 and .5 (respectively), as shown on Appendix 3V/7 (i)-(v) have commenced.

(b) No more than:

- (i) 1700 residential allotments within the areas identified as 'Density Area A-D' sites and 'Urban Village/Commercial'; and
- (ii) 7200m² of non-residential activities (comprising of 4000m² for a supermarket and 3200m² for other non-residential activities) within the areas identified as 'Urban Village / Commercial', 'Commercial' and 'Commercial A & B' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3.

shall occur until such time as

- construction of the Northern Arterial and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial extension or the Hills Road extension has commenced;
- the Mairehau Road/Burwood Road intersection is upgraded in accordance with Figure .4 as shown in Appendix 3V/7(i)-(v).
- the portion of the main primary road (as shown on Appendix 3V/1 - Outline Development Plan (Prestons) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic.

Note: the 7,200m² of non-residential development referred to in this sub-clause is inclusive of existing commercial activities contained within the Living G (Prestons) Zone (as at 27 March 2010). For the purposes of this rule, the Northern Arterial is defined as being one of the New Zealand Transport Agency Roads of National Significance, and is a new road extending the existing Christchurch Northern Motorway from just north of Belfast (Chaney's) to connect with QEII Drive. The scheme also includes an extension being progressed by Christchurch City Council from QEII Drive to Cranford Street. The Hills Road Extension is a Christchurch City Council roading scheme, extending Hills Road from Innes Road to join QEII Drive east of Philpotts Road.

24.2.3 Linear Park Road frontage

Updated 1 November 2011

The north/south linear park shown on Appendix 3V/3(i)-(iv) shall be provided throughout its length with frontage to a through road or roads.

24.3 Critical Standards

Updated 1 November 2011

24.3.1 Allotment sizes - Residential activity

Updated 1 November 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density A	6m x 8m
Density B and C	10m x 10m
Density D	15m x 18m

24.3.2 Control of Stormwater

Updated 1 November 2011

Any subdivision shall:

- (a) Control its own stormwater in accordance with the blue network in Appendix 3V/4 Blue Network Layer Diagram (Prestons), Part 2 Volume 3;
- (b) Link with the other stormwater systems shown on the blue network; and
- (c) Applications for the necessary consents from the Canterbury Regional Council (CRC) must be lodged before or contemporaneously with any subdivision application.
- (d) No piped stormwater mains are to be employed unless it can be shown to the satisfaction of Christchurch City Council engineering staff that swale drainage is not feasible.

24.3.3 Provision of public transport

Updated 1 November 2011

Any subdivision shall be designed and constructed so as to enable public transport bus movement in accordance with Appendix 3V/3(i) - (iv) Movement Network Layer Diagram (Part 2 Volume 3).

24.3.4 Staged Development

Updated 1 November 2011

- (a) As part of the application for resource consent for any subdivision creating the first residential or non-residential allotment within the Living G (Prestons) Zone, the applicant must, either prior to or concurrently with the subdivision application:
 - (i) provide a comprehensive plan which shows the overall system for all activities allowed by the entire Living G (Prestons) Zone;
 - (ii) establish an approved wastewater system, both within the Living G (Prestons) Zone and as required beyond the zone to service the Living G (Prestons) Zone for all residential and commercial activities applied for which is consistent with (i) above;
 - (iii) establish a reticulated drinking water supply for all residential and commercial activities applied for.

24.3.5 Access to Mairehau Road

Updated 1 November 2011

No direct vehicle access granted to Mairehau Road from:

- (a) any secondary road (as identified on Appendix 3V/1 - Outline Development Plan (Prestons) until such time as the portion of the main primary road (as shown on Appendix 3V/1 - Outline Development Plan (Prestons) linking Prestons Road to Mairehau Road in the Living G (Prestons) Zone is open to traffic; or
- (b) any residential allotment.

24.3.6 Heritage and Archaeological matters in the Living G (Prestons) Zone

Updated 1 November 2011

As part of the application for any resource consent application for any subdivision which involves the area identified as 'Dunlop House Heritage / Residential' in Appendix 3V/1 Outline Development Plan (Prestons) Part 2, Volume 3 (either as an allotment or balance area), the applicant must, either prior to or concurrently with the subdivision application, provide a Conservation Plan pertaining to the future use and maintenance of Dunlop House and associated objects, structures and landscaping.

Note: For the purpose of this rule, "Dunlop House" means the building listed in Appendix 1, Part 10, Volume 3 as "Two storey wooden colonial residence" located at 46 Lower Styx Road (Lot 1 DP6532)

24.4 Information to be supplied with subdivision consent

24.4 Information to be supplied with subdivision consent

Updated 1 November 2011

- (a) Information that illustrates how the proposed subdivision accords with the Prestons Outline Development Plan and in particular:
 - (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
 - (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
 - (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i)-(iv)); and associated Key principles
 - (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
 - (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles
- (b) Information that illustrates how the staging and location of key infrastructure generally accords with the Prestons Outline Development Plan and in particular:
 - (i) The Outline Development Plan (Appendix 3V/1); and associated Key principles
 - (ii) The Density Layer Diagram (Appendix 3V/2); and associated Key principles
 - (iii) The Movement Network Layer Diagrams (Appendix 3V/3 (i)-(iv)); and associated Key principles
 - (iv) The Blue Network Layer Diagram (Appendix 3V/4); and associated Key principles
 - (v) The Green Network Layer Diagram (Appendix 3V/5); and associated Key principles
- (c) Location of Density A, B, C and D sites.
- (d) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 24.2.1, Volume 3 Part 14 or how the mix of densities will be achieved on land within the applicant's control on subsequent subdivision applications.
- (e) Information detailing any previous consent notice or notices and/or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 24.2.1(b)(iii) Volume 3 Part 14.
- (f) Information that illustrates on a site plan what density range (Density A, Density B, Density C or Density D) each site is in.

24.5 Assessment matters for subdivision in the Living G (Prestons) Zone

Updated 1 November 2011

(A) Quality

The extent to which the proposal will be in accordance with the Urban Design Principles Appendix 3V/1 Outline Development Plan (Prestons) Part 2 Volume 3

(B) Connectivity

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement network (Appendix 3V/3(i)-(iv) Part 2 Volume 3); and the Key principles associated with those diagrams.

(C) Access to outdoor space

- (a) The extent to which the proposal will be in general accordance with the Layer Diagram Green Network (Appendix 3V/5 Part 2 Volume 3) and the Key Principles associated with that diagram.
- (b) Whether appropriate provision is made for the ongoing maintenance of any open space areas not vested in the Council.
- (c) The appropriate of any mechanism proposed to ensure that open space areas not vested in the Council are available for public access.

(D) Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) Consideration of bird habitat in relation to bird strike issues.

(E) Stormwater

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The extent to which the proposal will be in general accordance with the Layer Diagram Blue Network (Appendix 3V/4 Part 2 Volume 3) and the Key Principles associated with that diagram.
- (e) The ability to provide on-site storage and / or treatment of stormwater from impervious surface (roofs, roads and other hardstanding) where there is to be discharge to water.
- (f) The extent to which on-site stormwater discharge to ground has been investigated as a stormwater treatment option.
- (g) The extent to which developers have chosen suitable technologies from the 'On-Site Stormwater Management Guideline' (New Zealand Water Environment Research Foundation (2004)) (NZWERF) and 'Waterways, Wetlands and Drainage Guide' (Christchurch City Council (Copyright 2003)) best management practices for which proven design methods and performance exist. Any deviation from this list of approved technologies shall only be with approval of Christchurch City Council engineering officers.

(F) Energy efficiency

The extent to which passive solar access can be achieved

(G) Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of the back lanes for vehicle access in subdivision layout.

(H) Location of Density A sites and residential activities in the Urban Village

The extent to which Density A sites and residential activities in the Urban Village are located so as to provide convenient access within a 500 metre radius of:

- A potential public transport route; and/or
- Public open space such as a playground, local park or The Domain; and/or
- Retail, commercial or community facilities.

(I) Mix Densities

The extent to which the application:

(a) meets the density ranges and mixes specified in rule 24.2.1 Part 14 Volume 3.

(b) specifies which density range the site is within (thereby defining which development standards are to apply to the site). Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

(J) Intersection Safety

The extent to which any Primary or Secondary Road, as illustrated on Appendix 3V/3(i)-(iv) Movement Network, that connects to either Mairehau Road, Lower Styx Road, Prestons Road or Marshland Road provides for the safety of road users.

(K) Staged Development in the Living G (Prestons) Zone

For activities not in accordance with rule 24.2.2:

- The nature and degree of any adverse effect arising on the transport network from the proposal that:
 - deviates from the design of specific intersection upgrades set out in Appendix 3V/7(i)-(v)
 - exceeds the number of residential or non-residential activities anticipated as maximums before specific transport network upgrades are commenced.
- The extent to which any deviation from the design of specific intersection upgrades set out in Appendix 3V/7(i)-(v) may improve the safety and efficiency of the local transport network, including Marshland Road, and its intersections with Prestons Road, Burwood Road Mairehau Road and Lower Styx Road.

(L) Linear Park Road Frontage

For subdivision applications not in accordance with rule 24.2.3, the extent to which the subdivision will maintain an appropriate level of public surveillance of, and a safe environment within, the linear park.

25.0 Subdivision in the B4 zone at Kennaway Park

Updated 30 April 2011

25.1 Development Standards

25.1.1 Outline Development Plan

Updated 30 April 2011

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) the subdivision of land shall be in general accordance with the Outline Development Plan, Network Matters, Landscape Plan and Plant Species List contained in Appendix 9.

Within the Business 4 zoned land known as Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9) landscaping, being the establishment and maintenance of planting and legal public pedestrian/cycle access, in general accordance with the Landscaping Plan and Plant Species List (contained within Volume 3 Appendix 9) shall be required as a condition of subdivision consent.

Any development not in general accordance with the Outline Development Plan, Landscape Plan and Plant Species List will be a restricted discretionary activity, with the exercise of the Council's discretion limited to the relevant matter(s) to which the development does not comply.

26.0 Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.1 Community Standards: Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.1.1 Conformity with outline development plan

Updated 15 August 2011

(i) Subdivision of up to 141 residential allotments within the Open Space 3D (Christchurch Golf Resort) Zone shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 26.3.

The application shall not require the written consent of other persons and shall be non-notified.

(ii) Subdivision of between 141 and 150 residential allotments within the Open Space 3D (Christchurch Golf Resort) Zone shall be a restricted discretionary activity with the Council's discretion restricted to those matters listed in assessment criteria clause 26.3.

The application shall not require the written consent of other persons and shall be non-notified.

26.2 Critical Standards: Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

26.2.1 Number of allotments

Updated 15 August 2011

- (i) The number of residential allotments in the Resort Community Activity Area shall not exceed 150.

26.2.2 Sequencing of Development

26.2.2 Sequencing of Development

Updated 15 August 2011

- (i) Prior to the signing of a certificate by the Council, under s224 of the Act, for the 71st residential allotment in the Resort Community Activity Area as shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone:
- the golf course and the wetlands within the golf course shall have been constructed and planted in accordance with Part 6, Rule 2.2.11; and
 - a Concept Plan for the adjoining Conservation 3 Zone shall be lodged with and approved by Council. This plan shall make provision for a public access track, indicate the species, layout and density of indigenous planting proposed and a bridge providing for public access across the Styx River; and
 - a legal instrument securing public pedestrian access over the access track identified in the Concept Plan has been registered against the head title; and
 - 50% of the planting identified in the Concept Plan for the Conservation 3 Zone approved by Council shall be completed; and
 - a legal instrument securing public access for the purpose of a bridleway from the Styx River to Spencerville Road, as shown on the Outline Development Plan in Appendix 5 has been registered against the head title.
- (v) Prior to the signing of a certificate by the Council under s224 of the Act for the 120th residential allotment in the Resort Community Activity Area as shown on the Outline Development Plan for the Open Space 3D (Christchurch Golf Resort) Zone;
- All of the planting identified in the Concept Plan approved by Council shall be completed; and
 - The public access track and bridge across the Styx River and the bridleway from the Styx River to Spencerville Road shall be constructed.

26.3 Assessment Matters for Subdivision in the Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

- (a) The extent to which the layout of the roads aligns with the indicative road layout and position of access points shown in the Outline Development Plan in Part 6, Appendix 5.
- (b) The extent to which the layout of the proposed residential allotments conform with the Outline Development Plan in Part 6, Appendix 5.
- (c) Whether the location of building platforms are fully contained within the boundaries of the Resort Community and Academy Activity Areas.
- (d) The size and shape of residential allotments within the Resort Community Activity Area.
- (e) The provision made for pedestrian and cycle linkages between the Resort Community Activity Area and the Academy Activity Area.
- (f) The proposed landscape treatment of roads.
- (g) The effects on amenity values of the adjoining Rural Zone from the increased density of built form as a result of the subdivision of more than 141 residential allotments.

27.0 Outline Development Plan Business 8 Zone Islington - Additional Controls

Updated 15 October 2012

27.1 Development Standards

Updated 15 October 2012

- (a) Any application for subdivision of land in the Business 8 Zone which creates new lots of business purposes, and which are located wholly between Pound Road and the internal road immediately to the east of Pound Road (as shown on the ODP in Appendix 18, Part 3) shall be accompanied by a landscape plan for:
- (i) the area of land identified in Appendix 18a and 18b, Part 3, requiring specific landscape treatment. The plan submitted shall be in accordance with the appropriate design shown in Appendix 18.
- (ii) the balance of any new lot frontage areas located within 10m of the Pound Road boundary that are not already covered by the specific plans in Appendix 18a and 18b, Part 3.
- (b) 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.
- (c) With respect to any subdivision within the transmission line corridors shown on the Outline Development Plan, Part 3, Appendix 18, Business 8, Islington.

No allotment shall be created within the transmission line corridors other than an allotment to provide for a network utility (for example stormwater), that does not allow for a building that complies with Clause 4.4.7 and 4.4.8, Volume 3 Part 9.

27.2 Assessment Matters

Updated 15 October 2012

- (a) The use of conditions to require the progressive remediation of contaminated land, and in particular to ensure that any remediation plan takes into account the historic landfill.

- (b) 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 Outline Development Plan, Part 3, Appendix 18 and through to Pound Road.
- (c) When considering an application for subdivision within the transmission line corridors shown on the Outline Development Plan, Part 3, Appendix 18, the Council shall reserve its control over:
- (i) the extent to which the subdivision design mitigates the effects on the lines, for example through the location of roads and reserves under the line, or lot layout.
 - (ii) the ability for maintenance and inspection of the transmission line, including ensuring access for the same.
 - (iii) the extent to which the design and development will minimise risk or injury and/or property damage from such lines.
 - (iv) the extent to which potential adverse effects including visual impact are mitigated, for example through the location of building platforms and landscape design.
 - (v) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
 - (vi) The outcomes of any consultation with the affected utility operator.
- (d) With respect to the landscape treatment of the Pound Road frontage:
- (i) The use of conditions to require implementation of the planting plan along the full frontage of Pound Road (including that area covered by Appendix 18a and 18b in Part 3, prior to the issue of a Section 224 certificate, except as provided for in (d)(ii) and (iii) below.
 - (ii) The Pound Road frontage shown in Appendix 18, Part 3 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.
 - (iii) Conditions on implementation need not be imposed on the portion of frontage subject to Appendix 18a or 18b if planting in full accordance with Appendix 18a or 18b in Part 3 has already been established.
 - (iv) 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.
 - (v) 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 Open Space and Rural Zones:
 - (vi) The extent to which the proposed landscape treatment includes a mix of canopy specimen trees and underplanting;
 - (vii) The number and spacing of specimen trees. In general this should comply with the minima criteria set out in Volume 3, Part 3, Clause 5.2.7(b);
 - (viii) The extent to which the proposed landscape design will ultimately achieve a consistent and high quality landscape treatment along the entire Business 8 Zone frontage of Pound Road. In general this shall include:
 - A predominance of evergreen species with a lesser proportion of deciduous specimen trees;
 - Adoption of a sustainable planting and maintenance plan which minimises energy inputs such as irrigation and fertiliser;
 - 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 Appendix 18a and 18b in Part 3;
 - The use of plants that are readily available;
 - The use of plants that are adapted to local soils, namely Templeton soil type;
 - The use of plants that are naturally drought and disease resistant;
 - A planting pattern and density of plants that will result in a landscape outcome that is aesthetically pleasing with no avoidable gaps;
 - That the trees are able to attain sufficient height to soften the appearance of buildings.

28.0 Subdivision in the Living G (Halswell West) Zone

Updated 1 November 2011

28.1 Development Standards

Updated 1 November 2011

28.1.1 Business 1 Area

Updated 1 November 2011

The Business 1 Zone subdivision rules shall apply to subdivision in the area shown as Business 1 Area on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2).

28.1.2 Residential allotment size and site density - residential activities

Updated 1 November 2011

Any subdivision for residential activity shall provide for a mix of allotment sizes and densities, from the following site sizes, in locations as shown on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2). Where the terms 'Density A', 'Density B' or 'Density C' are used they shall have the meanings set out below:

'Density A' residential area	Average lot size to be contained in a range of 200m ² to 250m ² Minimum net site area of 150m ² Maximum net site area 300m ²
'Density B' residential area	Average lot size to be contained in a range of 275m ² to 325m ² Minimum net site area of 200m ² Maximum net site area 450m ²

'Density C' residential area	Average lot size to be contained in a range of 525m ² to 575m ² Minimum net site area of 450m ² Maximum net site area 800m ²
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Each residential unit shall be contained within its own separate site.

28.1.3 Halswell Junction Road Roundabouts

Updated 1 November 2011

Despite anything in Part 8 Rule 4.5.1 any subdivision in Living G (Halswell West) Zone, as shown on the Outline Development Plan in Appendix 3W to Part 2 Living Zones, that includes an intersection to be constructed on Halswell Junction Road leading into the Living G (Halswell West) Zone other than in the form of a roundabout having two (2) approach lanes on each leg of Halswell Junction Road shall be a restricted discretionary activity with the Council's discretion limited to the design of the intersection.

28.2 Community Standard

28.2 Community Standard

Updated 1 November 2011

28.2.1 Conformity with Outline Development Plan - Density A Residential Area. Comprehensive subdivision and associated land use development

Updated 1 November 2011

Any proposed subdivision shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to design, layout of the subdivision and associated development, and the following parts of the Living G (Halswell West) Outline Development Plan:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W(a));
- (iii) Movement Network Layer Diagram (Appendix 3W(b));
- (iv) Blue Network Layer Diagram (Appendix 3W(c));
- (v) Green Network Layer Diagram (Appendix 3W(d));
- (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
- (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).

For the purpose of this rule, associated land use development means:

- Buildings, including accessory buildings;
- riverways and entrances;
- Fences and gates;
- Landscaping;
- Pedestrian paths and entrances;
- Shared access ways and lanes;
- Outdoor living areas;
- On-site car parking;
- Lighting
- Service areas;
- Utilities.

28.2.2 Conformity with Outline Development Plan - All other subdivision

Updated 1 November 2011

Any proposed subdivision, other than that to which 28.2.1 applies, shall be a restricted discretionary activity with the Councils' discretion limited to design and layout of the subdivision and the following parts of the Living G (Halswell west) Outline Development Plan:

- (i) Outline Development Plan (Halswell West) (Appendix 3W);
- (ii) Marker Buildings and Focal Points (Appendix 3W(a));
- (iii) Movement Network Layer Diagram (Appendix 3W(b));
- (iv) Blue Network Layer Diagram (Appendix 3W(c));
- (v) Green Network Layer Diagram (Appendix 3W(d));
- (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
- (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).

28.2.3 Intersection Spacing - Collector Roads

Updated 1 November 2011

Notwithstanding Rule 28.2.2 above the spacing of intersections along the Collector Roads as identified on the Movement Layer Diagram (Appendix 3W(b)) shall be a restricted discretionary

activity with the Council's discretion limited to traffic safety and the design and layout of the subdivision.

Refer also to critical standard for conformity with Outline Development Plan provision - Clause 28.3.2

28.3 Critical Standards

Updated 1 November 2011

28.3.1 Allotment sizes - Residential activity

Updated 1 November 2011

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

28.3.2 Residential allotment size and site density

Updated 1 November 2011

Notwithstanding Rule 28.1.2 any subdivision for residential activity where the minimum and maximum allotment sizes are not met or the average lot size is not in the range specified in that rule for the location to which the development applies, as shown on Outline Development Plan (Halswell West) (Appendix 3W, Part 2), shall be a non-complying activity.

28.3.3 Sites fronting Quaifes Road and Halswell Junction Road

Updated 1 November 2011

For those sections of Quaifes Road and Halswell Junction Road subject to the limited access constraint as identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2), no subdivision shall create an allotment having direct vehicular access to this road. Vehicular access shall be via the internal roading layout as identified on the Outline Development Plan (Halswell West) (Appendix 3W, Part 2), or alternative road.

28.3.4 Control of stormwater

Updated 1 November 2011

Any subdivision shall control its own stormwater in accordance with the Blue Network Layer Diagram, Appendix 3W(b), Part 2.

28.3.5 Provision of public transport

Updated 1 November 2011

Any subdivision not designed and constructed so as to enable public transport bus movements and which does not provide bus stops and passenger shelters at approximate locations shown in the Movement Network Layer Plan Appendix 3W(b), Part 2, shall be a non-complying activity.

28.3.6 Sanitary Sewer and Potable Water Supply

28.3.6 Sanitary Sewer and Potable Water Supply

Updated 1 November 2011

Subdivision shall be a non-complying activity where provision is not made for the following:

- (i) the disposal of waste water via the Christchurch City Council waste water system; and
- (ii) connection to a potable water supply via the Christchurch City Council urban reticulated system via a service main.

This rule shall cease to apply when the capacity and servicing constraints in the Christchurch City Council waste water system and water service main have been overcome, and the Unit Manager-Asset and Network Planning (or equivalent Council Officer) is satisfied that there is capacity in the reticulated waste water system for further development to occur and further development can be adequately provided with a safe, potable water supply.

28.3.7 Site Contamination

Updated 1 November 2011

Any subdivision of land for residential purposes shall include an assessment which identifies and confirms the nature of any contamination of the land in question as well as specifying what remediation actions are required to ensure that the land is suitable for residential occupation.

28.4 Information to be supplied with subdivision consent

Updated 1 November 2011

- (a) Information that illustrates how the proposed subdivision, staging and the location of key infrastructure accords with the Living G (Halswell West) Outline Development Plan and in particular:
 - (i) Outline Development Plan (Halswell West) (Appendix 3W);
 - (ii) Marker Buildings and Focal Points (Appendix 3W(a));

- (iii) Movement Network Layer Diagram (Appendix 3W(b));
 - (iv) Blue Network Layer Diagram (Appendix 3W(c));
 - (v) Green Network Layer Diagram (Appendix 3W(d));
 - (vi) Reticulation Network Layer Diagram (Appendix 3W(e)); and
 - (vii) Tangata Whenua Layer Diagram (Appendix 3W(f)).
- (b) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
 - (c) Location of high, medium and low density sites.
 - (d) Measures to be taken to reduce dust emissions (if any).
 - (e) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matter (l) detailed in 28.5 Design and Layout.

28.5 Assessment matters for subdivision in the Living G (Halswell West) Zone

Updated 1 November 2011

General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 - All Density areas

Design and Layout

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Halswell West) Zone in Part 2, Volume 3 of the City Plan and the Living G (Halswell West) policies at Section 11, Volume 2 of the City Plan.
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- (c) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The use of shared access (via access lots or rights of way).
- (g) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (h) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short (no more than 150 metres) and relatively straight.
- (i) Street blocks should be no longer than 240 metres to maximize the permeability of the Movement Network, particularly in relation to pedestrian movements.
- (j) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- (k) The extent to which the average allotment size, within the average range specified in rule 28.1.2, in the subdivision application will contribute to the overall minimum yield from the Halswell block of 15 households a hectare.

Connectivity

- (a) The extent to which the proposal will be in general accordance with the Movement Network Layer Diagram (Appendix 3W(b), Part 2).

Roading

- (a) The extent to which the roading layout supports a functional hierarchy of streets.
- (b) The extent to which the roading layout achieves a well connected and highly permeable movement network.
- (c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.
- (d) The extent to which the proposed cross sections contribute toward achieving a speed environment that is compatible with each street's function.
- (e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- (f) The account taken of pedestrian movement and continuity of walking facilities within the development.
- (g) The extent to which the roading layout supports walking to bus stops and/or key community facilities and across Halswell Junction Road, Whincops Road and Murphys Road to enable pedestrian movement to adjoining areas.
- (h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- (i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- (j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- (k) The ability of the street to accommodate public transport services and the provision of bus stops.

- (l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.
- (m) The extent to which 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.

Access to public open space

- (a) The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3W(d), Part 2).

Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve
- (b) The provision of trees intended to provide a high level of visual amenity
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) The provision of appropriate indigenous trees from, Part 14, Appendix 2 - Plan species for Living G (Halswell West) Zone; to achieve a balance of at least 50% indigenous street trees within the zone.

Stormwater

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area.
- (d) The ability to capture and treat stormwater on site and the extent to which features such as swales, rain gardens and permeable surfaces are incorporated to reduce stormwater generated from sites.
- (e) The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3W(c), Part 2).
- (f) The extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works required to give effect to a subdivision consent.
- (g) The extent to which the proposal will be in general accordance with any Living G (Halswell West) Surface Water Management System Operation and Maintenance Management Plan and/or any relevant Integrated Catchment Management Plan.
- (h) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of stormwater during the period of construction.
- (i) The extent to which the proposal includes features to control and manage the establishment of populations of biting aquatic insects, including the use of management plans.
- (j) The extent to which the proposal incorporates stormwater management infrastructure to control stormwater appropriately until connection is made to the wider stormwater management system anticipated by the Blue Network Layer Diagram (Appendix 3W(c), Part 2).

Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.
- (c) The extent to which any proposed subdivision provides for visual screening of sites between the intersections with Halswell Junction Road opposite McTeigues Road and the north-western edge of the zone from the Business 7 Zone and the future extension of the Christchurch Southern Motorway.

Location of High Density sites

- (a) The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities; and / or be within a 400 metre radius of any of the above.

Mix of Densities.

- (a) The extent to which the application:
- (b) Meets the density ranges and mixes specified.
- (c) Specifies which density range the site is within.

Sanitary Sewer

- (a) In the Living G (Halswell West) Zone, the extent to which the subdivision will necessitate or lead to the construction of more than one waste water pumping station within the development area.

Contaminated Sites

- (a) Suitability of remediation measures to remediate site contamination.

Unanticipated Discovery of Archaeological Sites

- (a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent - for example Transit Accidental Discovery Protocol (Opus 2007 Appendix 4).
- (b) For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

Tangata Whenua cultural values

- (a) The ability of the subdivision and development to recognise values significant to Ngai Tahu and identified in the Christchurch City Council South West Area Plan.
- (b) The need to notify developers of their obligations under the Historic Places Act 1993 in case an unknown archaeological site is inadvertently uncovered, and the earthworks consent.
- (c) The extent to which the application provides for other tangata whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

(1) Site and context

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(2) Relationship with street, lanes and public open spaces

- (c) Buildings should be oriented toward the street and positioned close to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street (Rule 11.2.17, Part 2, Volume 3), be placed along the street and public open spaces, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(3) Corner sites

- (a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(4) Building form and articulation

- (a) Buildings should be of a domestic scale
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings in sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(5) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and providing opportunities for passive surveillance.
- (f) In the Wetland Parks and along Knights Stream as illustrated on the Green Network Appendix 3U(d) all planting should be selected from the species included on Part 14 Appendix 2 - Plant Species for Living G (Halswell West) Zone.
- (g) In the Urban Riparian, Suburban Riparian, Civic and Neighbourhood Parks as illustrated on the Green Network Appendix 3W(d) at least 60% of planting should be selected from the species included on Part 14 Appendix 2 - Plant Species for Living G (Halswell West) Zone.
- (h) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well defined transitions between them and no "left-over" spaces, needs to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote indigenous biodiversity.

(6) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(7) Service Areas and Utilities

Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.

- (a) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (b) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces
- (c) Storage space should to be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(8) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

(9) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in lanes.

Variation in the design of lanes provide visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

29.0 Subdivision in the Living G (North West Belfast) zone

Updated 14 May 2012

Note: All other subdivision rules in Part 14 of Volume 3 of the City Plan apply to the Living G (North West Belfast) zone except where they conflict with the following rules.

Note: The Spine road at Living G (North West Belfast) does not have collector road status.

29.1 Development Standards

Updated 14 May 2012

29.1.1 Commercial activity area

Updated 14 May 2012

The Business 1 zone subdivision rules shall apply to subdivision within the area shown as Business 1 on the Densities and Key Infrastructure Plan in Appendix 3X/1(a) (North West Belfast) Part 2 Volume 3.

29.1.2 Residential site density - residential activities

Updated 14 May 2012

Subdivision for residential activity shall provide for a mix of residential densities, from within the following site sizes, generally in locations as shown on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3.

Each residential unit shall be contained within its own separate site. Where the terms 'Density A', 'Density B', or 'Density C' are used they shall have the meanings set out below:

Density A residential site :	to be contained within a range of 220m ² to 325m ² . Minimum net site area of 200m ² .
Density B residential site :	average lot size: to be contained within a range of 600m ² to 650m ² . Minimum net site area of 550m ² .
Density C residential site :	average lot sizes to be contained with a range of 2000m ² to 5000m ² . Minimum net site area of 2000m ²

29.1.3 Density Range Consent Notices

Updated 14 May 2012

Consent notices shall be required to attach to all titles created in or immediately adjoining high density sites, specifying which density range each site is in.

29.1.4 Development of land adjacent to the Devondale Drive, as marked in red on the Outline Development Plan in Appendix 3X/1, Part 2, Volume 3 shall be subject to:

Updated 14 May 2012

- (i) a site boundary setback of 15 metres from the Devondale Driveway; and
- (ii) the area within the setback shall be of high amenity design with:
 - (a) consistent design of permeable fences; and
 - (b) the placement of key trees and shrubs within the setback within this 15m [Driveway] setback, where the lot is Density C and east of the Devondale Driveway.

29.1.5 Bypass Corridor Concept Plan Area

29.1.5 Bypass Corridor Concept Plan Area

Updated 14 May 2012

- (i) Prior to any subdivision development within the area shown as the Bypass Corridor Development Area in Appendix 3X/1(a) Densities and Key Infrastructure Plan (Northwest Belfast), Part 2, Volume 3, a concept plan shall be submitted to the Council.

The concept plan shall specify:

- (a) the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 29.1.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

And shall as closely as practicable give effect to the Outline Development Plan and layer diagrams (Appendix 3X/1-4, Part 2, Volume 3), whilst taking into account the limitations imposed by the Western Belfast Bypass. The Council shall consult with the NZTA on the relevant Concept Plan details as outlined in sub-clauses (a), (c), (d) and (e) below.

The concept plan shall be assessed as a controlled activity with the Council's control restricted to:

- (a) the integration of land use with the alignment of the Western Belfast Bypass as confirmed as final by a NZTA Notice of Requirement; and
- (b) areas of density to give effect to rule 29.1.2; and
- (c) appropriate setbacks from the Western Belfast Bypass Corridor for noise attenuation purposes; and
- (d) stormwater attenuation; and
- (e) roads, cycle and pedestrian routes; and
- (f) areas of open space

- (ii) Upon approval of the concept plan pursuant to rule 29.1.5(i) it shall substitute the development shown within the Bypass Corridor Concept Plan Area on Appendix 3X/1-4, Part 2, Volume 3 and all applicable Living G (North West Belfast) objective policy and rule provisions in this Plan shall be read as applying to the development within the concept plan.

29.2 Community Standards

Updated 14 May 2012

29.2.1 Conformity with outline development plan - All areas except Density A

Updated 14 May 2012

- (a) Any proposed subdivision to create an allotment or allotments for residential units shall be a controlled activity with the Council's discretion limited to the following parts of the Living G (North West Belfast) Outline Development Plan;
 - (i) Density and Key Infrastructure Plan (Appendix 3X/1(a) and (b), Part 2, Volume 3); and associated policies 11.1.17 to 11.1.27 inclusive (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3);
 - (ii) Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3); and associated key Green Network policy 11.1.18 (Section 11, Volume 2);
 - (iii) Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3), and associated Blue Network policy 11.1.19 (Section 11 Volume 2);
 - (iv) Movement Network Layer Diagrams (Appendix 3X/4 - 4(g), Part 2, Volume 3); and associated Movement Network policies 11.1.20(a) - (f) (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3).

Note: See also Volume 3, Part 2, Rule 12.4.6 - Special setback provisions - residential and other activities

- (b) And shall achieve the following mix of residential sites within the Living G (North West Belfast) zone:

2% - 5% at 'Density A' with the Business 1 Zone

40% - 60% at 'Density A'

20% - 30% at 'Density B'

<2% at 'Density C'

The balance shall be Density B.

Note: See also Volume 3, Part 14, Rule 29.1.2 - Residential site density - residential activities

(c) Any subdivision that does not accord with the density location provisions shown in Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, shall be a discretionary activity and details shall be provided to show alternative locations on other land where the applicant is the registered proprietor. The Council's discretion shall be limited to:

- (i) whether the subdivision is in accordance with the Layer diagrams and Objectives and Policies referred to in (a) (ii) to (iv) above.
- (ii) Whether, where any Density A residential development is proposed in locations other than those indicated for such activity on Appendix 3X/1(a) Densities and Key Infrastructure plan (North West Belfast) Part 2 Volume 3, it demonstrates a relationship with an adjoining open-space/reserve area to provide associated amenity.
- (iii) the imposition of a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned.
- (iv) any application under this paragraph shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

29.2.2 Conformity with Outline Development Plan - Density A Residential Area

Updated 14 May 2012

(a) Any proposed subdivision to create an allotment or allotments shall have accompanying it comprehensive building and allotment design information detailing the nature, character, scale and form associated with the proposed allotments and shall be a restricted discretionary activity with the Council's discretion limited to urban design and the following parts of the Living G (North West Belfast) Outline Development Plans:

- (i) Density and Key Infrastructure Plan (Appendix 3X/1(a) and (b), Part 2, Volume 3); and associated policies 11.1.17 to 11.1.27 inclusive (Section 11, Volume 2), and structuring policies (Clause 1.19, Part 2, Volume 3);
- (ii) Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3); and associated key Green Network policy 11.1.18 (Section 11, Volume 2);
- (iii) Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3), and associated Blue Network policy 11.1.19 (Section 11 Volume 2);
- (iv) Movement Network Layer Diagrams (Appendix 3X/4 - 4(g), Part 2, Volume 3); and associated Movement Network policies 11.7.20(a) - (f) (Section 11, Volume 2), and structuring policies (Clause 1.20, Part 2, Volume 3).

For the purpose of this rule, associated land use development means:

Buildings, including accessory buildings;
Driveways and entrances;
Fences and gates;
Landscaping;
Pedestrian paths and entrances;
Shared access ways and lanes;
Outdoor living areas;
On-site car parking;
Lighting
Service areas;
Utilities.

Note: See also Volume 3, Part 2, Rule 12.4.6 - Special setback provisions - residential and other activities

(b) And shall achieve the following mix of residential sites within the Living G (North West Belfast) zone:

2% - 5% at Density A with the Business 1 Zone
40% - 60% at Density A
<2% at Density C

The balance shall be Density B.

(c) Any subdivision that does not accord with the density location provisions shown in Appendix 3X/1(a) Density and Key Infrastructure Plan (North West Belfast) Part 2 Volume 3, shall be a discretionary activity and details shall be provided to show alternative locations on other land where the applicant is the registered proprietor. The Council's discretion shall be limited to:

- (i) whether the subdivision is in accordance with the Layer diagrams and Policies referred to in (a) (i) to (iv) above;
- (ii) Whether, where any Density A residential development is proposed in locations other than those indicated for such activity on Appendix 3X/1(a) Densities and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, it demonstrates a relationship with an adjoining open-space/reserve area to provide associated amenity;
- (iii) the imposition of a consent notice or other mechanism such as a memorandum of encumbrance to secure the achievement of the densities in alternative locations shall be registered on the title of the land concerned;
- (iv) any application under this paragraph shall be accompanied by a land use consent for development on the proposed new lots which shall be processed jointly with the subdivision consent application.

29.2.3 Creation of Stormwater Drainage Swales

Updated 14 May 2012

Creation of stormwater drainage swales and water bodies in the Living G (North West Belfast) zone shall be a restricted discretionary activity with the Council's discretion limited to:

- (a) the efficient and effective operation of the stormwater system as part of a complete treatment train from rainfall to discharge to the Waimakariri River (or its tributaries);
- (b) compliance with Appendix 3X/3, Part 2, Volume 3 (the Blue Network) and associated objectives and policies (Volume 2, Section 11.1);
- (c) the extent to which the design, layout and plant species proposed have been undertaken and selected having consideration to the operations of the Christchurch International Airport and the need to minimise potential bird strike; and
- (d) the need to maximise open space in the locations as shown on the Outline Development Plan layer diagrams (Appendix 3X, Part 2 Volume 3).

29.2.4 Site Contamination

Updated 14 May 2012

The subdivision of land for residential activity shall be a restricted discretionary activity with the Council's discretion limited to health and safety, adequacy of site investigation, mitigation and remediation.

NOTE 1: The investigation of individual building lots should be carried out in accordance with the Ministry of the Environment's Contaminated Land Management 9. Guidelines or any relevant National Environmental Standard for assessing and managing contaminants in soil. 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 should be carried out by persons with recognised expertise and experience. In the event that soil contamination is identified or landfill gas is detected at levels which require remedial and/or site management measures to be undertaken 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 building consent application.

29.3 Critical Standards

Updated 14 May 2012

29.3.1 Allotment sizes - Residential activity

Updated 14 May 2012

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C	15m x 18m
Density B	10m x 10m
Density A	6m x 8m

29.3.2 Sanitary Sewer

Updated 14 May 2012

Any subdivision shall:

- (1) not create the need for more than one wastewater pumping station, whether temporary or permanent, within the entire Living G (North West Belfast) Zone; and
- (2) the wastewater pumping station shall only be located within the area legally described as Lots 1-4, 6,7,9 - 11 DP 48672, Lot 5 DP 56012; and
- (3) link to the one wastewater pumping station approved by the Council.

29.3.3 Residential site density

Updated 14 May 2012

Notwithstanding Rule 29.1.2, any development for residential activity where the average lot size is larger than the higher of the range specified in that rule for the location to which the development applies, as shown on Appendix 3X/1(a) Density and Key Infrastructure Plan (North West Belfast), Part 2, Volume 3, shall be a non-complying activity unless the development complies with 29.2.1(c) and a consent notice is registered in accordance with Rule 29.2.1 (c)(iii).

29.3.4 Sites fronting Johns Road

29.3.4 Sites fronting Johns Road

Updated 14 May 2012

- (a) Any subdivision shall not create sites that have direct vehicular access to Johns Road other than via intersections identified as A2 and A3 on the Density and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3 while, between Groynes Drive and Main North Road, Johns Road is defined as a major arterial road 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.
- (b) For the intersections shown as X and Y on Appendix 3X/1(a) Density and Key Infrastructure Plan:
 - (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;
 - (ii) Any intersection formed in the location marked as Y on Appendix 3X/1(a) Outline Development Plan shall be left in, left out only and shall be designed in consultation with the relevant controlling authority.

29.3.5 Development of Area 4

Updated 14 May 2012

- (a) Notwithstanding the standards referred to above, subdivision in Area 4, as identified on Appendix 3X/1(b) - Area 4, Part 2, Volume 3, shall be a non-complying activity unless a formed and operational road connection is provided from Main North Road either on the existing Richill Street Main North Road intersection or within the dotted area shown as X on Darroch Street at a safe distance from the Darroch Street Main North Road intersection as identified on the Density and Key Infrastructure Plan in Appendix 3X/1(a) Part 2 Volume 3 to the primary (spine) route (identified on the Density and Key Infrastructure Plan in Appendix 3X/1(a) Part 2 Volume 3) formed as part of the development of Stage 1 within Area 1.
- (b) Except that: this clause shall not apply to a subdivision designed to create the road connection between the points described in 29.3.5(a).

29.3.6 Site access

Updated 14 May 2012

Subdivision shall be a non-complying activity where allotments are created which access the Living G (North West Belfast) Zone by other than the intersections marked on the Density and Key Infrastructure Plan in Appendix 3X/1(a), Part 2, Volume 3. This rule shall only apply to Johns Road between Groyne Drive and Main North Road while Johns Road is defined as a major arterial road in this Plan or until the state highway status of this part of Johns Road is revoked, whichever occurs the earlier.

29.3.7 Control of stormwater

Updated 14 May 2012

Any subdivision shall:

- (a) control its own stormwater in accordance with the blue network set out in Appendix 3X/3 Blue Network and associated policy 11.1.9, Section 11, Volume 2;
- (b) link with the other connected stormwater systems shown on the blue network set out in Appendix 3X/3 Blue Network and associated policies in Clause 1.20, Part 2, Volume 3, and policy 11.1.9, Section 11, Volume 2; and
- (c) applications for the necessary consents from the Canterbury Regional Council must be lodged before or contemporaneously with any subdivision application.

29.3.8 Provision of public transport

Updated 14 May 2012

Any subdivision shall be designed and constructed so as to enable public transport bus movements in accordance with, and shall provide bus stops and passenger shelters at the approximate locations shown on, the Public Transport Network set out in Appendix 3X/4 - 4(g) - Movement Network Layer Diagrams: Road Network, Cycle Network, Pedestrian Network, Public Transport Network, Part 2, Volume 3.

29.3.9 Reserves

Updated 14 May 2012

- (1) A minimum area of (2/3 x 200 m x 30 m) = 0.4 ha with an average width of 30m shall be shown as reserve on Lot 4 DP 51436:
 - (a) orientated north-south so as to provide walking and cycle access from the subdivision to Sheldon Park from the North West Belfast Living G Zone (as defined in Appendix 3X, Part 2, Volume 3);
 - (b) connecting to the Main North Road/Johns Road intersection; and
 - (c) contiguous at its northern end to Lot 1 DP 365398 so as to contribute to the open space line shown on Appendix 3X/2(a) - Green Network Layer Diagram, Part 2, Volume 3.
- (2) A minimum area of 0.3 ha with a minimum width of 30m shall be shown as reserve on Lot 1 DP 365398:
 - (a) orientated north-south so as to enable walking and cycle access from the subdivision across Main North Road and/or Johns Road to Sheldon Park from the North West Belfast Living G Zone;
 - (b) contiguous at its southern end with Lot 4 DP 51436 so as to contribute to the open space line shown on Appendix 3X/2(a) - Green Network Layer Diagram, Part 2, Volume 3.
- (3) Other reserves shall be created in the approximate locations shown on the Green Network Layer Diagram.
- (4) Unless there is no open space (other than another reserve) within 400 metres then the reserve shall be contiguous to that other open space.

29.3.10 Open Space

Updated 14 May 2012

- (1) All roads, paths, and cycle ways (subject to covenants or consent notices) shall be as shown on Appendix 3X/4 - 4(g) - Movement Network Layer Diagrams, Part 2, Volume 3.
- (2) Recreation and passive open space areas shall be as shown on Appendix 3X/2(a) - Green network Layer Diagram, Part 2.
- (3) All swales and other stormwater treatment train areas including stormwater ponds shall be as shown on Appendix 3X/3 - Blue Network Layer Diagram, Part 2.
- (4) Local Purpose Reserves for stormwater shall not be situated on the areas of open space identified in 29.3.9(1) and (2) without the written consent of the General Manager Asset and Network Planning (or future equivalent) of Christchurch City Council.

29.3.11 Deferred Living G (Density C) - Local Purpose reserve - Stormwater

Updated 14 May 2012

Should the areas, or part of the areas, identified on the Living G (North West Belfast) Zone Outline Development Plan (Appendix 3X/2(a), Part 2, Volume 3) as Local Purpose Reserve - Stormwater not be vested in Council, any application for a residential Density C use of the land shall not be required to be publicly notified under section 95A RMA. The limited notification provisions of section 95B RMA shall still apply.

29.3.12 Information to be supplied with subdivision consent

Updated 14 May 2012

- (1) Information that illustrates how -
 - (a) the proposed subdivision; and
 - (b) the location of Densities and key infrastructure accords with the North West Belfast Density and Key Infrastructure Plan and in particular:
 - (i) Density and Key Infrastructure Plan (Appendix 3X/1(a) - Part 2, Volume 3); and associated key policies (Volume 2, Section 11.1).
 - (ii) Layer Diagram Green network; (Appendix 3X/2 - Part 2, Volume 3) and associated key policies (Volume 2, Section 11.1).
 - (iv) Layer Diagram Blue network (Appendix 3X/3 - Part 2, Volume 3); and associated key policies (Volume 2, Section 11.1).
 - (iv) Layer Diagrams Movement network (Appendix 3X/4 - Part 2, Volume 3), and associated key policies (Volume 2, Section 11.1).
- (2) Information to show that staging takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (3) Location of high density sites, and/or medium density sites.

- (4) Information that illustrates the proposed subdivision accords with the mix of densities identified in Clause 29.2.1, Part 14, Volume 3 or how that mix of densities will be achieved on land within the applicant's control on subsequent subdivision applications.
- (5) Information detailing any previous consent notice or notices and or memorandum or memoranda of encumbrance registered on the title of the land pursuant to Clause 29.2.1(c)(iii) Volume 3 Part 14.
- (6) Information that illustrates on a site plan what density range (Low Medium, or High Density) each lot is in.
- (7) Measures taken to reduce dust emissions (if any).
- (8) Information that illustrates how the subdivision is to be serviced for sanitary sewer in a way that ensures that not more than one wastewater pumping station (whether permanent or temporary) is required within the Living G (North West Belfast) Zone.
- (9) Information detailing the design and functioning of any intersection connecting the Living G (North West Belfast) zone with Main Road or Johns Road and the outcome of any consultation with the relevant road controlling authorities.
- (10) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matter (l) detailed in Part 14, clause 29.4.14(i) Design and Layout.
- (11) Information identifying appropriate remedial and/or site management measures for contamination or landfill gas intrusion to be put in place to make the land suitable for the intended purposes.

29.4 Assessment matters for subdivision in the Living G (North West Belfast) zone

Updated 14 May 2012

29.4.1 Quality

29.4.1 Quality

Updated 14 May 2012

The extent to which the proposal will be in accordance with Key Structuring Policies at Part 2, clause 1.19, and the Density and Key Infrastructure Plan and Layer Diagrams in Appendix 3X/1 - 4 - Outline Development Plan (North West Belfast), Part 2, Volume 3.

29.4.2 Connectivity

Updated 14 May 2012

The extent to which the proposal will be in general accordance with the Layer Diagrams Movement network (Appendix 3X/4, Part 2, Volume 3); and the key policies (Volume 2, Section 11.1, and Clause 1.19, Part 2, Volume 3).

29.4.3 Access to outdoor space

Updated 14 May 2012

The extent to which the proposal will be in general accordance with the Green Network Layer Diagram (Appendix 3X/2, Part 2, Volume 3) and the key policies (Volume 2, Section 11.1, and Clause 1.19, Part 2, Volume 3).

29.4.4 Street Trees

Updated 14 May 2012

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) Consideration of bird habitat in relation to bird strike issues.

29.4.5 Stormwater

Updated 14 May 2012

- (a) Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made to the visual amenity of the immediate area
- (d) The ability to capture and treat stormwater on site, having regard to the need to avoid the creation of unwanted bird-attracting habitats.
- (e) The extent to which the proposal will be in general accordance with the Blue Network Layer Diagram (Appendix 3X/3, Part 2, Volume 3) and the key policies (Volume 2, Section 11.1).
- (f) the extent to which consideration has been given to the staging of subdivision so as to ensure that soakage basins do not become clogged during site works to give effect to a subdivision consent.
- (g) The extent to which the proposal will be in general accordance with any Living G (North West Belfast) Surface Water Management System Operation and Maintenance Management Plan.
- (h) The extent to which the proposal incorporates stormwater management infrastructure to appropriately provide for the control of stormwater during the period of construction.
- (i) The extent to which the proposal incorporates stormwater management infrastructure to appropriately control stormwater until connection is made to the wider stormwater management system anticipated by the Layer Diagram Blue Network (Appendix 3X/3, Part 2, Volume 3) and the key policy 11.1.19 (Volume 2, Section 11).

29.4.6 Energy efficiency

Updated 14 May 2012

The extent to which passive solar access can be achieved.

29.4.7 Street Scene

Updated 14 May 2012

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

29.4.8 Location of High Density sites

Updated 14 May 2012

The extent to which High Density sites are located so as to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail or community facilities.

29.4.9 Mix of Densities

Updated 14 May 2012

The extent to which the application:

- (a) meets the density ranges and mixes specified in rule 29.2.1, Part 14, Volume 3.
- (b) specifies which density range the site is within (thereby defining which development standards are to apply to the site). Note: for clarity and certainty the Council can impose a consent notice or memorandum of encumbrance to this effect.

29.4.10 Access to State Highway

Updated 14 May 2012

In the Living G (North West Belfast) Zone, the extent to which any proposed direct access on to Johns Road other than access in accordance with Appendix 3X/1 or Appendix 3X/4 of the Outline Development Plan (North West Belfast), Part 2, Volume 3, would result in adverse effects on the safety or efficiency of the State Highway.

29.4.11 Sanitary Sewer

29.4.11 Sanitary Sewer

Updated 14 May 2012

In the Living G (North West Belfast) Zone, the extent to which the subdivision will necessitate or lead to the construction of more than one waste water pumping station within the development area.

29.4.12 Development of Primary (Spine) Route

Updated 14 May 2012

- (a) The timing of development and connections of the primary (spine) route to provide for dispersed traffic movements to, from and through the Living G (North West Belfast) Zone to protect the functioning of Main North Road and Johns Road.
- (b) The extent to which the proposal provides for passenger transport, including bus stops, anticipated by the Movement Network Layer Diagram, Public Transport Network, (Appendix 3X/4(d) and (e), Part 2, Volume 3) and the key policies (Volume 2, Section 11.1, and Clause 1.19, Part 2, Volume 3).
- (c) The extent to which the design of the Spine Road, including at intersections, provides for the safe movement of vehicles, cyclists and pedestrians.

29.4.13 Contaminated Sites

Updated 14 May 2012

- (a) Suitability of remediation measures to remediate site contamination where soil contaminants are detected at levels which justify remediation or management of the site to protect the health and safety of the occupiers.
- (b) The risk to health and safety of any persons.
- (c) Suitability of remedial and/or site management measures to be undertaken to make the site suitable for the intended purposes.
- (d) Suitability of remedial and/or site management measures to ensure the protection of ground water quality during the remediation process.

29.4.14 Additional Assessment matters for subdivision in the Living G (North West Belfast) zone - Density A

Updated 14 May 2012

(i) Design and Layout

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieves the following:

- (a) Developments should consider local environmental conditions included but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.
- (d) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of Density A.

- (e) The extent to which the orientation, size and shape of allotments is sympathetic to the presence of listed heritage items and seeks to engage or include that item within the overall design.
- (f) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent vistas and view shafts.
- (g) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (h) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (i) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking regard should be had to:
 - avoiding the extensive use of rear lots which require an additional access leg;
 - the use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots;
 - The use of shared access (via access lots or rights of way).
- (j) The application of appropriate lot dimensions and sizes to prevent the creation of sausage flats with long monotonous facades.
- (k) Avoiding the widespread use of cul de sacs. Any cul de sacs should be short and relatively straight.
- (l) The perimeter of Street building blocks should be no longer than 320 metres to maximize the permeability of the movement network, particularly in relation to pedestrian movements.

Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Building design should allow for utilisation of passive solar energy.

On the flat topography of Christchurch, view shafts and vistas to prominent features such as the Port Hills, Southern Alps and Central City skyline create reference points that contribute to the visual amenity of residents.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

(ii) Relationship with street, lanes and public open spaces

- (a) Buildings should be oriented toward the street and positioned close to the road boundary.
- (b) Active areas of buildings, such as habitable rooms and entrances should, in addition to the requirement to be placed along the street (Rule 6A2.17, Part 2, Volume 3), be placed along the street and public open spaces, particularly at ground level.
- (c) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (d) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (e) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (f) Fences should complement the building design.
- (g) Building design and location provide opportunity for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along streets and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. A minimum of 25% glazing across these building frontages is a rule of thumb.

Near streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged at ground level to promote greater community ownership and responsibility of these public spaces.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(iii) Corner sites

- (a) Buildings on corner sites should orientate towards all adjacent streets and public open spaces and emphasise these corners.
- (b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

- (a) Buildings should be of a domestic scale.
- (b) Buildings in series should avoid excessive repetition of building forms.
- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings within sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

Explanation

Accepting a variety of building styles, developments should have façade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A rule of thumb for the maximum length of a building façade is 15 metres before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership within residents.

(v) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared access ways, lanes and service areas should to be designed to maximise safety of occupants and visitors.
- (c) The distribution of landscaping throughout the site and provision for larger vegetation is encouraged.
- (d) Landscape design is encouraged to use locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and promotes healthy ecosystems.
- (e) For lanes and shared access ways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants safety and opportunities for passive surveillance.
- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.

Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no "left-over" spaces, needs to be established within developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained within local climatic conditions. The use of locally sourced native plants is encouraged to promote biodiversity. Plant species should be carefully chosen to ensure that their size at maturity does not create adverse on site amenity effects such as over-dominance and overshadowing of buildings and restricting views from living areas onto the street.

(vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas within each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

- (a) Service areas should be positioned within a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated within the building to minimise their visual impact, particularly from streets or public open spaces.
- (d) Storage space should to be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities within close proximity to a street or public open space, which cannot be placed elsewhere, needs to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units within the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation within the City needs to cater for a diversity of living types in order to maintain variety housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units within detached, semi-detached, terraced or apartment housing types.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as location residential dwellings in close proximity to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a lane with complementary architectural features on the lane and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to lane entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the lane. The use of landscaping can also go to act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety within lanes.

Variation in the design of lanes provide visual interest and it can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on lanes and access-ways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to laneway.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the laneway.

30.0 Subdivision in the Living G (Highfield) Zone

30.1 Categories of activities - Living G (Highfield) Zone

Updated 06 December 2013

a) Any subdivision which complies with all of the critical and community standards for subdivision activities shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the matters specified in Clause 30.6.

Refer also to Part 14 Subdivision, Clause 2.13 Application of assessment matters, for additional assessment matters which the Council shall apply to all restricted discretionary activities.

b) Any subdivision which complies with all of the critical standards for subdivision activities but does not comply with any one or more of the community standards shall be a discretionary subdivision activity.

c) Any subdivision which does not comply with any one or more of the critical standards for subdivision activities shall be a non-complying subdivision activity.

30.2 General Rule - Living G (Highfield) Zone

30.2.1 Business 1

Updated 06 December 2013

The Business 1 Zone subdivision rules shall apply to subdivision within the areas shown as neighbourhood centres/business nodes (Business 1) on the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

30.3 Community Standards

30.3.1 Outline Development Plan

All subdivision and associated development shall be in general accordance with the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b)).

30.3.2 Roading Design within and adjoining the Living G (Highfield) Zone

30.3.2 Roading Design within and adjoining the Living G (Highfield) Zone

Roading design within and adjoining the Living G (Highfield) zone shall be in accordance with the table below, and in general accordance with the cross sections for Prestons Rd, Hawkins Rd and Hills Rd and Selkirk Place in Part 2, Appendix 3Y(d):

Street Type	Minimum legal road width	Minimum carriageway width	Minimum number of footpaths	Minimum footpath width	Provision of street trees
Central Boulevard	20.5	Dual carriageway 5.5m each	1*	1.5m	Yes
Parkside Local Street	15.5m	10m	1*	1.5m	Yes
Local Street	19m	10m	2	1.5m	Yes
Parkside Neighbourhood Street	14.5m	7.5m	1*	1.5m	Yes
Neighbourhood Street	18m	7.5m	2	1.5m	Yes
Cul-de-sac	14m	7.5m	1	1.5m	Yes
Lane	14m	7.5m	1	1.5m	Yes
Link	9m	7.5m	None	-	Yes

* Except where roads adjoin a public space on one side, an additional second footpath shall be located within that open space.

Central Boulevard	Runs in a north-south direction along the central open space system, and will be a collector road.
Parkside Local Street	This street type always edges a reserve on one side.
Local Street	The main north-south roads within the development.
Parkside Neighbourhood Street	Similar to a parkside local road but with a narrower carriageway.
Neighbourhood Street	These roads make up the largest proportion of streets within the development and are intended to carry only local traffic.

Lane	<i>Provide access to a limited number of residential properties.</i>
Link	<i>Specific to areas adjacent to Prestons Road. They provide access to a limited number of properties and link between turning heads on north-south roads.</i>

30.3.3 Network effects - Transportation

Updated 06 December 2013

a) *Prior to the approval of any subdivision north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction of the following, to the satisfaction of the Christchurch City Council, must commence:*

- (i) Upgrading Prestons Road between the existing urban / rural boundary and the Hawkins / Hills Road intersection;*
- (ii) Formation of the Central Boulevard / Prestons Road intersection (including the provision of traffic signal infrastructure), and;*
- (iii) Upgrading the Main North Road intersection to better accommodate turning movements out of Prestons Road and right turn movements from Main North Road.*

Notes:

- 1. The geometric specifications for Prestons Road, in relation to Clause i. above, are specified in Part 2, Appendix 3Y(d).*
 - 2. Making the signals operational at the Central Boulevard / Prestons Road intersection will be independently determined by the Council, in order to avoid unnecessary delays to through traffic on Prestons Road until sufficient development in the Living G (Highfield) Zone necessitates the signals becoming operational.*
- b) *Prior to the approval of any subdivision that creates the 400th residential allotment north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction on the installation of traffic signals at the Marshland / Prestons Road intersection must commence.*
- c) *Prior to the approval of any subdivision that creates the 750th residential allotment north of the Transport Monitoring Line shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)), construction on the installation of traffic signals at the Grimseys / Prestons Road intersection (or an alternative intersection treatment agreed with the Council) must commence.*
- d) *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 Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.*
- e) *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 Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.*
- f) *The establishment of the fifth road connection to Hills Road, as identified on the Outline Development Plan, requires Hills Road between QEII Drive and Prestons Road to be developed in general accordance with the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.*
- g) *If construction of the Northern Arterial has not commenced, the following applies:*
- (i) Once 1,400 residential allotments have been granted in the Zone, all subsequent subdivision applications for residential allotments must demonstrate that Level of Service E or better shall be achieved for the turn movements at the intersections identified in the table below.*

Intersection	Approach and Movement
Main North / Prestons	<ul style="list-style-type: none"> <i>i) Main North Road: right turn</i> <i>ii) Prestons Road: left turn and right turn</i>
Grimseys / Prestons	<i>i) All movements</i>

Central Boulevard / Prestons	<i>i) All movements (unless the traffic signals are already operational)</i>
Hawkins / Hills / Prestons	<i>i) All movements</i>
Lower Styx / Hawkins / Marshland	<i>i) Hawkins Road: all permitted movements</i> <i>ii) Marshland Road: right turn into Hawkins Road</i>
Hills / QEII	<i>i) Hills Road: left turn</i>
QEII / Innes	<i>i) QEII Drive: westbound through movement</i>

Note: The identified service target of Level of Service E is based on the Highway Capacity Manual 2000 delay-based definitions of Level of Service.

h) If construction of the Northern Arterial has commenced, then clause g) above shall not apply.

30.3.4 Rooding connection to QE II Drive

Updated 06 December 2013

Any proposed subdivision that provides for a new rooding connection to QE II Drive from within the Living G (Highfield) Zone is a discretionary activity.

30.3.5 Boundary planting

Updated 06 December 2013

Where a rear boundary or side boundary of any land within a subdivision abuts a property boundary of land not owned by the applicant (other than land owned by the Council or the New Zealand Transport Authority), prior to any filling, excavation or land improvement being undertaken associated with the subdivision, the entire boundary length shall be planted to depth of 5 metres and shall only include plants from Part 2 Appendix 3Y(c). Ongoing maintenance of this planted strip shall be required through Consent Notices imposed by condition of subdivision consent to be registered on the Certificate(s) of Title of all new allotments to be created by the subdivision which abut such boundaries [Refer to Clause 30.6].

30.4 Critical Standards

30.4.1 Allotment dimensions

Updated 06 December 2013

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density D 16m x 16m

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

30.4.2 Allotment size and site density

Updated 06 December 2013

'Density A' residential area	Average lot size to be contained within a range of 200m² to 300m² Minimum net site area of 150m²
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'Density B' residential area	Average lot size to be contained with a range of 300m ² to 450m ² Minimum net site area of 275m ²
'Density C' residential area	'Average lot size to be contained within a range of 450m ² to 750m ² Minimum net site area of 400m ²
'Density D' residential area	Minimum net area of 800m ²

Note: The Density areas referred to are shown on the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).

30.4.3 Realignment of Horners Stream

Updated 06 December 2013

Concurrently or prior to the approval of any subdivision 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 Council for consideration for certification.

When a final design concept has been certified by the Council, it shall be held by the Council and be referred to as the "Horners Stream Realignment Concept Plan".

Note: Detailed engineering, landscape and ecological design for each section of the Stream is required at time of subdivision consent application - refer 30.5(k) Information to be supplied and 30.6 (Horners Stream - a) Assessment matters for subdivision.

30.5 Information to be supplied with an application for subdivision consent

Updated 06 December 2013

- (a) Information that illustrates how the proposed subdivision generally accords with the Living G (Highfield) Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).
- (b) Information that illustrates how the staging of development including the location of key infrastructure generally accords with the Living G (Highfield) Outline Development Plan.
- (c) Information to show that staging takes account for the need to prevent clogging of soakage basins with sediments associated with construction and other methods needed to minimise sediment discharges to the Styx River.
- (d) Location of high, medium and low density sites.
- (e) Measures to be taken to reduce dust emissions (if any).
- (f) Information identifying appropriate remedial and/or site management measures to be put in place to make the land suitable for residential purposes in the event that soil contamination is identified.
- (g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information is required detailing how buildings are to satisfy the relevant assessment matters.
- (h) Information identifying appropriate remedial and/or site management measures for contamination to be put in place to make the land suitable for the intended purposes.
- (i) Information addressing the risk of liquefaction and identifying the appropriate land remediation measures required to make the land suitable for residential use. This shall include a geotechnical assessment in accordance with the Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury (Ministry of Business, Innovation and Employment, September 2012) or the guidelines that are in force at the time the application is made.
- (j) Detailed landscape and ecological assessment and plans for the length of Styx River within subdivision application areas that include Styx River.
- (k) Detailed engineering, landscape and ecological designs and assessment for the length of Horners Stream within subdivision application areas that include Horners Drain.
- (l) Information addressing any natural springs located within the development area.
- (m) The results of an archaeological walkover of the property (prepared by a suitably qualified archaeological expert) and confirmation as to whether or not an archaeological authority is required.
- (n) Where Rule 30.3.3 applies, a transport assessment prepared by a suitably qualified person.

(o) Any proposed subdivision in Density A Residential Area shall be accompanied by comprehensive building and allotment design information detailing the nature, character, scale and form of development associated with proposed allotments, including in relation to:

- Buildings, including accessory buildings;
- Driveways and entrances;
- Fences and gates;
- Landscaping;
- Pedestrian paths and entrances;
- Shared access ways and lanes;
- Outdoor living areas;
- On-site car parking;
- Lighting;
- Service areas;
- Utilities.

30.6 Assessment matters for subdivision in the Living G (Highfield) Zone

Updated 06 December 2013

General matters

General matters provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design while controlling developments to avoid poor design. It is expected that, as a minimum, developments will fulfill the matters, except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading, where appropriate, a brief explanation provides additional information on meaning and intent behind the assessment matters.

Applications are also encouraged to provide written and graphic evidence of their rationale to accompany site specific proposals.

There are also levels of assessment matters - the first level applies to all Density A, B, C and D applications - the second applies to all Density A applications.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 - All Density areas

Design and layout

- a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Living G (Highfield) Zone in Part 2, Volume 3 of the City Plan and the Living G (Highfield) policies at Part 11, Volume 2 of the City Plan.
- b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- c) The extent to which the orientation, size and shape of allotments establishes a connectivity with prominent views.
- d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape allotments, the provision of hard and soft landscaping, and the location of street lighting.
- e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas, to minimise the extent of vehicle crossings and/or garages that face the street and to maximize building frontage and on-street parking, regard should be had to
 - The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
 - The land use shared access (via access lots or rights of way).
- g) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.
- h) Avoiding the widespread use of culs de sac. Any cul de sac should be short and relatively straight.
- i) With the exception of blocks fronting Hawkins Road and Hills Road, street blocks should maximise the permeability of the Movement Network, particularly in relation to pedestrian movements.
- j) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- k) The extent to which allotments are connected, visually and physically, to green corridors and open space.
- l) The extent to which the average allotment size, within the average range specified in Rule 30.4.2, in the subdivision application will contribute to achievement of an overall minimum yield from the Living G (Highfield) block of at least 15 households per hectare.

Special setback provisions - Northern Arterial

- a) *The appropriateness of consent notices to be registered on the Certificate(s) of Title of the relevant lot(s) to ensure compliance with Rule 13.5.3.*

Boundary Planting

- a) *The appropriateness of consent notices to be registered on the Certificate(s) of Title of the relevant lot(s) to ensure ongoing maintenance of the planted strip required by Rule 30.3.5.*

Network Effects - Transportation

- a) *The extent to which the existing formation of Hawkins Road and Hills Road differs from the cross sections in Part 2, Appendix 3Y(d), including a minimum carriageway width of 7.0m and a shared path on the Living G (Highfield) Zone side to accommodate walking and cycling.*
- b) *The extent that the identified Level of Service target of E is being breached in terms of average control delay per vehicle.*
- c) *The number of vehicles performing the intersection turn movement in the peak hour.*
- d) *The likely time duration within the peak hour where the identified Level of Service is not able to be met.*
- e) *The extent to which turning traffic affects the through movement function of identified intersections on the strategic road network.*
- f) *The extent to which the proposed development will further affect the Level of Service at the identified intersection.*
- g) *The cumulative impact on the Level of Service at the identified intersection, taking previously approved subdivisions into account.*
- h) *The ability to implement alternate traffic management measures that would result in Level of Service E or better being met at the identified intersection.*
- i) *The potential to introduce new road network connections into the Living G (Highfield) Zone that would result in Level of Service targets being met at the identified intersections.*
- j) *The additional scale of development proposed relative to the scale of any road network mitigation measures being required, including those relating to the achievement of identified level of service targets.*
- k) *The duration of any temporary effect relative to the introduction of road network improvement measures already programmed for construction that would mitigate any adverse effects beyond those considered acceptable by the identified Level of Service target.*

Movement and Connectivity

- a) *The extent to which the roading layout supports a functional hierarchy of streets.*
- b) *The extent to which the roading layout achieves a well connected and highly permeable movement network.*
- c) *The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.*
- d) *The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.*
- e) *The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.*
- f) *The account taken of pedestrian movement and continuity of walking facilities within the development.*
- g) *The extent to which the roading layout supports walking to bus stops and/or key community facilities.*
- h) *The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.*
- i) *The appropriateness of the legal road width to accommodate the proposed cross-section design.*
- j) *The ability of the legal road width to accommodate a future change in the function of the street (where applicable).*
- k) *The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate and in accordance with the Canterbury Regional Public Transport Plan 2012 or the relevant document that is in force at the time the application is made.*
- l) *The extent to which new roads make adequate provision for vehicle movements, car parking and property access.*
- m) *The extent to which 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.*
- n) *The extent to which new subdivision does not preclude development of other areas within the Living G (Highfield) Zone.*
- o) *The extent to which roading within the site is designed to encourage the use of open space.*
- p) *The extent to which the roading design aligns with Part 2, Appendix 3Y(d).*
- q) *The extent to which both the Green Network and pedestrian/cycle connections share space and interrelate.*
- r) *The extent to which access to public open space is maximised.*

Street Trees

- a) *The extent to which trees are proposed to be accommodated within the legal road reserve.*
- b) *The extent to which the trees provided are from Part 2, Appendix 3Y(c), List B Exotic Trees.*
- c) *The provision of trees intended to provide a high level of visual amenity.*
- d) *The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.*

- e) *The extent to which parking and landscaping are visually connected.*

Stormwater

- a) *Measures adopted so as to ensure the protection of ground-water quality including treatment of discharges from roads and sealed car parking areas.*
- b) *The extent to which alternative treatments may be available.*
- c) *The contribution made by the stormwater facilities' layout and design to the visual amenity of the immediate area.*
- d) *The ability to capture and treat stormwater on site.*
- e) *The extent to which the proposal will be in accordance with the Styx Stormwater Management Plan.*
- f) *The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.*
- g) *The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately until connection is made to the wider stormwater management system anticipated by the Outline Development Plan (Part 2, Appendices 3Y(a) and 3Y(b)).*

Styx River

- a) *The extent to which the treatment of Styx River enhances ecological and landscape values and enables the early establishment of the entire reserve.*
- b) *The extent to which the proposal meets the guidance of the CCC Waterways, Wetlands and Drainage Guide - Ka Te Anga Whakaora mo Nga Arawai Repo Feb 2003.*
- c) *The extent to which the detailed plans are consistent with plans already approved through subdivision for other parts of Styx River within the Living G (Highfield) zone.*
- d) *The extent to which proposed planting is consistent with the guidance of the Christchurch City and Lowlands Canterbury - Streamside planting guide July 2005.*

Horners Stream

- a) *The extent to which the detailed designs meet the agreed "Horners Stream Realignment Concept Plan" held by Christchurch City Council.*
- b) *The extent to which the treatment of Horners Stream enhances ecological and landscape values.*
- c) *The extent to which the proposal meets the guidance of the CCC Waterways, Wetlands and Drainage Guide - Ka Te Anga Whakaora mo Nga Arawai Repo Feb 2003.*
- d) *The extent to which proposed planting is consistent with the guidance of the Christchurch City and Lowlands Canterbury - Streamside planting guide July 2005.*
- e) *The extent to which the detailed plans are consistent with plans already approved through subdivision for other parts of Horners Stream within the Living G (Highfield) zone.*

Natural springs

- a) *The extent to which the proposal provides for the retention of any natural springs.*

Street scene

- a) *The extent to which lot design and orientation will allow buildings to address the street.*
- b) *The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.*

Location of high density sites

- a) *The extent to which High Density sites are located to provide convenient access to a potential public transport route and wherever possible in close proximity to: a reserve, and/or retail community facilities; and/or be within a 400 metre radius of any of the above.*
- b) *The extent to which high density sites are located in order to avoid adverse effects on lower density areas.*

Mix of densities

The extent to which the application:

- a) *Aligns with the density areas specified in the Outline Development Plan (Highfield) (Part 2, Appendices 3Y(a) and 3Y(b), Part 2)*
- b) *Specifies which density area the site is within.*

Contaminated sites

- a) *The suitability of remediation and/or mitigation measures to adequately deal with site contamination.*

Geotechnical matters

- a) *The suitability of remediation and/or mitigation measures in order to adequately deal with liquefaction risk.*

Construction

- a) *The extent to which adverse effects during construction have been avoided, remedied or mitigated. This is to include but not be limited to noise, vibration, dust, sediment and erosion control, drainage, traffic, and ecological values.*
- b) *Whether the walkover of the property, carried out by a suitably qualified archaeological expert, identified any archaeological features and whether an*

archaeological authority is required.

c) *If no archaeological authority is required, whether an accidental discovery protocol has been established and provided with the application.*

Tangata Whenua Cultural Values

a) *The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.*

b) *The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.*

Level 2 - Density A Areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

Site and context

a) *Development should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.*

b) *Developments are encouraged to support prominent views.*

c) *Developments are encouraged to provide a high degree of passive surveillance.*

d) *Developments should, where possible, provide views/close access to the Central Corridor or Styx Corridor.*

Relationship with street, lanes and public open spaces

a) *Buildings should be orientated towards the street and positioned close to the road boundary.*

b) *Active areas of buildings, such as habitable spaces and entrances should, in addition to the requirement to be placed along the street frontage also face the adjacent public open spaces where applicable, particularly at ground level.*

c) *Buildings should have pedestrian entrances that are identifiable, well articulated and directly accessible from, the street or, in the case of rear units, shared accessways.*

d) *Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.*

e) *Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.*

f) *Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.*

Corner sites

a) *Building on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.*

b) *Pedestrian entrances are encouraged to be located along main pedestrian routes.*

Building form and articulation

a) *Buildings should be of a domestic scale*

b) *Buildings in a series should avoid excessive repetition of building forms*

c) *Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank*

d) *Roofs should be designed to limit continuous ridgelines and to minimise the visual bulk of a building*

e) *The separation of buildings on sites is encouraged to reduce perceived building bulk*

f) *Architectural features (i.e. entrance porches, bay windows and shade screens) and a variety of materials and colours are encouraged to provide human scale and visual interest*

Landscaping and site amenity

a) *Car parking, garages, side boundaries, shared access ways, lanes and service areas should all be softened by landscaping.*

b) *Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.*

c) *The distribution of landscaping throughout the site and provision for larger areas of vegetation is encouraged.*

d) *Landscape design is encouraged to use endemic or locally sourced indigenous plants, including those that minimise water and maintenance requirements, promote biodiversity and healthy ecosystems.*

e) *For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximizing occupants' safety and providing opportunities for passive surveillance.*

f) *Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size, at maturity, that would require the plant's removal to maintain amenity on the site.*

Consideration of occupants safety and passive surveillance should conform to Crime Prevention Through Environmental Design (CPTED) Principles.

Outdoor living spaces

a) *Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.*

b) *Private outdoor living spaces, including balconies and terraces, should link directly to main living areas within the residential unit.*

Service areas and utilities

Service areas (for example clothes lines, wheelie bin storage) should be positioned in a development to minimize adverse visual, noise or odour amenity effects and to enable practical use.

- a) Rubbish storage areas, letterboxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.*
- b) Building services such as external accessways and mechanical, electrical and communications equipment should be integrated within the building to minimize their visual impact, particularly from streets or public open spaces.*
- c) Storage space should be easily accessible to residents.*

Residential amenity

- a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.*
- b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.*
- c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households*

Treatment of lanes

- a) Define the identity of, and entrance to, a lane through both landscaping and built form elements such as locating residential dwellings close to the street or where they are visible from the street.*
- b) Provision of shared vehicle and pedestrian access with no defined footpath.*
- c) Variation in lane clearway through design by tightening, extending and terminating views within a lane.*
- d) Provision of permanent passive surveillance for all parts of the lane*
- e) Establish a consistent character for a lane with complementary architectural features on the land and adjacent buildings.*

31.0 Subdivision in the Business 4 and 4T (Tait Campus) Zones shown in Appendix 22, Part 3, Volume 3

31.1 Development Standards

Updated 21 October 2013

- (a) The Business 4T Zone subdivision standards shall apply to subdivision within the area of the Business 4T (Tait Campus) Zone, as shown in Appendix 22, Part 3, Volume 3, except as required by Part 14, Critical Standards - Property Access, Clause 5.3.8 and Clause 31.2 Community Standards below.
- (b) In the Business 4 zone shown in Part 3, Appendix 22, Business 4 subdivision standards shall apply, except that compliance with Volume 3, Part 3, development standards 5.2.8 (Outline Development Plans) applicable to this zone is also required.

31.2 Community Standards

31.2.1 Conformity with Outline Development Plan

Updated 21 October 2013

(a) Any proposed subdivision shall be in general accordance with the following parts of the Outline Development Plan – Business 4T (Tait Campus) Zone, Appendix 22, Part 3, Volume 3, except where the matter is provided for by a specific rule in the plan:

- (i) Land Use and Development, Appendix 22(i);
- (ii) Green Network, Appendix 22(ii);
- (iii) Blue Network, Appendix 22(iii); and
- (iv) Movement Network, Appendix 22(iv)

and be designed to enable the achievement of the following:

- A low density, open campus environment designed around a series of individual buildings linked by walkways and landscaping;
- Integration of all modes of transport across the Outline Development Plan area having regard to Part 14, Clause 5.3.8 - Special roading and access requirements;
- Provision for substantial planting and landscaping along road frontages and site boundaries; and
- Integration of stormwater management with open space across the Outline Development Plan area.

31.3 Assessment matters for subdivision in the Business 4T (Tait Campus) and Business 4 Zones, as shown in the Outline Development Plan, Appendix 22, Part 3, Volume 3 shall include the following considerations:

Updated 21 October 2013

- (a) Quality
The extent to which the subdivision will be in general accordance with and support the provisions of the Outline Development Plan (Tait Campus);
- (b) Connectivity

The extent to which the proposal will be in general accordance with the Outline Development Plan (Tait Campus) provisions in terms of land use and the movement network;

(c) Access to outdoor space

The extent to which the proposal will be in general accordance with the Green Network diagram of the Outline Development Plan (Tait Campus);

(d) Trees

(i) The extent to which the retention and / or provision of trees provides a high level of visual amenity or buffer planting.

(ii) The extent to which the provision of trees recognises the context and scale of the area in which they are located, the significance of the road frontages and the character of adjoining properties.

(iii) Protection of the two Notable trees identified in Part 10, Appendix 4, 64 Stanleys Road (Lot 1, DP 25641).

(e) Stormwater

(i) That the stormwater measures adopted ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.

(ii) The extent to which the proposal will be in general accordance with the Blue Network diagram of the Outline Development Plan.

(f) Energy Efficiency

(i) The extent to which any subdivision ensures the opportunity for buildings and development to be located and designed to maximise an energy efficient built form.

(g) Street Scene

(i) The extent to which lot design and orientation will allow buildings to address but not dominate the street including areas of open space and planting.

(ii) The extent to which consideration has been given to the potential use of slow lanes for vehicle access within the Outline Development Plan area.

(h) Tangata Whenua

(i) The ability of the subdivision and development to recognise values significant to Ngai Tahu particularly in respect to water quality, mahaniga kai, indigenous planting and the wellbeing of the Styx River Catchment.

(ii) The need to notify developers of their obligations under the Historic Places Act 1993 and the provision of an Accidental Discovery Protocol in case an unknown archaeological site is inadvertently uncovered; and

(iii) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works.

32.0 Subdivision in the Outline Development Plan - Upper Styx area and Living G (Highsted zone)

32.1 Development Standards - Subdivision in the Outline Development Plan - Upper Styx Area

Updated 06 December 2013

32.1.1 Any subdivision for urban activities shall be in general accordance with the Outline Development Plan in Appendix 8A and 8B to the Rural Zones, and in accordance with a relevant Master Plan.

32.2 Development Standards - Subdivision in the Living G (Highsted) zone

32.2.1 Density A Residential Area. Comprehensive subdivision and land use development

Updated 06 December 2013

Any subdivision shall be accompanied by comprehensive building and allotment design detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to the design and layout of the subdivision and associated land-use development.

For the purpose of this rule, associated land use development means:

- *Buildings, including accessory buildings;*
- *Driveways and entrances;*
- *Fences and gates;*
- *Landscaping;*
- *Pedestrian paths and entrances;*
- *Shared access ways and lanes;*
- *Outdoor living areas;*
- *On-site car parking;*
- *Lighting*
- *Service areas;*
- *Utilities.*

32.2.2 The Business 1 zone subdivision rules shall apply to subdivision in the area shown as Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z, Part 2).

32.3 Critical Standards - Outline Development Plan Upper Styx Area

32.3.1 - Residential Allotment Size and Site Density -Outline Development Plan - Upper Styx area

Updated 06 December 2013

(a) *The following residential allotment sizes and site densities shall be achieved within the ODP - Upper Styx area:*

Density C

<i>Density A</i>	<i>Minimum net site area 150m², maximum net site area 300m² average net site area 225m² (+-5%)</i>
<i>Density B</i>	<i>Minimum net site area 300m², maximum net site area 450m² average net site area 375m² (+-5%)</i>
<i>Minimum net site area 450m², maximum net site area 1000m² average net site area 625m² (+-5%)</i>	

(b) *Rule 32.3.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development. Future development of the lots can only occur if it is in accordance with the densities set in Rule 32.3.1(a).*

32.4 Critical Standards - Living G (Highsted) zone

32.4.1 Special Provision - Allotment with existing building

32.4.1 Special Provision - Allotment with existing building

Updated 06 December 2013

The net area provisions in 14.5.1 shall not apply, where a larger allotment is to be created that includes the existing building on Pt Lot RS1600 (266 Highsted Road) and a subdivision concept plan is able to demonstrate that a feasible future subdivision (inclusive of all legal access) that gives effect to 14.5.1, can take place on that larger allotment.

32.4.2 Allotment sizes - Residential activity

Updated 06 December 2013

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C 16m x 16m

Density B 10m x 10m

Density A 6m x 8m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

32.4.3 Stormwater

Updated 06 December 2013

Any subdivision shall control stormwater in accordance with the Styx River/Purakaunui Area Stormwater Management Plan.

32.4.4 Site Contamination

Updated 06 December 2013

Any subdivision of land for residential purposes shall include an assessment which identifies and confirms the nature of any contamination of the land as well as specifying what remediation actions are required to ensure that the land is suitable for residential occupation.

32.4.5 Geotechnical Assessment and Remediation

Updated 06 December 2013

Any subdivision of land for residential purposes shall include 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).

32.5 Information to be supplied with subdivision consent

Updated 06 December 2013

(a) Information that illustrates how the proposed subdivision accords with the Highsted Master Plan (Appendix 3Z, Part 2);

(b) Information to show the staging of development including the location of structural elements identified in the Master Plan (Highsted) and takes account of the need to prevent clogging of soakage basins with sediments associated with construction.

(c) Location of high, medium and low density sites.

(d) Measures to be taken to reduce dust emissions (if any).

(e) Appropriate remedial and/or site management measures to make land suitable for residential purposes in the event soil contamination is identified.

(f) Information addressing the risk of liquefaction and identifying the appropriate land remediation measures required to make the land suitable for residential use. This shall include a geotechnical assessment in accordance with the Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury (Ministry of Business, Innovation and Employment, September 2012) or the guidelines that are in force at the time the application is made.

(g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matters detailed in Level 2 of 32.6 Design and Layout.

32.6 Assessment matters for subdivision - Living G (Highsted) Zone

Updated 06 December 2013

General matters

General matters set out expectations for design of new residential development.

Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

Level 1 - All Density areas

Design and Layout

(a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Highsted Master Plan and the Living G (Highsted) policies at Sections 10 and 11, Volume 2 of the City Plan.

(b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.

(c) The extent to which the orientation, size and shape of allotments establishes connectivity with prominent vistas and view shafts.

(d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.

(e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.

(f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas, to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to

(g) Avoiding extensive use of rear lots

(h) The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.

(i) The use of shared access (via access lots or rights of way).

(j) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.

(k) Avoiding the widespread use of cul-de-sacs. Any cul-de-sacs should be short and relatively straight.

(l) Street blocks should maximize the permeability of the movement network within the Master Plan (Highsted), particularly in relation to pedestrian movements.

(m) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.

(n) The extent to which the average allotment size in the subdivision application will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.

Connectivity

(a) The extent to which the proposal will be in general accordance with the movement network within the Master Plan (Highsted)(Appendix 3ZA, Part 2).

(b) The extent to which both the green network and pedestrian/cycle connections within the Master Plan share space and inter-relate.

Roading

(a) The extent to which the roading layout supports a functional hierarchy of streets.

(b) The extent to which the roading layout achieves a well-connected and highly permeable movement network.

(c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.

(d) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.

(e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.

(f) The account taken of pedestrian movement and continuity of walking facilities within the development.

(g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.

(h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.

(i) The appropriateness of the legal road width to accommodate the proposed cross-section design.

(j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).

(k) The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate.

(l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.

(m) The extent to which stormwater management features are incorporated into the road stormwater treatment design, where appropriate.

Public open space

(a) The extent to which the proposal will be in general accordance with the green network within the Master Plan (Highsted)(Appendix 3Z, Part 2).

(b) The extent to which the proposal supports the Open Space Strategy (2010) in particular through the provision of integrated, well distributed and sized neighbourhood park(s), recreational park(s), amenity strips and landscaping areas.

(c) Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.

(d) In the riparian parks landscaping areas shown on the green network within the Master Plan all planting should be native species selected from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone.

(e) In the recreation reserve landscaping area shown on the green network within the Master Plan all planting should be from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone and comprise at least 60% native species.

(f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity, that would require the plant's removal to maintain amenity on the site.

(g) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

Street Trees

(a) The extent to which trees are proposed to be accommodated within the legal road reserve.

(b) The provision of trees intended to provide a high level of visual amenity.

(c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.

(d) The provision of appropriate indigenous trees from Part 14, Appendix 2B - Plan species for Living G (Highsted) Zone to achieve at least 50% indigenous street trees within the zone.

Stormwater

(a) Measures adopted so as to ensure the protection of groundwater quality including treatment of discharges from roads and sealed car parking areas.

(b) The extent to which alternative treatments may be available.

(c) The contribution made by the stormwater facilities layout and design to the visual amenity of the immediate area.

(d) The ability to capture and treat stormwater on site.

(e) The extent to which the proposal will be in general accordance with the blue network within the Master Plan.

(f) The extent to which the proposal will be in general accordance with the Styx River/Puruakanui Area Stormwater Management Plan.

(g) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.

Street Scene

(a) The extent to which lot design and orientation will allow buildings to address the street.

(b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

Mix of Densities

(a) The extent to which the application clearly identifies and meets the density ranges specified in the Outline Development Plan – Upper Styx and the Master Plan.

Sanitary Sewer

(a) The extent to which the subdivision will necessitate the construction of more than one wastewater pumping station.

Unanticipated Discovery of Archaeological Sites

(a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent.

(b) The need to notify developers of their obligations under the Historic Places Act 1993.

Tangata Whenua cultural values

(a) The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.

(b) The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

(i) Site and context

(a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.

(c) Developments are encouraged to support any prominent vistas and view shafts.

(d) Developments are encouraged to provide a high degree of passive surveillance.

(e) The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.

(ii) Relationship with street, lanes and public open spaces

(a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the set back from the road boundary of buildings on adjacent sites.

(b) Buildings should be oriented toward the street and positioned close to the road boundary.

(c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.

(d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.

(e) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.

(f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.

(g) Fences should complement the building design.

(h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

(iii) Corner sites

(a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.

(b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

(iv) Building form and articulation

(a) Buildings should be of a domestic scale.

(b) Buildings in series should avoid excessive repetition of building forms.

- (c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.
- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
- (v) Landscaping and site amenity
- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
- (vi) Outdoor Living Spaces
- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.
- (vii) Service Areas and Utilities
- (a) Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.
- (d) Storage space should be easily accessible to residents.
- (viii) Residential Amenity
- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.
- (ix) Treatment of Right of Ways
- (a) Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the right of way.
- (e) Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.

33.0 Subdivision of land - Reasons for rules

Updated 30 April 2011

33.1 General

Updated 30 April 2011

The reasons for subdivision rules complement those for land use activities, particularly in respect of allotment sizes, but also in relation to other matters such as protection of natural areas, water quality, and provision of open space. This recognises that subdivision acts as a framework for subsequent land use activities for many forms of development. The imposition of conditions at the subdivision stage is logical, given that it would be impracticable to make piecemeal provision for services upon individual properties being developed. The best time to co-ordinate the provision of all necessary services is during the subdivision process, assuring each allotment can provide for land uses to be established as permitted activities. Such services as sewerage, water, power and telecommunications are usually necessary to protect both natural and physical resources, and standards of amenity. In the case of standards generally, the rules have as far as possible been written to address effects, not the type of land tenure chosen.

In the case of services provided competitively, the rules merely ensure that provision for co-ordinated supply is made, not who the supplier should be.

In some cases a joint consent for land use and subdivision activities may be necessary, such as where subdivisions result in a land use activity not meeting other standards (eg. a subdivision resulting in a dwelling not having an adequate setback from a new boundary).

The conditions that may apply to a subdivision are extremely variable, dependent on location; the presence of natural hazards; its scale and topography; the adequacy of existing and

proposed services; a need for protecting easements; and other factors. Accordingly it is difficult, if not impossible, to determine in advance what pre-conditions may exist for a permitted subdivision. Accordingly, all subdivisions are at least controlled activities, except those that may be discretionary, non-complying, or (in the case of a few small specific areas), prohibited activities. Failure to meet specific development or critical standards will require a discretionary or non-complying subdivision application, respectively.

The rules for provision of services are based on the premise that the standards required are a consequence of the scale and type of subdivision activity proposed, and where necessary, the existing or proposed land uses taking account of the applicable zone standards.

The objectives and policies for subdivision are set out in some detail and cover the reasons for requiring provision of services. Accordingly the reasons given for the rules in this section are brief.

Engineering standards are set out in a separate code of practice for subdivisions. It is considered inappropriate and cumbersome to incorporate detailed construction standards in a document such as the City Plan. The relationship with subdivision rules is therefore that compliance with the code is deemed to be an acceptable (but not the only) means of compliance with rules on provision of services upon subdivision.

33.2 Categories of subdivision activities

Updated 30 April 2011

The categories of subdivision reflect the importance of particular aspects:

- prohibited subdivision activities

where natural hazards or potential for subsequent land use conflicts are high.

- non-complying subdivision

where subdivision standards are closely related activities to, and essential for, achieving sustainable land use, protecting amenities and character, or environmental protection (eg allotment sizes, access, reserve/esplanades).

- discretionary subdivision

as for non complying subdivision, and also the activities ability to connect to key services and utilities.

- controlled subdivision

applicable to all subdivisions, reflecting the activities variability in circumstances that can occur with subdivision applications.

Because subdivision of land frequently includes an existing building already established on the original parcel of land, and which is to be retained on a newly defined allotment, it is important to distinguish between the varying categories of subdivision application as is set out in clause 3. Compliance with critical or development subdivision standards may conflict with the respective zone standards for the existing or intended land use, an example being a new subdivision boundary which may result in an existing building not meeting setbacks or other standards.

33.3 Allotment sizes, numbers and dimensions

33.3 Allotment sizes, numbers and dimensions

Updated 30 April 2011

The reasons for allotment sizes in rural and living zones are covered in detail in the Statement of Objectives and Policies, and in the reasons for rules relating to site density in zones. The protection of natural resources in rural zones and of residential character and amenity in living zones, are fundamental to the environmental outcomes in those zones. Minimum average allotment sizes have been required in a number of zones to minimise the impact of development as a whole on the amenities of the local area, adjoining areas, and in some cases for the wider City. Maximum net allotment areas have been specified in some areas of the City to ensure that overly large allotments do not establish. Such allotments are not considered an efficient or sustainable form of urban development. Managing the overall size of allotments will better achieve the consolidation objectives and policies for the Living zones. The subdivision standards must be consistent with the land use standards for rural dwellings and for residential site density. In the Rural Hills and Rural 6 Zones, a combination of landscape and ecological values requires a large subdivisional minimum area reflecting controls on buildings and disturbance of plants and the ground surface. The lot sizes chosen for living zones are a balance between a need for infill and urban consolidation on one hand, and the protection of character and amenity on the other.

Allotment dimensions are specified to ensure that in living zones particularly, the land parcels are of a shape such that complying buildings can be reasonably placed on them at a later stage. The allotment sizes and dimensions are identical for all forms of ownership. The standards are designed with the household in mind and those requirements and standards are the same irrespective of the form of ownership, be they in fee simple ownership, cross-lease, unit title or rental accommodation. These provisions also apply to some open space and special purpose zones where disposal of land for residential purposes can be undertaken.

In living zones the minimum allotment standards are set as critical standards, eg, 450m² in the Living 1 Zone. Any proposed subdivision that creates vacant allotments less than these minimums will be a non complying subdivision activity. However, a reduced minimum area is allowed in living zones where the subdivision is designed in conjunction with an existing or proposed building, as the design can be tailored to the needs of the site and proposed or existing buildings. It offers opportunity for greater diversity of building design on the allotment.

Reduction is possible under the provisions of Clause 4.3.8, Allotments with existing or proposed buildings, expressed at the critical standard level. For example in the Living 1 Zone the minimum allotment size with a building commitment may be reduced from 450m² to 420m². The concern here is with density, regardless of whether the building complies with all the zone standards. However such reductions require assessment as both a discretionary subdivision activity, and discretionary land use activity (refer relevant clauses in living zone rules).

The allotment frontage rule along Milns Road and Sparks Road is included to reinforce the consolidation of the urban area and to improve the landscape quality of the rural-urban interface. The establishment of a successful transition between the urban and rural area that incorporates a combination of design elements including the location and style of planting, fencing design or lack of fencing, the position of buildings and the setback of the buildings.

Exceptions from the minimum net area are also made for elderly persons housing units where they have a gross floor area of less than 80m², or in some locations less than 65m². The way in which elderly persons housing unit can be subdivided in the Plan has been restricted. The reason for this is to ensure that separate titles are not created for each elderly persons housing unit. If separate titles were issued for each elderly persons housing unit then there is the potential for these titles to be sold to people who wish to extend the unit and therefore create additional non compliances. In addition, there is the potential for people to sell their elderly persons housing unit to people who are not considered to be elderly. These effects are unlikely to occur if the elderly persons housing complex is managed by a body corporate or is held under one title. In addition, in some special amenity areas more restrictive rules may apply (Refer to Part 2, Clause 10.1.1 for reasons for these exceptions).

For other zones, the factors which may contribute to allotment size and dimensions are so variable that no standards are set. Instead the site size will be constrained only by the requirements applicable to land use activities, and by having regard to assessment matters. A similar concept applies to comprehensively designed units in the higher density Living 3 and 4 Zones. Here the allotment size and dimensions will be determined by the land-use standards including those on the height, location and bulk of buildings. Such an approach has not been adopted in the Living 1, Living H or Living 2 Zones, because although acceptable building designs may result, so could an intensive building character inappropriate to the character of those zones.

Living zones on the edge of the urban area and lots on the rural zone boundary are in some cases subject to prohibited activity status, in order to maintain a firm urban/rural boundary in locations vulnerable to pressures for urban expansion. In an area in proximity to the approach to the runway at Christchurch International Airport (that part of the Living 1E Zone west of the 50dBA Ldn) line, further subdivision is also restricted, in order to limit the number of residential units and potential complaints about aircraft noise. The development of the North Halswell area (generally bounded by Templetons, Halswell, Dunbars and Wigram Roads) could ultimately result in 1700 additional residential units. The site is bisected by the Southern Arterial designation with a deferred Living zoning applying to that part of the area between the designation and Wigram Road. The level of traffic generated from development of such a large area is such that no more than 600 additional allotments should be reliant on access to the adjoining road network before completion of the Southern Arterial. The staging of development is such that the Arterial may well be completed prior to the addition of 600 additional residential units, and the rule will in any event cease to have effect when its completion renders it unnecessary.

This rule is intended to mitigate any unacceptable impacts and congestion that would otherwise occur if the Arterial were not in place. The number of allotments served by the subdivision of Part Lot 7 DP 21464 (off Karnak Crescent, Russley) has been limited to lessen traffic effects on Karnak Crescent, after agreement between residents and the subdivider. The number of allotments served solely off Kintyre Drive (Masham) has been limited to 200 to avoid the adverse effects of traffic entering or leaving Kintyre Drive from Masham Road.

Urban development at the top of Worsleys Road in the LHB Zone is a prohibited activity until the Conservation 1 land at the head of Hoon Hay Valley has been permanently protected through a covenant. The protection of this bush is accepted as environmental compensation for the adverse environmental effects of the urban development of this part of the Port Hills.

In the Cashmere and Worsley Valleys urban development has only been permitted on the basis of the land, landscaping, and tracks that have been offered as environmental compensation, as determined by the Environment Court, and which are in excess of any development contribution for reserves. Urban development is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.

Subdivision of land previously associated with the Wigram Aerodrome, as identified in Appendix 3r, Part 2, for residential development is permitted on the basis of the construction of a stormwater ponding basin to avoid, remedy and mitigate the potential adverse stormwater effects on the Heathcote Catchment. Without the immediate provision of the stormwater ponding basin, additional residential development of this land will further contribute to, and exacerbate, the potential risk of flooding in the Heathcote Catchment. This will ensure that water quality is maintained (surface water and ground water) and the opportunities to enhance recreational and ecological values are maintained. A limit on the total number of lots has been imposed because of the current capacity constraints in the Christchurch City waste water system. While it is recognised that there is currently insufficient capacity in the system to service all of the land identified in Appendix 3r, Part 2, investigation work undertaken by Council staff confirm that there is capacity for no more than a total of 100 residential units. The Council has a major sewer upgrade programme in place to provide additional capacity for growth. Once this work is complete, there will be sufficient capacity to cater for the staged development of areas of South West Christchurch. The requirement for traffic signalisation at the intersection of Springs Road and Corsair Drive is seen as an important pre-requisite. Currently, there are large peak period delays experienced at the Springs Road intersection for motorists wishing to turn into Springs Road from the Wigram area. Signalisation of the Springs Road / Corsair Drive intersection will enable safe and efficient access from the Wigram area onto Springs Road. Without signalisation, delays are likely to increase which has the potential to adversely impact upon traffic safety. The requirement for traffic signalisation at the first stage of subdivision will avoid, remedy and mitigate the potential for adverse traffic effects on Springs Road. Further, traffic signalisation will create a safer pedestrian environment for the surrounding living environment, in particular, the nearby primary school. The requirement for a development plan over this area will ensure the Council's infrastructural networks are managed in a co-ordinated and integrated manner.

The rules on boundary adjustments recognise that, provided existing lot sizes are not diminished, the effects of such adjustments are minor, as no additional lots are created. The rule on amalgamation ensures that complying activities result where amalgamations occur across zone boundaries.

Where an average minimum lot size has been specified, lots twice that minimum and larger have been excluded from the calculation of the average. This is to ensure that if such lots are subsequently further subdivided, the average for the area as a whole is not reduced below the average intended.

33.4 Property access

Updated 12 March 2012

The rules on property access are primarily to ensure that adverse effects of inadequate (or non provision of) access, such as congestion, off site parking, lack of pedestrian/cycle provision, do not arise.

In Brooklands, in the areas north of Harbour Road and Beacon Street (in the vicinity of Dartford Street) new roads and vehicular accessways are required to improve the amenity and interface between the Living RS zone and Conservation 1A zone, by providing an outlook to and from new residential development and the adjoining ecologically sensitive Conservation 1A zone to minimise the adverse effects of inappropriate development along the zone boundary.

The road designation and limited access rules are to ensure the roading standard in the subdivision is consistent with the likely use and intensity of development expected, and the safety and efficiency of adjoining roads.

The creation of separate allotments allows the Council the opportunity to acquire the land when funds are available and eliminates the division of properties when the land is taken at the appropriate time.

Road gradient requirements recognise the requirements of section 329 of the Local Government Act to state in the plan where gradients steeper than 1 in 8 are permitted. The 1 in 6 maximum thus stated in the plan is considered the steepest gradient suitable for the safety of all road users.

The construction of an alternative through road from Moncks Spur Road to Mt. Pleasant Road is essential for the development of the Living HA Deferred Zone on Moncks Spur. The benefits of such a through road was one of the reasons the land was allowed to be zoned for urban development.

A number of specific requirements are included to ensure urban development in the Cashmere and Worsleys Valleys area does not adversely affect adjoining areas. To protect the existing vineyard from the cold air being dammed across the valley by roads, road access to most of the development is required to be located towards the western side of the valley system. To adequately accommodate the level of traffic that would then use the intersection onto Worsleys Road at the hairpin bend, the bend needs to be eased. If the development exceeds 250 households the volume of traffic generated will also necessitate the realignment and signalization of the Worsleys/Hoon Hay Cashmere Roads intersection, and the cost of this is to be borne by the development. No access is permitted onto Shalamar Drive due to the limitations of the intersection of that road onto Cashmere Road, and provision is required to be made for vehicle access to the Living HB land to the west so that it can be developed further.

Access to the Musgroves site, which is shown in Part 3, Appendix 10, is limited to one access point to Wigram Road and one to the future Aidanfield Drive extension. These access points must be linked by an internal road to maintain the efficiency of the local road network and avoid adverse effects on the transport system. To enable development of the site before the Aidanfield Drive extension is constructed the internal road is permitted to be built in two stages, the first of which is the creation of a temporary cul de sac. The layout of the internal site road, the number and spacing of vehicle access points to the site, footpath and amenity strip recognise the requirements of the New Zealand Standard 4404:2004 and the Council Infrastructure Design Standards.

The Business 4 activities on the Musgroves site have the potential to generate a significant number of vehicle movements which could create congestion, cause delays at the intersection of the internal site road with Wigram Road and compromise the safety of the receiving road environment before the Southern Arterial extension is operational. To mitigate these potential adverse effects restrictions on access to the Musgroves site and specific intersection design requirements are introduced. Separate left and right turning lanes to and from the site at the Wigram Road intersection are required so that the performance of the intersection does not deteriorate to an unacceptable level prior to the opening of the Southern Motorway extension and / or the opening of the alternative access to / from the Aidanfield Drive extension. These measures will ensure that the anticipated future arterial function of Wigram Road and its efficiency and safety are not compromised.

The community standards on road access (including private ways, service lanes, accessways, pedestrian access and service lanes) are included to ensure that a sustainable roading/access network, consistent with the pattern on adjacent land is established; that the system promotes safety and avoids congestion; and to allow options for pedestrian, cycle and vehicular movement to be maintained. It is estimated that a dwelling unit on average will generate about 10 vehicle trips per day, and that where more than 150 vehicle trips per day are required, a road is necessary to ensure safe and efficient vehicular movement.

The Living 1F Zone located at the edge of the urban area on Prestons Road is specifically tailored for the establishment and operation of an elderly persons housing complex. Any form of residential development not directly associated with the specialist nature of the zone is non-complying activity. It is on this basis that subdivision below 4ha in the Living 1F Zone is subject to non-complying activities status, recognising the licence to occupy arrangements typical of elderly persons housing complexes. It is intended to send a clear signal to the community that development within the zone is limited to elderly persons housing and associated care facilities, and strongly discourages subdivision within the zone that would otherwise prevent this outcome, and threaten the consolidation of the urban area.

Specific reasons for rules include:

- width of carriageways, etc. relates to anticipated volume of traffic, its efficient movement, and safety of all road users;

- provision of footpaths and berms to promote pedestrian safety, and planting to enhance amenity values;
- turning area and passing bay design to be adequate for the numbers of potential users, and avoidance of hazardous and/or inconvenient reversing manoeuvres;
- corner roundings to facilitate pedestrian movement and safety (sight distances);
- where the topography of hillside roads prevents vehicular access onto allotments, separate garaging in other more suitable locations may provide a means of satisfying land use traffic standards, eliminating roadside parking. Such garaging provides a relatively secure, safe site for those allotments unable to provide that facility on their own allotment;
- the naming of streets is important with respect to the need to avoid confusion in names, with adverse impacts on deliveries or operation of emergency services. It also relates to requirements under section 319B of the Local Government Act;

The reasons for rules on controlled subdivision activities (property access) are:

- to ensure that adjoining land can, where necessary, be reached for future access, including co-ordinated roading linkages;
- to ensure that the costs of providing services such as roads (which can be utilised by later subdivisions) can be fairly apportioned, such as through point strips;
- to ensure adequate alignment and location of roading and access for safety, convenience, and sufficient lighting for safety and security;
- construction standards which are sufficient to ensure roads and access can be used without visual distraction, noise, dust or other nuisance.

The restriction on kerb and channel in the Living RS Zone has been included to clearly signal to developers that any development on existing road frontages (albeit owned by the Council) or any new roading, is to utilise the current subsoil drainage and soakage chamber system specifically provided in this particular zone. This settlement has drainage difficulties and a particular rural village character which makes conventional kerb and channel systems inappropriate.

In the Living G (East Belfast) Zone a number of specific requirements are included to ensure provision is made for pedestrian and cycle facilities connecting the development to the existing area of Belfast. Restrictions are also imposed in respect of the length of urban development blocks to limit walking distances and to promote permeability. Building setback and acoustic insulation requirements are imposed in relation to sites in proximity of the Main North Railway Line and Northern Arterial Motorway Designation.

33.5 Esplanade reserves, esplanade strips and access strips

Updated 30 April 2011

The Act contains specific provisions in section 229, reinforced in section 6, which place an onus on the Council to make provision for esplanades, except in terms of justified exceptions under section 77 of the Act. This also relates to the width of esplanades, where these are less than 20m (rivers and coastline).

Exemption from the provision of esplanade reserve or the creation of a strip is provided where it is considered such a requirement would have an unfair impact on other owners of the land.

- On cross-lease or unit title ownership, where buildings are erected or altered after the production of the original plan, new plans of subdivision are required to show the new work in order that such alterations may be shown on the certificates of title. Vesting esplanade reserves would require the original landholding to be diminished, with a full new survey plan. One owner changing a building should not force other owners to surrender their land.
- In many instances fence lines are not erected on the correct boundary alignment and minor boundary adjustments to incorporate such incorrect alignment should not invoke the vesting of esplanade reserves.
- Road designations and public utilities are usually beyond the control of the individual property owners, and when such land is taken no additional allotments for other land uses are created and again such taking should not invoke the vesting of esplanade reserves.

Large sections of waterway within the Christchurch City Council area, particularly along the Avon and Heathcote Rivers, are already incorporated within esplanades or road reserves. Policies in the City Plan make continued provision for acquisition of esplanades along waterways in both urban and rural areas.

An exception to the provision of esplanade reserves is in those parts of the urban area where intensive subdivision and development has already taken place along rivers particularly in parts of the upper reaches of the Avon River and the Waimairi and Wairarapa Streams. In these sections of waterway no requirement has been made for esplanade reserves. Along much of these waterways it would be impracticable to provide them because of the presence of existing buildings close to waterways. More importantly many of the allotments are too small to be subdivided to allow land to be set aside for esplanade purposes. In arriving at this position, the Council has taken full account of the fact that the acquisition of esplanades is a very long term concept and has concluded that even over the long term, the likelihood of a continuous (or even largely continuous) connection of esplanades from subdivided sites on these waterways is unlikely to occur.

The width required for esplanades has been determined according to the highly varied circumstances of the waterway concerned, which include the nature and width of the river itself, the value of the waterway for public access, the ecological values of the waterway, and the building pattern existing adjacent to the waterway.

The rules specify a width for particular sections of waterway which if provided will satisfy the plan's requirements for esplanade provision. Where any reduction this width, including an exemption from the requirement is sought, a discretionary activity consent is required, with the extent of esplanade provision dependent on the nature of the waterway in the vicinity of the site, and the circumstances applicable in that case. This approach has been adopted because it is considered to be a reasonably sensitive reflection of the variable character of city waterways, rural and urban, and the application of section 229 of the Act to different sections of waterway.

In the case of the land between Cashmere Stream and Worsleys Road, the provision of a 20 metre esplanade reserve, and access to it, was part of the justification for the residential zoning of the land and, as such, is a prerequisite for any such development.

Within the rural areas it is considered more appropriate to provide for esplanade strips, particularly as many allotments are over 4 hectares in area, and access and ecological values can be adequately protected through this mechanism. An exception is made for the Lower Styx River where a tow path in public ownership already exists along the river, and even allowing for areas where the waterway is no longer in its surveyed position, it is considered that the provision of an esplanade reserve along this section of waterway is more appropriate.

In a few instances, such as the upper reaches of the Otukaikino River, the likely position of future access strips has been identified in the Plan to provide access to these waterways which would otherwise be isolated without a means of through access. In other cases however, it is impracticable in advance to determine where an access strip may be required, and the circumstances of particular subdivisions will be considered in terms of whether an access strip may be required.

Along the coast an esplanade reserve width of 20 metres is normally specified in the Plan, although within the city much of the coastline is already in public ownership to a width far exceeding this figure. The exceptions are a few portions of coastline in Redcliffs where the extent of building and subdivision is such that some sections of land along the coastline would be unable to be subdivided in order to provide an esplanade reserve of 20 metres in width. Some land also fronts legal road where esplanades cannot be taken, and in other locations a reduced width is allowed for.

The rules on esplanades are complemented by rules elsewhere in the Plan, (Part 9, Clause 5) relating to filling, excavation and building adjacent to waterways. These rules are designed to ensure that any building and filling activities do not compromise the natural functioning or values of waterways and in some cases to preserve future options for the acquisition of esplanades. These rules will however also apply to waterways which are not of sufficient width to justify the acquisition of esplanades.

The Appendix to the esplanade rules describes the various parts of each water body giving the widths of the required reserve or strip. Notwithstanding that much of the land adjoining the respective water body is already held in public ownership, any dealings with such land shall in the first instance, make provision for the required reserve or strip. If any part of an adjoining road is stopped, then that part with frontage to the river or mean high water springs mark shall become an esplanade reserve or where applicable have an esplanade strip created.

33.6 Natural and other hazards

Updated 30 April 2011

The rules on natural and other hazards recognise both known hazards but also other hazards, the extent of which may only be suspected. The extent of natural hazards on any particular

area of land may be uncertain and not fully established until such time that detailed site evaluation is undertaken. Where this uncertainty exists, the controlled activity provision in the rules enables necessary site evaluation to be undertaken, so that mitigation measures can be identified. Because the nature and extent of some natural hazards cannot readily be determined in advance, most are not identified in the Plan itself, but on a separate hazards register, and are assessed as matters to be taken into account on controlled activity subdivision application.

Hendersons Basin, Hoon Hay Valley, Cashmere-Worsleys and Lower Styx ponding areas and the Cashmere Stream floodplain act as natural detention basins reducing the extent of flooding down stream following storms events. This provides further support for the minimum subdivision standards in those parts of the rural zones. More intensive development within these areas will be subject to flood damage in storm events and result in increased flood damages to properties adjacent to these areas and down stream.

The southern end of the New Brighton Spit is subject to natural hazards arising from coastal processes. Coastal processes, particularly erosion, have the potential to adversely affect development. The area is a sensitive environment where more intensive development also has the potential to exacerbate coastal erosion. For these reasons further subdivision of this area is considered inappropriate in most circumstances and is a non-complying activity.

An area of new urban development is proposed for land in and between the Cashmere and Worsley Valleys. Some of that area lies within the existing Cashmere/Worsley flood plain which holds water during rainfall events, reducing potential flooding downstream. The urban development of this area is prohibited to avoid the risk of flooding of such development within the area or downstream areas, unless works are undertaken to avoid these risks. The rules require, as a minimum, that the land areas for urban development be developed in conjunction with modifications to the retention area to maintain the volume of water currently able to be retained, plus any additional water from the urban development itself. However, the rules also allow for the possibility of the Council seeking to increase the volume retained, with the Council being responsible for any increased costs that may arise to achieve the increased volume. The rules also include requirements to ensure the final design is safe and functionally efficient, that it protects the historic stone-walled drained, that it is adequately planted, and that it does not adversely affect roads in the area.

In the Living 1 Deferred Zone to the west of Philpotts Road and south of Winters Road, filling of the land to 15.3 metres (relative to the CBD Datum) is required for residential development because of the high potential for flooding and prolonged stormwater detention below this level.

An area of new urban development is proposed between Cashmere Stream and Worsleys Road. As the area is subject to flooding, development of this area is prohibited until necessary flood mitigation works are undertaken.

The Plan also deals with other hazards, two examples being soil contamination and land formerly subject to filling. There are areas of land within the city such as former sawmill sites, where subdivision may be inappropriate until such time that any contaminated soil is appropriately disposed of. In some parts of the city, areas of land have been subject to filling with unconsolidated materials which are unsuitable for building, at least without specialised design measures.

33.7 Water supply

Updated 30 April 2011

The subdivision rules on water supply are aimed at dealing with two matters: firstly the adequacy of the water supply in terms of volume, and secondly the quality of supply for human consumption. The Council provides a reticulated water supply to much of the city's area which for health reasons is required in preference to alternative independent supplies of water. Independent supplies will be accepted in rural locations which are remote from the Council's reticulated system. The right to take water (and the amount to be taken) is a matter which any applicant would have to pursue with the Canterbury Regional Council.

The development of areas of land through the subdivision process raises a need in some cases, to require upgrading of water supply infrastructure and the extension of reticulated water supply to service new development. This can also include conditions that sites be set aside for water supply purposes, for example, reservoirs or pumping stations. The reason for this relates to public health, convenience and efficient use of supply infrastructure.

33.8 Stormwater

Updated 12 March 2012

The reason for these rules is to deal with the need to provide an outfall for stormwater and an adequate reticulation system to dispose of it. The primary reason is to avoid adverse effects on adjoining land if stormwater disposal is inadequate. There is also the need to control the effects of stormwater disposal on the quality of surface water.

The rules also enable sufficient measures to be required for dealing with the control of sediment, contaminants and litter which may accumulate in stormwater systems upon the development of land.

In the Special Purpose (Wigram) Zone Area B the means of disposing storm water shall be by systems such as swales, retention ponds and soakage. This is to ensure that water quality is maintained (surface water and ground water), the risk of flooding in the Heathcote catchment is minimised, and opportunities to enhance recreational and ecological values are maintained.

In the Business 4 zone on the land known as the Musgroves site shown in Part 3, Appendix 10, the means of disposing storm water shall be by a first flush treatment and detention basin system with a flow control to the receiving surface water - Dry Stream. This is to ensure that discharge of stormwater into contaminated landfill areas of the site is avoided, the surface water and ground water quality is maintained and the risk of flooding in the Heathcote catchment is minimised.

Urban development of the Living HA Deferred zone on Moncks Spur is deferred until works have been undertaken to deal with the resulting stormwater and the potential flooding downstream.

In Living G (East Belfast) stormwater management areas and open space reserves are located alongside each other, with provision to ensure that land set aside for stormwater management does not include areas dedication for recreation purposes.

33.9 Sewage disposal

Updated 30 April 2011

The primary purpose for the subdivision rules on sewage disposal relate to the impacts of land development on surface and groundwater quality. The rules are also to complement the rules of the Canterbury Regional Council relating to water management.

As with water supply, the Council provides a reticulated sewerage system to most of the urban area of the city, supplemented by two community systems at Belfast and Templeton. There is a strong preference for ensuring that domestic sewage disposal is disposed of where possible to the Council's reticulated system, because of the greater certainty of co-ordinated and adequate treatment. Where this is not possible as in some rural areas, provision for on site disposal systems will be provided, subject to the suitability of ground conditions in the area, the size of the site, and in accordance with the requirements of the Regional Council.

The provisions for sewerage disposal in rural areas complement rules in rural areas on allotment sizes and permissible dwelling house density.

In urban development, the rules will enable the Council to assess such matters as the capacity of the proposed and existing systems serving subdivisional development and provision where necessary of pumping stations.

33.10 Trade waste

Updated 30 April 2011

Trade waste disposal normally associated with business developments of a heavy industrial character can create effluent of a type and volume which is considerably greater than associated with land use generally.

In some parts of the city, such as the Halswell Junction Road area, there are limits to the capacity of the reticulation system and its ability to deal with trade wastes. Accordingly there may be some restriction on land use activities following subdivision. As with sewage disposal and water supply, the rules may also require provision to be made for as pumping stations should this be necessary.

33.11 Energy -Telecommunications

Updated 30 April 2011

The reasons for these rules are for similar reasons, as both of these utilities are deemed to be essential services within most developments. The rules require an ability to connect to an energy and telecommunications system, rather than determining which utility operator should provide the service. The intention of the rules is to enable an assessment to be made of the adequacy of the existing systems, whether any upgrading is required, and whether any on site provision needs to be made for kiosks or other special sites for supporting the provision of energy and telecommunications.

The provision of a gas supply is not a requirement upon a subdivision but should such a system be proposed, the rules are incorporated to deal with the adequacy and safety of the system proposed.

An essential provision of the energy and telecommunications rules, is a requirement for each individual allotment to be able to connect to a supply at the boundary of its net area. This is to ensure that the services which are expected by subsequent land purchasers are adequate, and service provision is co-ordinated.

33.12 Easements

Updated 30 April 2011

Subdivision rules enable each subdivision to be assessed in terms of any requirements needed to protect existing services and ongoing security of supply, regardless of changing land ownership. Easements may apply in gross in the Council's favour, for private purposes, or for protection of network utility operators. This is to achieve adequate continuation and co-ordination of services within areas which are to be subdivided into multiple ownership.

The purpose of easements is to enable access for maintenance works and the replacement of existing services where necessary. Private easements may also be required on river banks for river maintenance, or through reserves where this may be necessary.

33.13 Building locations

33.13 Building locations

Updated 14 November 2005

These subdivision rules enable the Council to impose conditions in terms of building sites within a subdivision and in support of rules or conditions that may be imposed in respect of natural hazards. Conditions on building location may specify that particular parts of a site are unsuitable for building because of floodplains, erosion potential etc. Other conditions that may be imposed under this rule include minimum floor heights in order to mitigate the potential effects of inundation, although these can only be set at the levels specified under the Building Act, which provide only limited protection.

33.14 Preservation and provision of vegetation and landscape features and conservation purposes

Updated 30 April 2011

The purpose of these rules is to provide one of a number of mechanisms for the protection of key natural or physical features which may be within a proposed subdivision. These can be protected either by special conditions or covenants, or by the setting aside of land for vesting in the Council. Such features may include protected trees (whether listed trees or otherwise) and areas which may be of particular amenity value.

In some cases the protection of such land will be sought by discussion and negotiation as a prelude to any consents being sought for rezonings or subdivision.

In the case of the urban development of the land in, and between, the Cashmere and Worsley Valleys, the purpose of the rules is to require additional planting to mitigate the impact of that development and to achieve the landscape quality sought by the City Plan policies at the rural-urban boundary.

A development plan applies to land on the upper slopes of Worsleys Spur to ensure that development will harmonise with the natural character of the rural Port Hills when viewed from a distance. Gullies shown on the plan will be required to be managed to ensure that a cover of native tree species regenerates or eventuates with judicious planting. This will soften the potential impact of residential development in the area. Allowing existing broom and gorse to remain will encourage regeneration. Planting will be required at time of subdivision where there is no suitable nursery cover already in place. The development plan also requires roads to be located generally on the top of the sub-spurs, rather than across the slope of the spur, to minimise the visual impact.

The requirement for a landscaping strip in that part of the Richmond Hill Living HA Zone will achieve the objectives of enhancing the City's environment and Garden City image. This rule specifically seeks to soften the impact of the built environment without detrimentally affecting views of future residents on Richmond Hill. Consequently, the purpose of the rule is to mitigate the visual effects of new residential development as viewed from Sumner.

The vesting of a significant area of land on the Port Hills in the Council as reserve and landscape planting on the edge of the Living HA Deferred Zone on Moncks Spur are essential to compensate for, and mitigate, the visual effects of this urban development on the Port Hills. The zoning of this part of the Port Hills for urban development was only allowed because this was to occur. In addition tracks are to be provided to give public access through the proposed reserve and a restriction is imposed on planting near the reserve to avoid introduced species spreading into the reserve and adversely affecting the ecological values.

In terms of land in the vicinity of the Styx River and Styx Mill Reserve, and the shelter belt to the east on Glen Oaks Drive is no longer required as part of the urban - rural boundary and in fact would adversely affect the residential use of the land.

33.15 Provision of land for open space and recreation

Updated 30 April 2011

Outdoor areas for sport, play and enjoyment of the open air are an integral part of the recreation requirements of any community. Open spaces with tree and garden plantings are also

important to enhance and maintain the visual amenity of all parts of the city. Such areas contribute towards the quality of the city's environment, providing aesthetic coherence, cultural and recreational pleasure, and as a contribution to the garden city image.

The Local Government Act enables Councils to require development contributions (cash and/or land) to be paid for reserves (for open space and recreation) at the time of subdivision consent. The Council has decided to require contributions for reserves under the Local Government Act 2002, rather than under the financial contribution provisions if the Resource Management Act, because:

- the Council considers that this is the most efficient and effective mechanism for requiring contributions towards reserves and network infrastructure growth at the time of development and/or subdivision; and
- it enables the Council to integrate this funding mechanism with forward planning for all Council funding for, and expenditure on, infrastructure and reserves growth.

The Council has prepared a Development Contribution Policy, by way of the special consultative procedure, as part of its Long Term Council Community Plan (LTCCP). Under this Policy, development contributions are required for land and/or cash for reserves at the time of subdivision consent.

The subdivision consent process provides the opportunity for the Council and the subdivider to reach an agreement on whether a cash and/or land contribution is appropriate in the circumstances, so that it is possible for the Council to acquire suitable land as, where and when opportunities arise. Where a contribution of land for open space and recreation is to be required, the subdivision consent will include conditions relating to the location and the layout of the land and any requirements for the formation of that land prior to its vesting in the Council, where applicable.

The taking of land, rather than cash, contributions recognises that, as the City grows, both in population and housing areas, there is a continuing need for more land to satisfy open space and recreational needs, new areas of which will inevitably become more difficult to acquire in appropriate locations as the City becomes intensively developed. Opportunities can also arise at the time of subdivision to protect or enhance significant mature trees, significant areas of indigenous vegetation, margins of waterways and other significant natural features, or historic and cultural features of significant natural features, or between other areas of public open space and community facilities, can be provided. In addition, the Council acknowledges that, in designing a subdivision, the subdivider has a good understanding of the needs of the potential occupiers in order to ensure that the subdivision is attractive and satisfies those needs.

In other circumstances, when a land contribution is not appropriate, development contributions as cash funding towards Council expenditure on reserves for open space and recreation will be required under the Development Contributions Policy

(In some cases the contribution of such land will be sought by discussion and registration as a prelude to any consents being sought for rezonings or subdivision.)

33.16 Outline Development plan for the Living G (Yaldhurst) Zone and Living G (East Belfast) Zone, Living G (Awatea), Living G (Prestons), Living G (Halswell West) and Living G (North West Belfast)

Updated 20 December 2013

Comprehensive Outline Development Plans, together with urban design principles to be followed in the development of this zone have been included to enable new peripheral residential growth as a Living G zone. In the case of the Outline Development Plan associated with the Living G (Awatea) Zone, an area of Business 1 Commercial Area and Business 7 zoned land is included. In the case of the Outline Development Plan associated with the Living G (Wigram) Zone, an area of Business 4 and Conservation 3 zoned land is also included. In the case of the Outline Development Plan associated with the Living G (Halswell West) Zone, a Business 1 Commercial Area is included. The purpose of the outline development plans is to assist the Council in managing the effects of the use, development and protection of natural and physical resources in an integrated manner in order to achieve the objectives and policies of the Plan relating to intensification of urban densities. More specifically they indicate the environmental outcomes being sought for that particular area and means of avoiding or mitigating adverse effects.

The Outline Development Plan referred to applies to land in Masham, between Yaldhurst and Buchanans Roads; Prestons, extending north and south from Prestons Road between Lower Styx Road and Mairehau Road; land in East Belfast, bounded by Belfast Road, the Kaputone Stream, existing Business 5 zoned land to the west and Thompsons Road to the south; land at Awatea generally bordered by Wilmers Road, Halswell Junction Road, Wigram Road and Awatea Road; a large portion of the former Wigram Airfield; land at Belfast adjacent to Johns Road and the Main North Road and Halswell West bordered by Murphys Road, Quaifes Road and Halswell Junction Road. This will involve staged development of a large area of land at mixed housing densities, and including provisions for integrated public transport, open space and pedestrian systems, as well as supporting provision for local commercial and community facilities. Limited flexibility is provided for in the location of different housing densities within this area, provided that such densities as are indicated for the overall zone are still achieved elsewhere within this zone, and that these also accord with the urban design principles referred to.

In the Living G (East Belfast) an overall minimum net residential density has been set to achieve regional urban growth objectives and policies, including minimum densities and a range of living environments while minimising or mitigating any potential adverse effects on the road network, historic or heritage features, natural, cultural or ecological values. The Outline Development Plan at Appendix 3s takes into account the net residential density requirements as stated in Policy 11.7A(i)(c), along with the requirement for an esplanade reserve and the provision of sufficient land for stormwater disposal. It also shows a buffer area within which residential activities and travellers' accommodation are not permitted to establish, so as to avoid or mitigate potential reverse sensitivity effects on lawfully established activities at 18 Station Road, Belfast (legally described as being Lot 1 DP 35966 and Lot 1 DP 51224).

For Living G (Awatea) and (Halswell West) Zones, provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at time of applying for subdivision. This approach will ensure that subdivision of land into separate allotments and the development anticipated to establish there is designed and co-ordinated in a comprehensive and integrated manner. It is there is designed and co-ordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density residential environment. In addition, providing the opportunity for consideration of buildings and site development at time of subdivision is anticipated to result in a reduction in application processing times. However, the ability remains to apply for subdivision consent separate from land use consent that can be applied for at a later date.

33.17 Outline Development Plan for the Business 4 Zone known as Kennaway Park

Updated 30 April 2011

A comprehensive Outline Development Plan, which includes Network Matters, a Landscape Plan and Plant Species List (all included in Part 3 Appendix 9 of the City Plan) has been included to guide development within the Business 4 Zone at Kennaway Park (being the land bounded by Tunnel Road and the Heathcote River, shown on the Outline Development Plan in Part 3 Appendix 9). The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use, and development of the site, while also ensuring the enhancement of the environment through the implementation of the Landscape Plan. Development Standard 25.1.1 requires the Landscape Area trees to be planted and maintained and legal public pedestrian and cycle access along the river to be provided as conditions of subdivision consent. This comprehensive approach to the whole site and the Council land along the river edge was promoted by the landowner at the time the land was rezoned from Special Purpose (Ferrymead) to Business 4 and was accepted by the Council as likely to achieve a better overall outcome than rezoning only the part of the land considered suitable for business activities.

33.18 Sites fronting Awatea Road and Wigram Road

Updated 11 July 2011

Some sites adjoining Awatea Road and Wigram Road are restricted to having access from an internal road network served by identified intersection points or alternative existing road. This

will ensure the efficient and effective functioning of Awatea Road and Wigram Road as important linkages or through-roads is retained.

33.19 Control of stormwater, Provision of Public Transport, Rooding, Sanitary Sewer and Potable Water Supply - Living G (Awatea) Zone

Updated 11 July 2011

It is important that elements of development in the Living G (Awatea) Zones are integrated both within the zone and with the wider area. The design, location and timing of the development of road, wastewater, stormwater and potable water infrastructure are critical elements in achieving the necessary high levels of integration thereby ensuring safe and sustainable site development.

For Living G (Awatea), the primary collector roads through living areas have been located specifically to ensure safe and efficient vehicle access into key roads and permeability within the Block. Further, the road layout seeks to discourage primary collector roads being used by heavy vehicles and other commercial vehicles travelling to and from the nearby Business 7 Zone.

The Living G (Awatea) Zone is to be developed to achieve a high degree of connectivity and permeability within the zone itself and with surrounding areas. The primary collector roads shown on the Outline Development Plan in Appendix 3T, Part 2 and the Movement Network Layer Diagram (Appendix 3T(iii), Part 2) are critical pieces of infrastructure to enable this to occur. It is important that as the Living G (Awatea) Zone is developed, key parts of the primary collector roads are constructed at the appropriate time. In addition, the identified primary collector roads must be developed in a manner that facilitates public passenger transport and encourages its use. Roads are classified by function thereby overcoming uncertainty in determining long-term traffic flows. The rules pertaining to the design and location of roads seek to achieve good design outcomes by:

- Avoiding an impermeable road network that reduces transport accessibility and opportunity to access community facilities;
- Encouragement of walking and cycling leading to decreased reliance on private vehicle travel;
- Ensuring effective public transport route structures that are highly accessible to people and communities;
- Ensuring opportunities to link and to integrate the future roads effectively;
- Ensuring appropriate levels of manoeuvrability for vehicles on and off a site and carriageway width to promote safety;
- Providing a range of opportunities to provide appropriate amenity planting and a suitable level of coverage to best compliment the function and purpose of the road.

For the Living G (Awatea) Zone, an overall stormwater infrastructure system has been designed and is set out in the Blue Network Layer Diagram (Appendix 3T(ii), Part 2). It is important that as development occurs in Living G (Awatea) Zones, stormwater is controlled in a manner that accords with this overall design.

33.20 Landscaping on external zone boundaries

Updated 1 November 2011

Landscaping requirements have been included in these subdivisional rules to ensure establishment of this landscaping as early as possible, during the physical construction of the subdivision prior to final approval.

33.21 Linear park road frontage

Updated 1 November 2011

The linear park is required to have frontage to a through road to provide sufficient public surveillance to prevent the linear park becoming an attractive site for criminal activity. Experience with other parks in Christchurch bordered only by housing has shown that this is a potential outcome. Any application for a subdivision where road frontage is not provided along the entire length of the linear park must demonstrate (whether by specific subdivision design features or other measures) that a suitable level of public surveillance will be achieved throughout the length of the park.

33.22 Rooding and access

Updated 1 November 2011

The Living G (Prestons) Zone contains controls on the number of residential and commercial activities which can be established prior to the completion of specific upgrades to the transport network in its vicinity in order to ensure development does not exceed the capacity of the network. The access restriction onto Mairehau Road from the Living G (Prestons) Zone has been established to create a barrier to further urban growth with adjoining rural land.

33.23 Residential allotment size and site density - residential activity - Awatea

33.23 Residential allotment size and site density - residential activity - Awatea

Updated 11 July 2011

Minimum and maximum development density standards are required to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be more efficiently served by strategic infrastructure and passenger transport. Residential development not achieving the minimum density standard also fails to achieve the long term goals and aspirations of proposed Change 1 of the Canterbury Regional Policy Statement for Greater Christchurch. A mix of high, medium and low residential densities are provided in response to the physical constraints and characteristics of the Awatea Block. High density residential areas are focused around significant open space areas and access to public transportation. Low density residential areas are located at the interface with Business 7 land to enable development opportunities while minimising the potential for reverse sensitivity effects.

33.24 Site Contamination

Updated 11 July 2011

The Awatea Block has a history of persistent agricultural chemical use, several old quarry sites used for landfilling and some industrial activities. Such activities have the potential to result in site contamination if not properly managed. As detailed records of the nature, type, storage and use of chemicals and hazardous substances within the Block have not been kept, accurate knowledge and understanding of the potential contamination risk is not available. Before residential activity establishes, it is appropriate to establish the suitability of the land for this activity in light of the certainty around the contamination issue. Consequently, soil testing will be required at time of subdivision and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

33.25 Carrs Road Kart Club

Updated 11 July 2011

The Carrs Road Kart Club continues to operate from its current site. Being recognised as a noisy activity that has a number of other nuisances such as dust generation and odour associated with it, it is appropriate for residential development of land in close proximity to the Kart Club to be deferred until such time as the Kart Club ceases operations or is relocated. The Council is in the process of investigating relocation options for the Kart Club.

33.26 Reasons for Rules - Open Space 3D (Christchurch Golf Resort) Zone

Updated 15 August 2011

A comprehensive Outline Development Plan identifies the layout of the development and activities within the Christchurch Golf Resort. The Outline Development Plan is a mechanism to manage the effects of development and it is therefore necessary and appropriate that subdivision also be required to conform to this layout as the foundation for construction of residential buildings. The Outline Development Plan is complemented by rules which limit the number of residential allotments to ensure that housing density remains at a scale that maintains open space and amenity values.

A rule requiring the sequencing of development is proposed which ensures that the opportunities for ecological, recreation and education benefits are initiated. The sequencing provides for a limited amount of development before benefits must be established and links the subdivision process and opportunity to construct houses with these benefits.

33.27 Sites fronting Wigram Road

Updated 30 April 2011

Addition vehicle access points (roads and private access) onto Wigram Road other than those illustrated in the Outline Development Plan (Appendix 3U/1, Part 2, Volume 3), have the potential to create an unsafe and inefficient road network. These vehicle access points should be avoided during the subdivision process.

33.28 Sites fronting Quaifes Road

Updated 1 November 2011

Sites adjoining Quaifes Road are restricted to having access from an internal road network or alternative existing road. This will contribute to reinforcing the urban/rural interface at this location which also includes the wetland park running along the full length of Quaifes Road. As identified on the Halswell West Outline Development Plan (Appendix 3W, Part 2, Volume 3).

33.29 Control of stormwater, Provision of Public Transport, Roothing, Sanitary Sewer and Potable Water Supply - Living G (Halswell West) Zone

Updated 1 November 2011

It is important that elements of development in the Living G (Halswell West) Zone are integrated both in the zone and with the wider area. The design, location and timing of the development of road, waste water, stormwater and potable water infrastructure are critical elements in achieving the necessary high levels of integration thereby ensuring a safe and sustainable site development.

For the Living G (Halswell West), the primary collector roads through living areas have been located specifically to ensure safe and efficient vehicle access onto key roads and permeability in the block. At the intersection of these roads with the arterial road Halswell Junction Road roundabouts are intended to be constructed with sufficient capacity for the expected traffic levels at those intersections.

The Living G (Halswell West) Zone is to be developed to achieve a high degree of connectivity and permeability in the zone itself and with surrounding areas. The primary collector roads shown on the Outline Development Plan in Appendix 3W, Part 2 and the Road Hierarchy Layer Diagram (Appendix 3W(b), Part 2) are critical pieces of infrastructure to enable this to occur. It is important that as the Living G (Halswell West) Zone is developed, key parts of the primary collector roads are constructed at the appropriate time. In addition, the identified primary collector roads must be developed in a manner that facilitates public passenger transport and encourages its use. Roads are classified by function thereby overcoming uncertainty in determining long-term traffic flows. The rules pertaining to the design and location of roads seek to achieve good design outcomes by:

- Avoiding an impermeable road network that reduces transport accessibility and opportunity to access community facilities;
- Encouragement of walking and cycling leading to decreased reliance on private vehicle travel;
- Ensuring effective public transport route structures that are highly accessible to people and communities;
- Ensuring opportunities to link and to integrate with future roads; effectively
- Ensuring appropriate levels of manoeuvrability for vehicles on and off a site and carriage way width to promote safety;
- Providing a range of opportunities to provide appropriate amenity planting and a suitable level of coverage to best complement the function and purpose of the road.

While providing for the above matters it is also necessary to provide for a safe transport environment and in this respect the spacing of intersection along the primary collector roads is a matter which requires particular attention.

For the Living G (Halswell West) Zone, an overall stormwater infrastructure system has been designed and is set out in the Blue Network Layer Diagram (Appendix 3W(c), Part 2). It is important that as development occurs in the Living G (Halswell West) Zone, stormwater is controlled in a manner that accords with this overall design.

33.30 Residential allotment size and site density - residential activity - Halswell West

Updated 1 November 2011

Minimum and maximum development density standards are required to make the most sustainable use of available land to accommodate urban growth, and to create a compact urban area that supports existing urban and suburban centres and can be more efficiently served by strategic infrastructure and passenger transport. A mix of high, medium and low density residential densities are provided over the Halswell West site. High density residential areas are focused around significant open space areas and access to public transportation.

33.31 Sites fronting Johns Road

Updated 14 May 2012

While Johns Road is a major arterial, sites adjoining Johns Road in the Living G (North West Belfast) Zone are specifically restricted from having access directly to Johns Road other than by formed intersections to ensure that the major arterial function of Johns Road is not compromised.

33.32 Integrating development - Living G (North West Belfast) Zone

Updated 14 May 2012

It is important that development within the Living G (North West Belfast) Zone is integrated both within the zone and with the wider Belfast area. The design, location and timing of the development of road and stormwater infrastructure are two critical elements in achieving the necessary level of integration.

A number of road connections to Main North Road and Johns Road are required. Both these roads are currently defined as major arterial roads within this Plan. Therefore, in order to protect the function of Main North Road and Johns Road, the manner in which the Living G (North West Belfast) Zone is connected to these roads is carefully controlled so as to minimise the adverse effects on their through traffic function (see Volume 2, Policies 7.2.5 and 10.4.1 for example).

The Living G (North West Belfast) Zone is also to be developed so as to achieve a high degree of connectivity and permeability within the zone itself. The 'primary (spine) route' shown on the Densities and Key Infrastructure plan in Appendix 3X/1(a), Volume 3, Part 2 is one of the critical pieces of infrastructure to enable this to occur. In addition, the primary (spine) route must be developed in a manner that facilitates public passenger transport to encourage the use of this mode of transport.

An overall stormwater infrastructure system has been designed and is set out in Appendix 3X/3 Blue Network Layer Diagram, Part 2, Volume 3, the associated rules, and policy 11.1.19, Section 11, Volume 2. It is important that as development occurs within the Living G (North West Belfast) Zone, stormwater is controlled in a manner that accords with this overall design.

33.33 Urban Design - Living G (North West Belfast) Zone - Density A

33.33 Urban Design - Living G (North West Belfast) Zone - Density A

Updated 14 May 2012

For Living G (Awatea) Zone, provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at time of applying for subdivision. This approach will ensure that subdivision of land into separate allotments and the development anticipated to establish thereon is designed and coordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density residential environment. In addition, providing the opportunity for consideration of buildings and site development at time of subdivision is anticipated to result in a reduction in application processing times. However, the ability to apply for subdivision consent separate from land use consent that can be applied for at a later date, remains.

33.34 Site Contamination - Living G (North West Belfast) Zone

Updated 14 May 2012

The North West Belfast area has a history of agricultural chemical use. Such activities have the potential to result in site contamination if not properly managed. Detailed records of the nature, type, storage and use of chemicals and hazardous substances within the block have not been kept and, as such, accurate knowledge and understanding of the potential contamination risk is not available. Before residential activity establishes on land, it is appropriate to establish the suitability of the land for this activity in light of the uncertainty around the issue of contamination. Consequently, soil testing will be required at time of subdivision and, where discovered, appropriate remediation measures will be required to be undertaken to make the land suitable for residential activity.

33.35 Deferred Living G (Density C) - Local Purpose Reserve - Stormwater

Updated 14 May 2012

This rule has been included to allow for circumstances where the area identified as Local Purpose Reserve -Stormwater on Appendix 3 r/1(a) within the NW corner of the Living G (NW Belfast Zone) is not fully vested in the Council, in which case any part not vested may be utilised for Density C residential development. Recognising however the potential for such a development to impact on the existing amenity of adjacent landowners whose properties are zoned Rural 3, any application for Density C development shall allow these adjacent landowners the opportunity to be heard on how to protect their amenities.

Any alternative residential density other than Density C is not anticipated as appropriate for this area should it not be vested in the Council.

33.36 Outline Development Plan for the Business 5 Zone (Sir James Wattie Drive Appendix 21)

Updated 16 July 2012

A comprehensive Outline Development Plan has been included to guide development within the Business 5 Zone (Outline Development Plan - Sir James Wattie Drive - Appendix 21). The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the enhancement of the environment through the implementation of the landscape provisions of that Plan. Development Standard 23.1 requires the Landscape Area trees to be planted and maintained and legal public pedestrian and cycle access to be provided as conditions of subdivision consent.

33.37 Business 4T (Tait Campus) Zone

Updated 21 October 2013

A comprehensive Outline Development Plan has been included for development within the Business 4T (Tait Campus) Zone Appendix 22, Part 3, Volume 3. The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the development of a low density open campus environment through the implementation of the Outline Development Plan and the associated Business 4T Zone provisions, including an assessment of building design and appearance and recognition of tangata whenua values relating to water, mahinga kai, and indigenous plantings. The provisions of the Outline Development Plan require a substantial area of the site to be landscaped in excess of the provision for any other business zone. It also identifies the general location of buildings, accessways, planting and stormwater management areas. This approach to the whole site was promoted by the landowner at the time the land was rezoned Business 4T and is an essential part of providing for a highly attractive environment for both employees and the wider community.

Appendix 1 - Esplanade reserve and strip schedule

Updated 06 December 2013

Appendix 1 - Esplanade reserve and strip schedule			
(To be read in conjunction with Clause 6.3)			
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 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.			
Water Body	Reserve or Strip	Location	Column A (Development standard) (metres)
Waimakariri River	Reserve	True right bank commencing at the boundary with Selwyn District Council being the production of the centre line of Weedons-Ross Road where it intersects with the river, thence downstream to the coastal marine area, being the intersection of the production of Ferry Road centre line, and the river bank	20 plus
Otukaikino Creek (except Open Space 3D (Clearwater Resort and Rosebank) Zone) and all branches of the South Waimakariri River and tributaries	All strips	True left and right banks from the junction of the Otukaikino Creek with the Waimakariri River, near the motorway bridge, thence upstream in a generally westerly direction to the limitation of the average 3m river width, or to the easement shown on DP 46738, but excluding those parts of the Otukaikino Creek located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	20
Otukaikino Creek (Open Space 3D (Lagoons) Zone)	All strips	True left and right banks located within the Open Space 3D (Clearwater Resort and Rosebank) Zone.	True right bank - 20 True left bank - 10, with the purpose limited to conservation values only
Kaputone Stream	All strips	True left and right banks, commencing at Guthries Road, thence downstream to the junction with the Styx River	20
Kaputone Stream	Reserve	True left and right banks located in the Living G (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 lot, which shall be required to extend only to the northern boundary of the lot 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 River Basin Reserve	10
Styx River (Middle section)	Strips	True left and right banks, commencing at the east boundary of the Styx River Basin Reserve, thence downstream to the west side of Marshland Road	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
Styx River (Middle section)	Reserves	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
Knights Stream	Strip	True left bank, commencing at the south side of Quaifes Road, thence downstream to the south side of Sabys Road	12
Knights Stream	Strip	True right bank, commencing at the south side of Quaifes Road, thence downstream to the boundary with Selwyn District Council, at Whincops Road	12
Halswell River	Strip	True left bank, commencing at the south side of Sabys Road, thence downstream to the boundary with Selwyn District Council at the south corner of Lot 1 DP 23528, in Old Tai Tapu Road	20
Cashmere Stream	Reserve	True left bank, commencing at the east side of Cashmere Road, thence downstream to the southern corner of Lot 22 DP 22451, being number 53 Waiau Street	20
Cashmere Stream	Reserve	True right bank, commencing at the east side of Cashmere Road, thence downstream to the junction with the Heathcote River	20
Heathcote River	Strip	True right bank, commencing at the production of the centreline of Nash Road, thence 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 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
Avon River	Reserve	True left bank commencing at the centreline of Helmores Lane, thence downstream to the centre-line of Harper Avenue, except between No's 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. 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 City 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 District Council, in Lyttelton Harbour. Along the Coastal Marine Area between the blind end of Whitewash Head Road and Taylors Mistake Bay, the landward boundary of the esplanade reserve shall be the common boundaries of the private properties with the Crown Grant Road when that road is stopped and Section 236 of the Resource Management Act 1991 shall not apply to any of those private properties.	20 plus
Avon and Heathcote River estuary	Reserves	Commencing at that point where the estuary mouth intersects with the City boundary at South Brighton Spit, thence in a westerly and northerly direction to the production of the centreline of Tern Street	20 plus
Estuary continued	Reserve	Commencing on the production of the centreline of Tern Street, thence in a northerly direction to the northern boundary of Lot 3 DP 21691, being the property situated at 88B Rockinghorse Road	6
Estuary continued	Reserve	Commencing at the northern boundary of Lot 3 DP 21691, thence in a northerly direction to the northern boundary of Lot 2 DP 49643, being the property situated at 64A Rockinghorse Road	20
Estuary continued	Reserve	Commencing at the northern boundary of Lot 2 DP 49643, thence in a northerly direction to the centreline of Godwit Street	6
Estuary continued	Reserve	Commencing on the centreline of Godwit Street, thence in a northerly direction to the mouth of the Avon, 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 western 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 number 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 northerly 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 the property situated at number 129 Main Road (Sumner)	6
Estuary continued	Reserve	Commencing at the south-east corner of Lot 78 DP 1178, thence southward to the northern corner of Pt RS 309	12
Estuary continued	Reserve	Commencing at the northern corner of Pt RS 309, thence in an easterly direction along Moncks Bay, the beach at Shag Rock, to the intersection of the mean high water springs mark at the city boundary, near Cave Rock	20 plus

Appendix 2 - Plant species for Living G (Halswell West) Zone

Updated 1 November 2011

LARGE NATIVE TREES	
<i>Elaeocarpus hookerianus</i>	pokaka
<i>Podocarpus totara</i>	totara
<i>Prumnopitys taxifolia</i>	matai, black pine
LARGE EXOTIC TREES	
<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>	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

Hoheria angustifolia	narrow-leaved lacebark
Hoheria populnea	houhere, lacebark
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Lophomyrtus obcordata	rohutu, NZ myrtle
Pittosporum eugenoides	tarata, lemonwood
Plagianthus regius	manatu, lowland ribbonwood
Pseudopanax crassifolius	lancewood
Solanum laciniatump	oroporo
Sophora microphylla	South Island kowhai
SHRUBS	
Coprosma propinqua	mikimiki (mingimingi)
Coprosma virescens	pale green coprosma
Leucopogon fasciculatus	mingimingi
Muehlenbeckia complexa	pohuehue
GROUNDCOVERS etc.	
Acaena novae zelandiae	bidibidi, pipiri
Anemanthele lessoniana	bamboo grass
Cortaderia richardii	toetoe grass
Phormium tenax	harakeke, NZ flax
ADDITIONAL PLANTS FOR SHELTERED SITES:	
TREES & SHRUBS	
Alectryon excelsus	titoki
Aristotelia serrata	akomako, wineberry
Coprosma areolata	thin-leaved coprosma
Coprosma linariifolia	mikimiki, yellow-wood
Coprosma rhamnoides	red-fruited karamu

Coprosma rubra	red-stemmed coprosma
Cyathodes juniperida	prickly mingimingi
Melicope simplex	poataniwha
Melicytus ramiflorus	mahoe, whiteywood
Myoporum laetum	ngaio
Myrsine australis	apou, red matipo
Pennantia corymbosa	kaikomako
Pittosporum eugenoides	tarata, lemonwood
Pseudopanax anomalus	shrub pseudopanax
Pseudopanax arboreus	five finger, whauwhaupaku
Streblus heterophyllus	turepo, small-leaved milk tree
GROUNDCOVERS	
Astelia fragrans	bush flax, kakaha
Libertia ixioides	NZ iris, mikoikoi
Microlanea polynoda	a rice grass
Microlanea stipoides	a rice grass
Uncinia uncinata	watau, dense forest sedge

Note:

Native species derived from: Lucas Associates(1995). Indigenous Ecosystems of Otautahi Christchurch, Set 1: The plains of Ricerton-Wigram & Spreydon-Heathcote

Riparian/Wetland Planting

For species list and information on riparian/wetland planting see: CCC. Streamside Planting: Christchurch City & Lowland Canterbury.

Appendix 2B - Plant species for the Living G (Highsted) Zone

Updated 06 December 2013

LARGE NATIVE TREES	
<i>Elaeocarpus dentatus</i>	<i>hinau</i>
<i>Podocarpus totara</i>	<i>totara</i>
<i>Prumnopitys taxifolia</i>	<i>matai, black pine</i>
LARGE EXOTIC TREES (Streets and Parks)	

<i>Acer campestre</i>	<i>field maple</i>
<i>Alnus cordata</i>	<i>Italian alder</i>
<i>Fagus sylvatica</i>	<i>'Purpurea' copper beech</i>
<i>Liriodendron tulipifera</i>	<i>tulip tree</i>
<i>Platanus orientalis</i>	<i>"Autumn Glory" plane tree</i>
<i>Quercus coccinea</i>	<i>scarlet oak</i>
<i>Quercus rubra</i>	<i>red oak</i>
<i>Tilia cordata</i>	<i>small-leaved lime</i>
<i>Ulmus carpinifolia</i>	<i>smooth-leaved elm</i>
<i>Ulmus glabra</i>	<i>wych elm</i>
TREES & TALL SHRUBS	
<i>Coprosma lucida</i>	<i>shining karamu</i>
<i>Coprosma robusta</i>	<i>Karamu</i>
<i>Cordyline australis</i>	<i>ti kouka, cabbage tree</i>
<i>Griselinia littoralis</i>	<i>broadleaf, kapuka</i>
<i>Hoheria angustifolia</i>	<i>narrow-leaved lacebark</i>
<i>Kunzea ericoides</i>	<i>kanuka</i>
<i>Leptospermum scoparium</i>	<i>manuka</i>
<i>Olearia paniculata</i>	<i>akiraho, golden akeake</i>
<i>Pittosporum eugeniioides</i>	<i>tarata, lemonwood</i>
<i>Pittosporum tenuifolium</i>	<i>Kohuhu, black matipo</i>
<i>Plagianthus regius</i>	<i>manatu, lowland ribbonwood</i>
<i>Pseudopanax crassifolius</i>	<i>lancewood, horoeka</i>

<i>Sophora microphylla</i>	<i>South Island kowhai</i>
SHRUBS	
<i>Coprosma propinqua</i>	<i>mikimiki (mingimingi)</i>
<i>Coprosma virescens</i>	<i>pale green coprosma</i>
<i>Coprosma crassifolia</i>	<i>thick-leaved mikimiki</i>
<i>Coprosma rubra</i>	<i>red-stemmed coprosma</i>
<i>Coprosma virescens</i>	<i>pale green coprosma</i>
<i>Cyathodes juniperina</i>	<i>prickly mingimingi</i>
<i>Helichrysum lanceolatum</i>	<i>niniao</i>
<i>Leucopogon fasciculatus</i>	<i>mingimingi</i>
<i>Muehlenbeckia astonii</i>	<i>wiggywig, mingimingi</i>
<i>Muehlenbeckia complexa</i>	<i>pohuehue</i>
<i>Teucrium parvifolium</i>	<i>NZ shrub verbena</i>
GROUNDCOVERS etc.	
<i>Acaena novae-zelandiae</i>	<i>bidibidi, pipiripi</i>
<i>Anemanthele lessoniana</i>	<i>bamboo grass, wind grass</i>
<i>Blechnum minus</i>	<i>Swamp kiokio</i>
<i>Carex lambertiana</i>	<i>sedge</i>
<i>Carex solandri</i>	<i>sedge</i>
<i>Cortaderia richardii</i>	<i>toetoe grass</i>
<i>Cyperus ustulatus</i>	<i>umbrella sedge, upoko-tangata</i>
<i>Deschampsia caespitosa</i>	<i>tufted hair grass</i>
<i>Dichondra repens</i>	<i>dichondra</i>

<i>Juncus gregiflorus</i>	<i>wiwi</i>
<i>Juncus pallidus</i>	<i>giant rush</i>
<i>Leucopogon fraseri</i>	<i>Patototara, a dwarf heath</i>
<i>Microlaena polynoda</i>	<i>Rice grass, native bamboo</i>
<i>Microlaena stipoides</i>	<i>meadow rice grass</i>
<i>Phormium tenax</i>	<i>harakeke, NZ flax</i>
<i>Phymatosorus pustulatus</i>	<i>hounds tongue fern, maratata</i>
<i>Pratia angulate</i>	<i>Panakeke, creeping pratia</i>
<i>Pteridium esculentum</i>	<i>bracken fern, rahurahu</i>
ADDITIONAL PLANTS FOR SHELTERED SITES:	
TREES & SHRUBS	
<i>Alectryon excelsus</i>	<i>titoki</i>
<i>Aristotelia serrata</i>	<i>makomako, wineberry</i>
<i>Coprosma areolata</i>	<i>thin-leaved coprosma</i>
<i>Coprosma linariifolia</i>	<i>mikimiki, yellow-wood</i>
<i>Coprosma rhamnoides</i>	<i>red-fruited karamu</i>
<i>Coprosma rubra</i>	<i>red-stemmed coprosma</i>
<i>Cyathodes juniperina</i>	<i>prickly mingimingi</i>
<i>Fuchsia excorticata</i>	<i>Kotukutuku, tree fuchsia</i>
<i>Melicope simplex</i>	<i>poataniwha</i>
<i>Melicytus ramiflorus</i>	<i>mahoe, whiteywood</i>
<i>Myoporum laetum</i>	<i>tahu</i>
<i>Myrsine australis</i>	<i>mapou, red matipo</i>

<i>Pennantia corymbosa</i>	<i>kaikomako</i>
<i>Pittosporum eugenioides</i>	<i>tarata, lemonwood</i>
<i>Pseudopanax anomalus</i>	<i>shrub pseudopanax</i>
<i>Pseudopanax arboreus</i>	<i>five finger, whauwhaupaku</i>
<i>Streblus heterophyllus</i>	<i>turepo, small-leaved milk tree</i>
GROUNDCOVERS	
<i>Asplenium flabellifolium</i>	<i>necklace fern</i>
<i>Astelia fragrans</i>	<i>bush flax, kakaha</i>
<i>Blechnum penna-marina</i>	<i>kiokio, small hardfern</i>
<i>Daniella nigra</i>	<i>turutu, blue berry</i>
<i>Hypolepsis ambigua</i>	
<i>Libertia ixioides</i>	<i>NZ iris, mikoikoi</i>
<i>Microlaena avenacea</i>	<i>bush rice grass</i>
<i>Microlaena polynoda</i>	<i>bamboo grass</i>
<i>Microlaena stipoides</i>	<i>a rice grass</i>
<i>Pellaea rotundifolia</i>	<i>button fern</i>
<i>Uncinia uncinata</i>	<i>watau, dense forest sedge</i>
<i>Polystichum richardii</i>	<i>shield fern, pikopiko</i>
<i>Polystichum vestitum</i>	<i>Shield fern, punui, prickly shield fern</i>
<i>Uncinia uncinata</i>	<i>watau</i>

Appendix 3 - Deleted

Appendix 4 - Access standards

Updated 14 May 2012

Appendix 4 - Access standards		
No.	Standard	When Applicable
1.	The roadway shall be formed and metalled, and any vehicle crossing shall be designed and formed in accordance with the requirements of Part 13.	Minimum standard applying to all access.
2.	The roadway 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. Central City Zone, all business zones, Special Purpose (Airport) Zone, Special (Hospital) Zone, Cultural 4 Zone.
3.	Paved and sealed areas shall be drained to an approved outfall.	As for standard 2 above.
4.	Provision of a turning place for 90 percentile vehicles making not more than a three point turn. Turning places shall be at intervals not greater than 80m apart; except in the Living 3 or Living 4 Zones 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 zones.
5.	Provision of passing bays and vehicle queuing space at the entrance on the frontage to the legal road.	All residential uses serving 4 or more sites or potential sites.
6.	Provision of a footpath separated from the roadway.	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:	
	(a) Have a gate or gates erected at the legal road boundary for the full width which shall be closed against 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 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 of being written into the legal document creating, granting or reserving the access.	All access.

Appendix 5 - New road standards

Updated 14 November 2005

Appendix 5 - New road standards										
Road classification (refer to Part 8, Appendix 3)	Typical total daily traffic flows (VPD)	Minimum Road widths (m)	Minimum Roadway widths (m)	Minimum lanes	Number of footpaths	Median	Amenity strip	Parking	Cycle facilities	Access controls
Major arterial - Urban	>12,000	30	24	4	2	Yes	Yes	Yes	Yes	Yes
Major arterial - Rural	>10,000	40	30	4	No	Yes	Yes	Yes	Yes	Yes
Minor arterial - Urban	3,000 to 15,000	20	14	2	2	*	Yes	Yes	Yes	Yes
Minor arterial - Rural	2,000 to 12,000	20	12	2	No	*	No	Yes	Yes	(1)

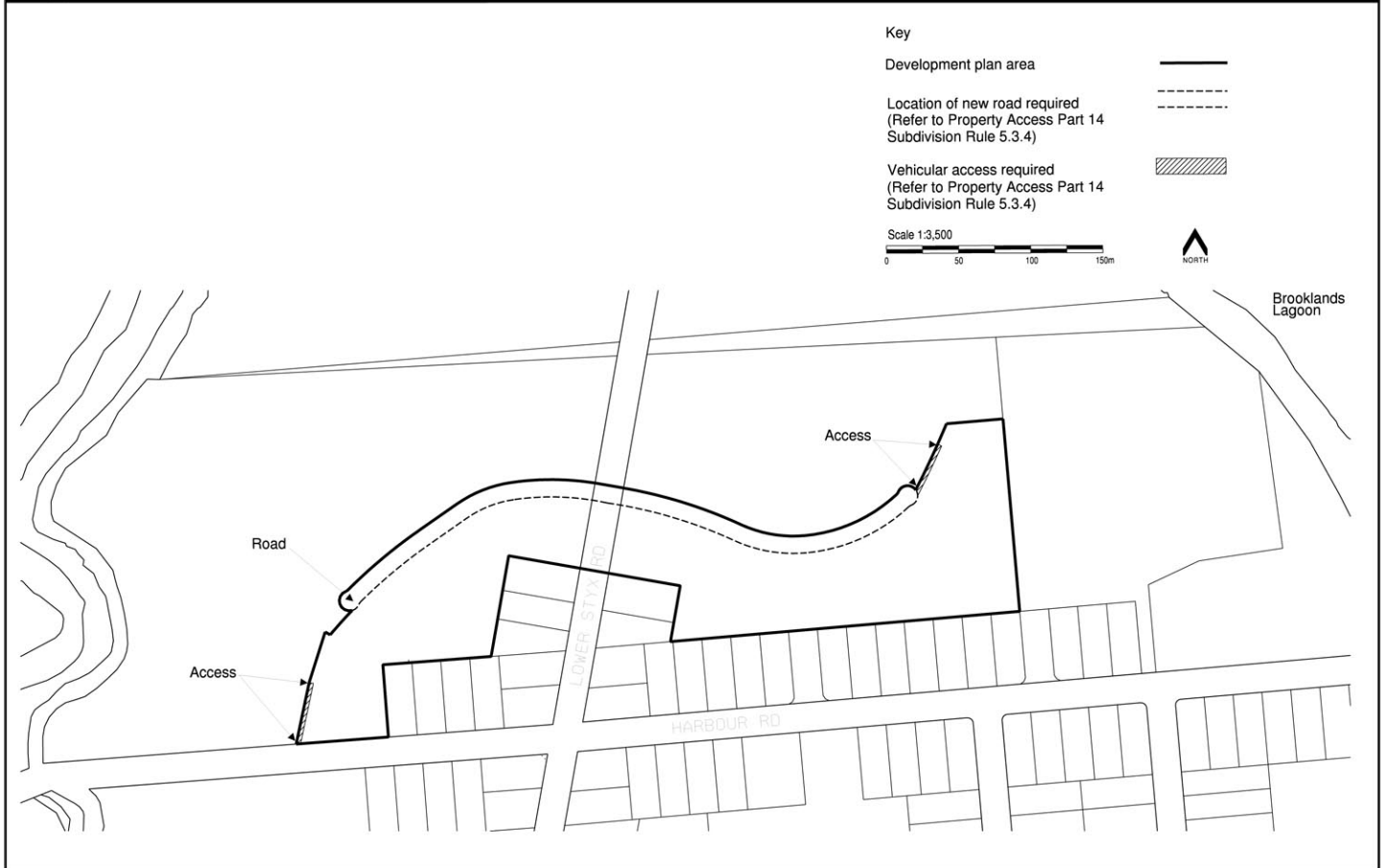
Collector - Urban	1,000 to 6,000	18	12	2	2	No	Yes	Yes	*	*
Collector - Rural	100 to 2,500	18	9	2	No	No	No	Yes	*	No
Local - Business	-	18	12	2	1	No	Yes	Yes	*	No
Local - Urban	>250	14	9	2	2	No	Yes	Yes	*	No
Local - Urban	<250	12	7.5	2	1	No	Yes	Yes	*	No
Local - Rural	<550	16	7	2	No	No	No	Yes	*	No

Clarification of standards

1. Where the road width and/or standard of construction requires road widening, the Council may initiate purchase or designation as required.
2. "Yes" means that the provision of those facilities shall be incorporated into the design and construction of the road.
3. * 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 roading under Clause 5.2 of these rules.
4. Amenity strips shall only be required on rural roads where these adjoining a Living Zone.
5. (1) indicates that adequate spacing will be required between high traffic generators.
6. For the purpose of calculating "Typical total daily traffic flows (VPD)" on local roads, the minimum vacant allotment size for the respective zone shall determine the number of household units, which in turn will be deemed to generate 10 vehicle movements per day.
7. Local hillside roads (on any part of a zone on the slopes of the Port Hills) may only require one footpath.
8. Some localised road widening may be required at intersections to increase capacity.
9. The minimum diameter for a cul-de-sac turning head is Residential 25 metres, Business 30 metres.

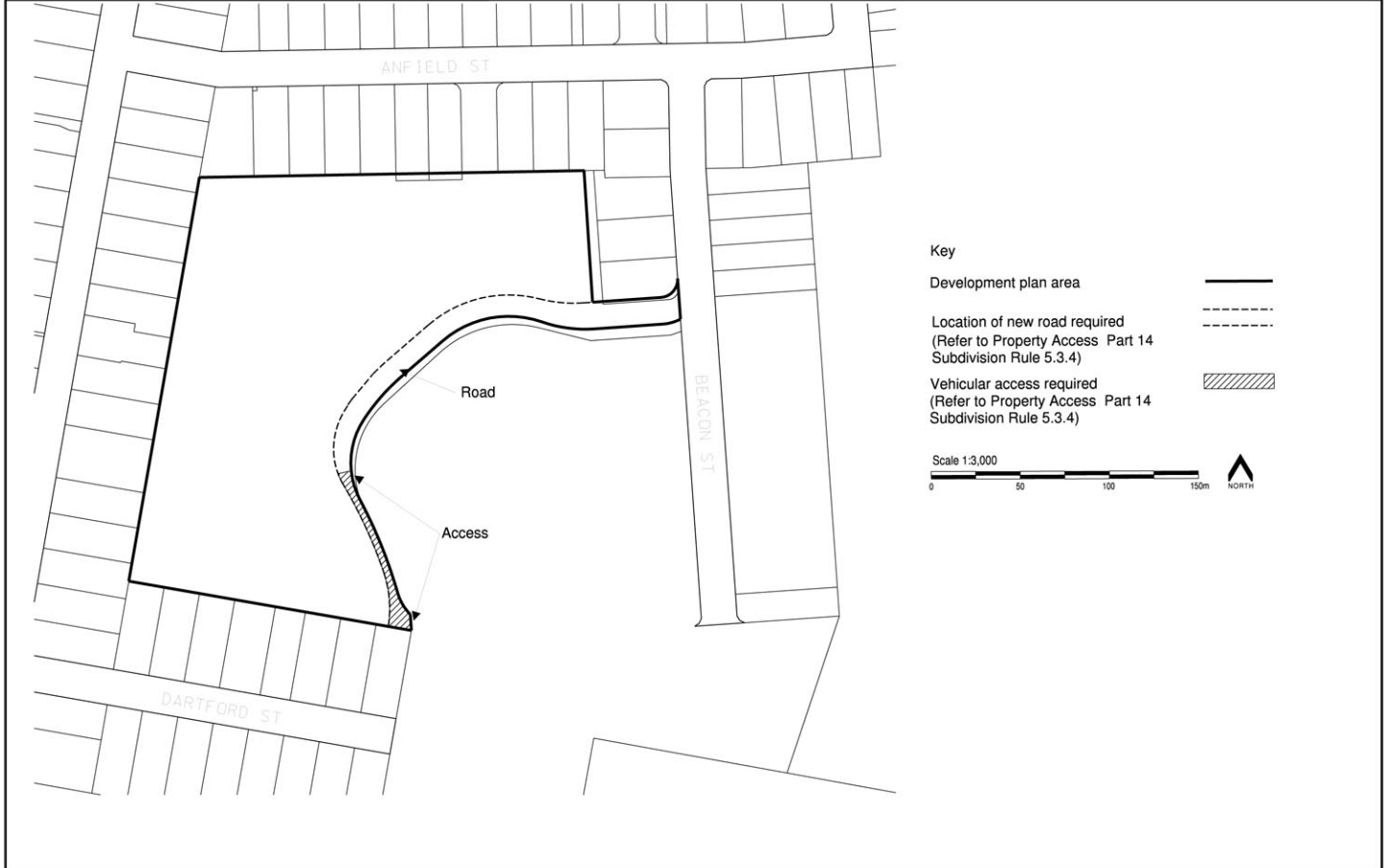
Appendix 6 - Development plan (Brooklands - north of Harbour Road)

Appendix 6 Development plan (Brooklands - north of Harbour Road)



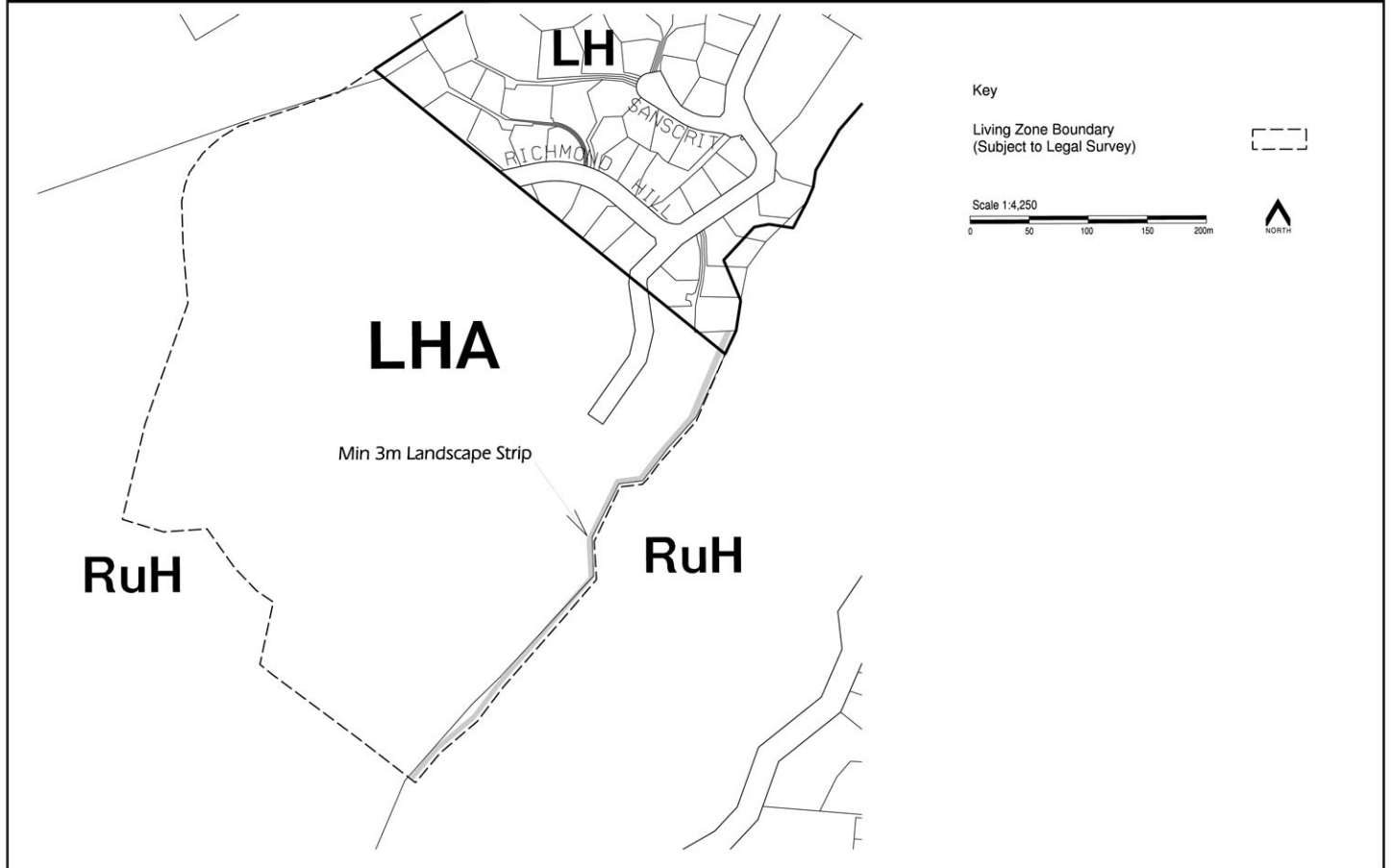
Appendix 7 - Development plan (Brooklands - Beacon Street, vicinity of Dartford Street)

Appendix 7 Development plan (Brooklands - Beacon Street, vicinity of Dartford Street)



Appendix 8 - Landscape strip requirement (Living HA - Richmond Hill)

Appendix 8 - Landscape strip requirement (Living HA - Richmond Hill)



Appendix 8A - Plants suitable for Richmond Hill (Rule 17.2.3)

Updated 14 November 2005

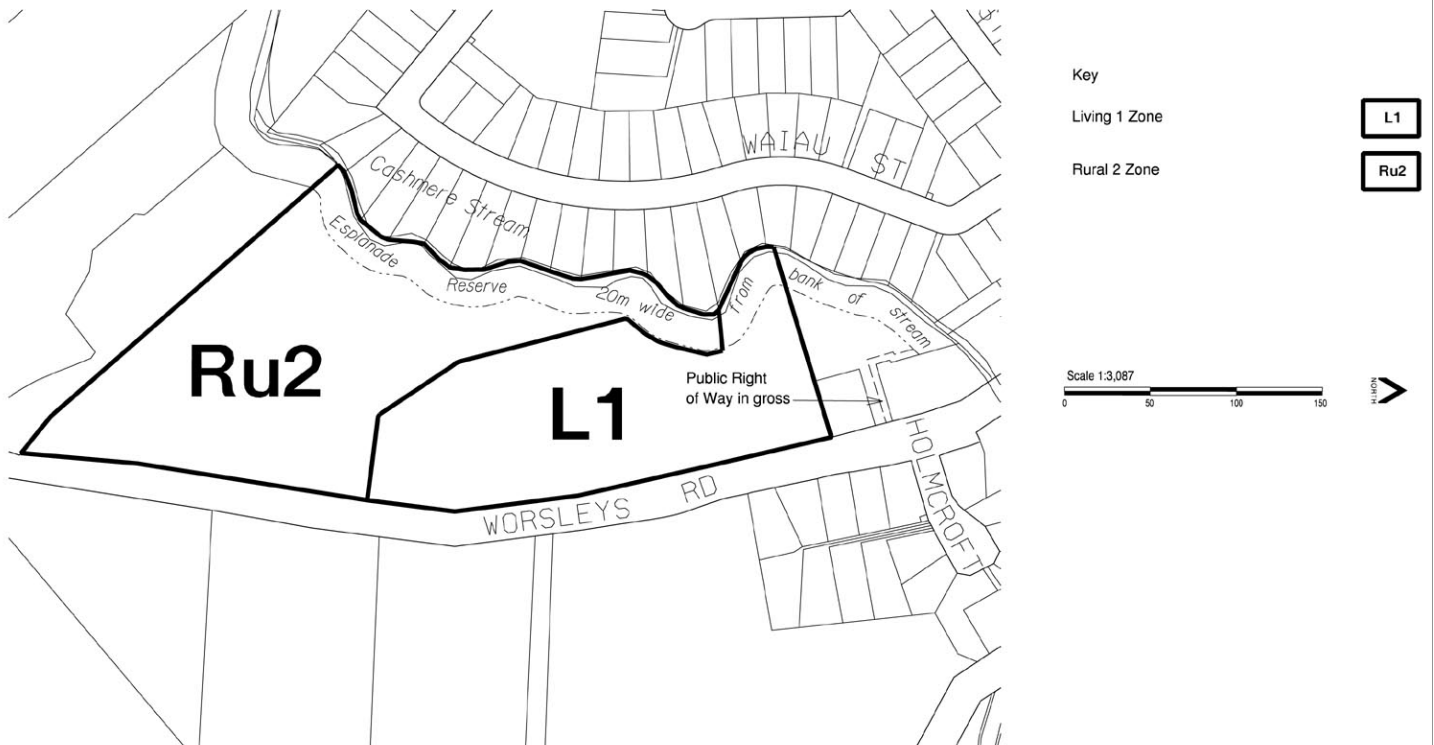
1.	Flax	<i>Phormium tenax</i>
2.	Golden Ake Ake	<i>Olearia paniculata</i>
3.	Cabbage tree	<i>Cordyline australis</i>
4.	Toe toe	<i>Cortaderia richardii</i>
5.	Kanuka	<i>Kunzia erocoides</i>
6.	Kowhai	<i>Sophora microphylla</i>
7.	Manuka	<i>Leptospermum scoparium</i>
8.	Lemonwood	<i>Pittosporum eugenioides</i>
9.	Kohuhu	<i>Pittosporum tenuifolium</i>
10.	Karamu	<i>Coprosma robusta</i>
11.	Taupata	<i>Coprosma repens</i>
12.	Broadleaf	<i>Griselinia littoralis</i>

13.	Lancewood	<i>Pseudopanax crassifolius</i>
14.	Ribbonwood	<i>Plagianthus regius</i>
15.	Lacebark	<i>Hoheria angustifolia</i>
16.	Ake Ake	<i>Dodonea viscosa</i>
17.	Hebe	<i>Hebe salicifolia</i>
18.	Ngaio	<i>Myoporum laetum</i>
19.	Prostrate Kowhai	<i>Sophora prostrata</i>
20.	Helichrysum	<i>Helichrysum aggregatum</i>
21.	Corokia	<i>Corokia cotoneaster</i>

Appendix 9 - Special provisions - Cashmere Stream/Worsleys Road

Updated 14 November 2005

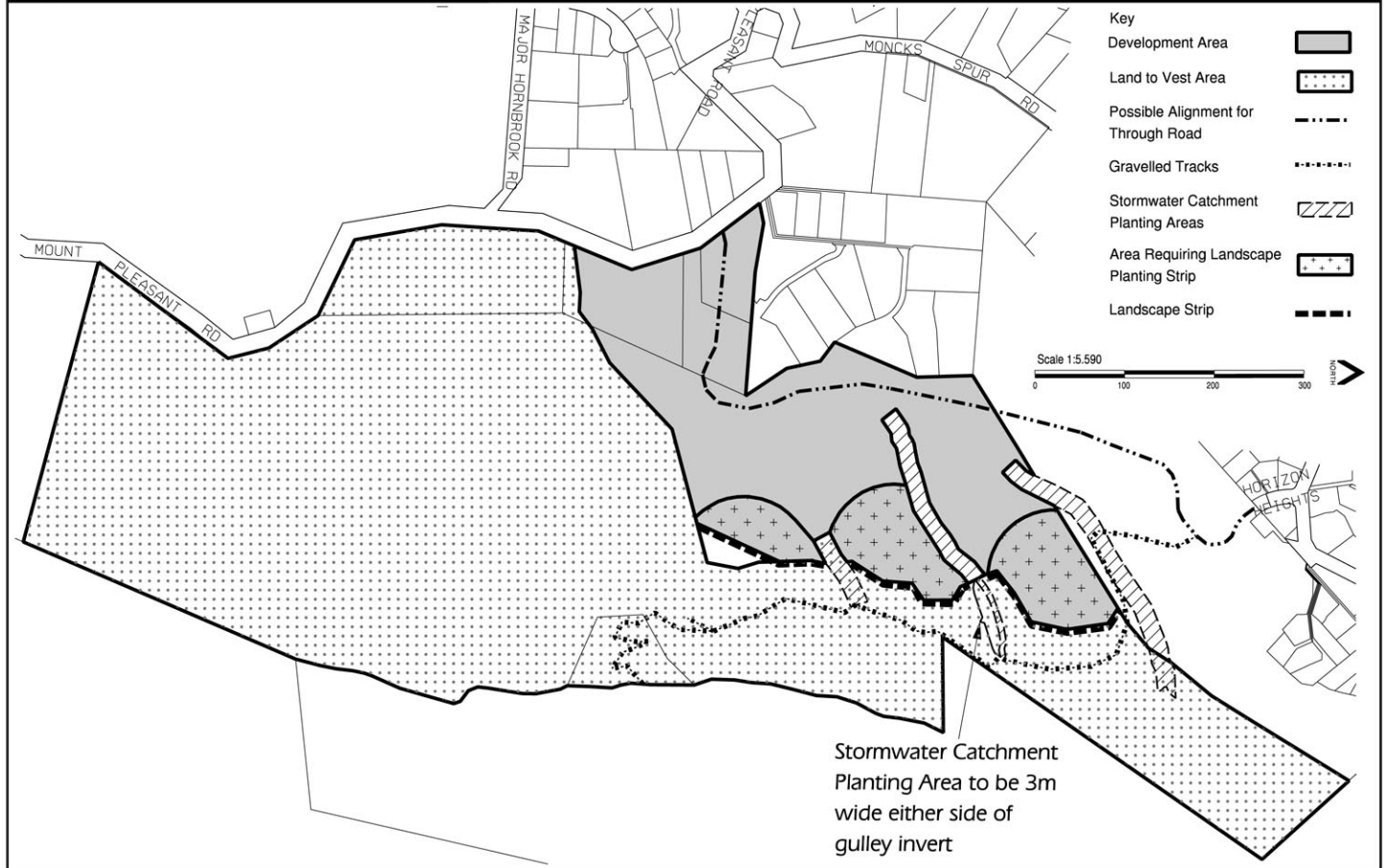
Appendix 9 - Special Provisions - Cashmere Stream / Worsleys Road



Appendix 10 - Special Provisions - Moncks Spur

Updated 14 November 2005

Appendix 10 - Special Provisions - Moncks Spur



Appendix 11 - Planting - Moncks Spur

Appendix 11 - Planting - Moncks Spur

Updated 16 November 2009

Planting Zones:

Streams	= Gully bottoms, stream beds and moist sites near seepages.
Shady Faces	= Lower gully sides with reasonable moisture holding capacity on the south facing aspects
Dry Faces	= Drought prone slopes, rock outcrops and sides of tunnel gullies. Generally on the north facing or sunny side slopes

Planting Priority:

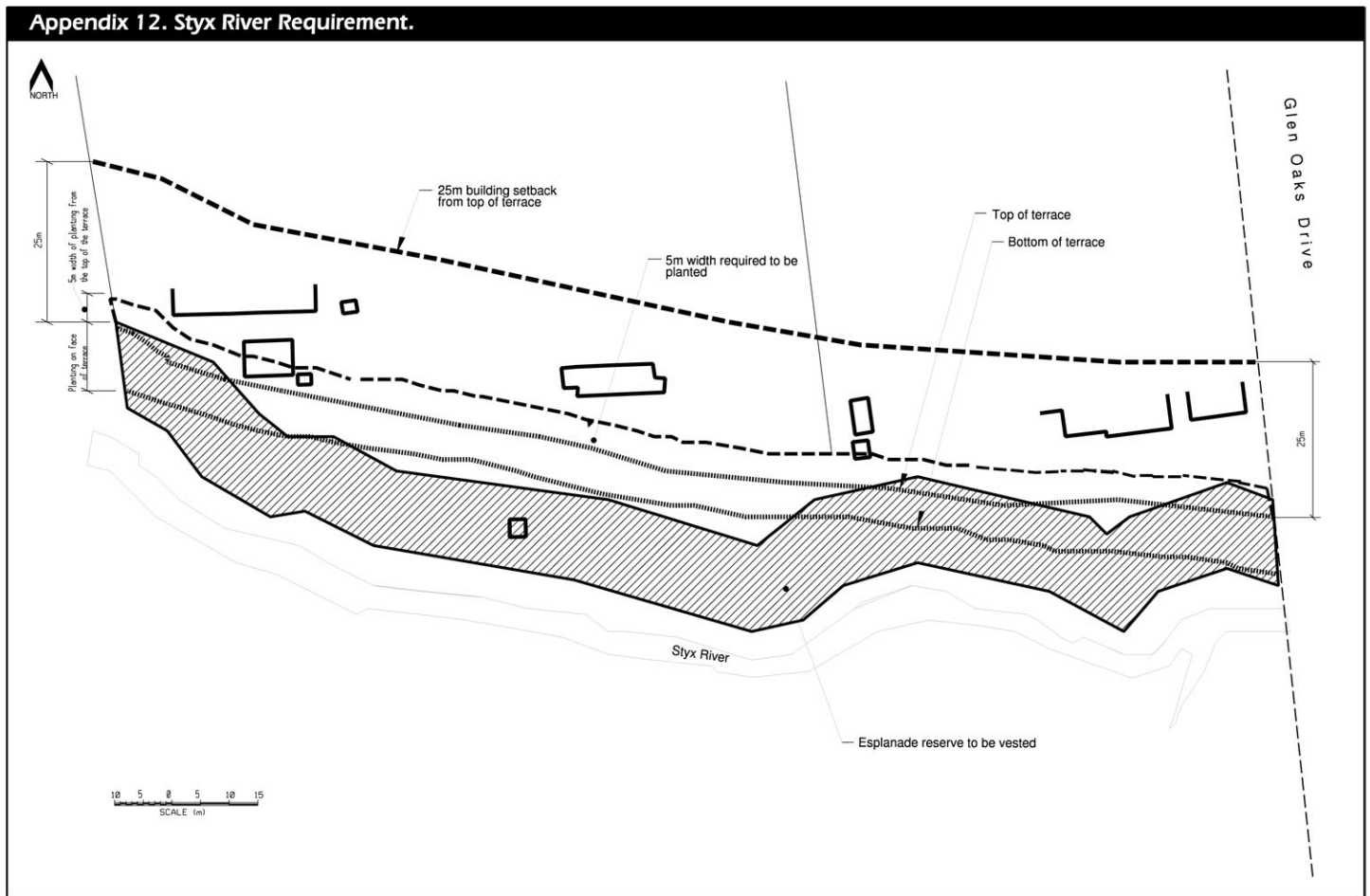
1. Primary Revegetation (good competitors and/or dominant plants).
 2. Secondary Revegetation (slow growing and/or understory plants).
- () Frost Tender Plants
- # Species not suitable within the Development Plan Area identified in Appendix 3i (Cashmere and Worsleys), Part 2 of Volume 3.

	Streams	Shady Faces	Dry Faces	Spacing (metres)
Anemanthele lessoniana; Windgrass	1	1		0.5-1.0
Carex virgata; NZ sedge #	1			0.7-1.2

Carmichaelia australis; native broom			1	1.5
Carpodetus serratus; putaputaweta		2		2
Coprosma linarifolia		2	2	1.5
Coprosma crassifolia		1		1.5
Coprosma propingua; mikimiki	1	2		1.5
Coprosma repens; Taupatu #		1	1	1.5
Coprosma rhamnoides		2		1.5
Coprosma robusta; karamu	1	1		2
Coprosma virescens		2		1.5
Cordyline australis; cabbage tree; ti kouka	1	1		1.5
Corokia cotoneaster; Corokia		2	1	1.5
Cortaderia richardii; toetoe	1	1		2
Discaria toumatou; matagouri			2	1.5
Dodonaea viscosa; akeake		1	1	2
Festuca novae-zelandiae; hard tussock #			1	0.5
Aristolia serrata; wineberry	(2)	(2)		2
Fuchsia excorticata; kotukutuka	2	2		2
Griselinia littoralis; broadleaf; papauma	2	1		2
Hebe salicifolia; koromika	1	1		1.5
Hebe strictissima		2		1
Hedycarya arborea; pigeonwood #	(2)	(2)		2
Hoheria angustifolia; narrow leaved lacebark	2	1		2
Kunzea ericoides; kanuka		1	1	2
		Streams	Shady Faces	Dry Faces
				Spacing (metres)
Leptospermum scoparium; manuka #	1	1		2
Libertia ixioides; NZ iris #	2			0.5
Lophomyrtus obcordata; rohutu	2	2		1
Melicope simplex	2	2		1.5
Melicytus alpinu; porcupine scrub #			2	1.5
Melicytus ramiflorus; mahoe		(2)		2
Myoporum Laetum; ngaio #		(1)	(1)	2
Myrsine australis; mapou	2	2		2
Olearia avicenniifolia		1		1.5

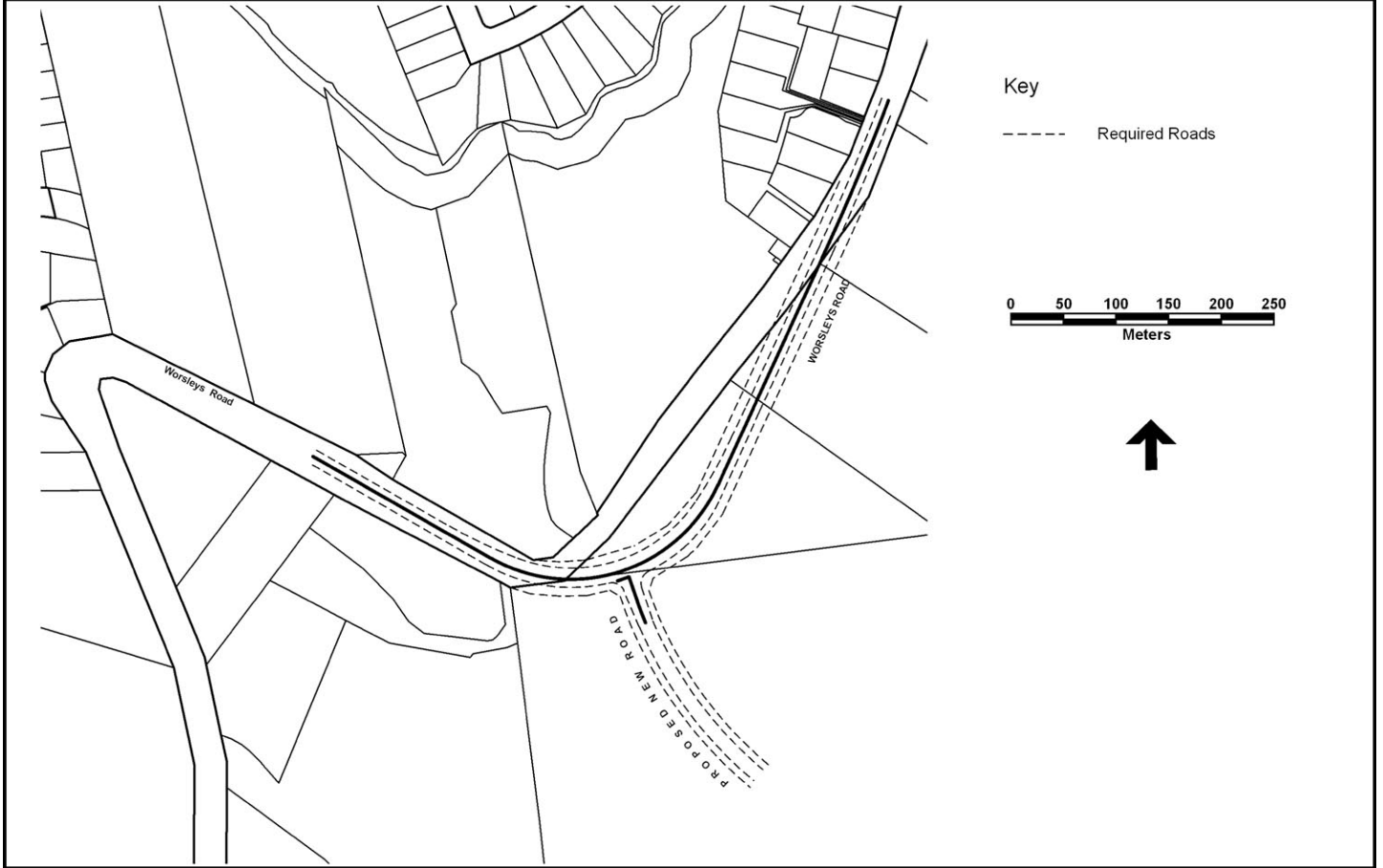
Olearia paniculata; akiraho		1	1	2
Phormium tenax flax; harakeke	1	1		1.5
Pittosporum eugenioides; lemonwood; tarata		1	2	2
Pittosporum tenuifolium; kohuhu	1	1		2
Plagianthus regius; ribbonwood		1	2	2
Poa cita; silver tussock			1	0.5-1.0
Podocarpus totora; totora		2	2	2
Pseudopanax arboreus; fivefinger	2	1		2
Pseudopanax crassifolius; lancewood	2	1		1.5
Sophora microphylla; kowhai		1	2	2
Teucrium parviflorum #		2		1.5
Prumnopitys taxifolia; matai	2	2		2

Appendix 12 - Styx Requirement



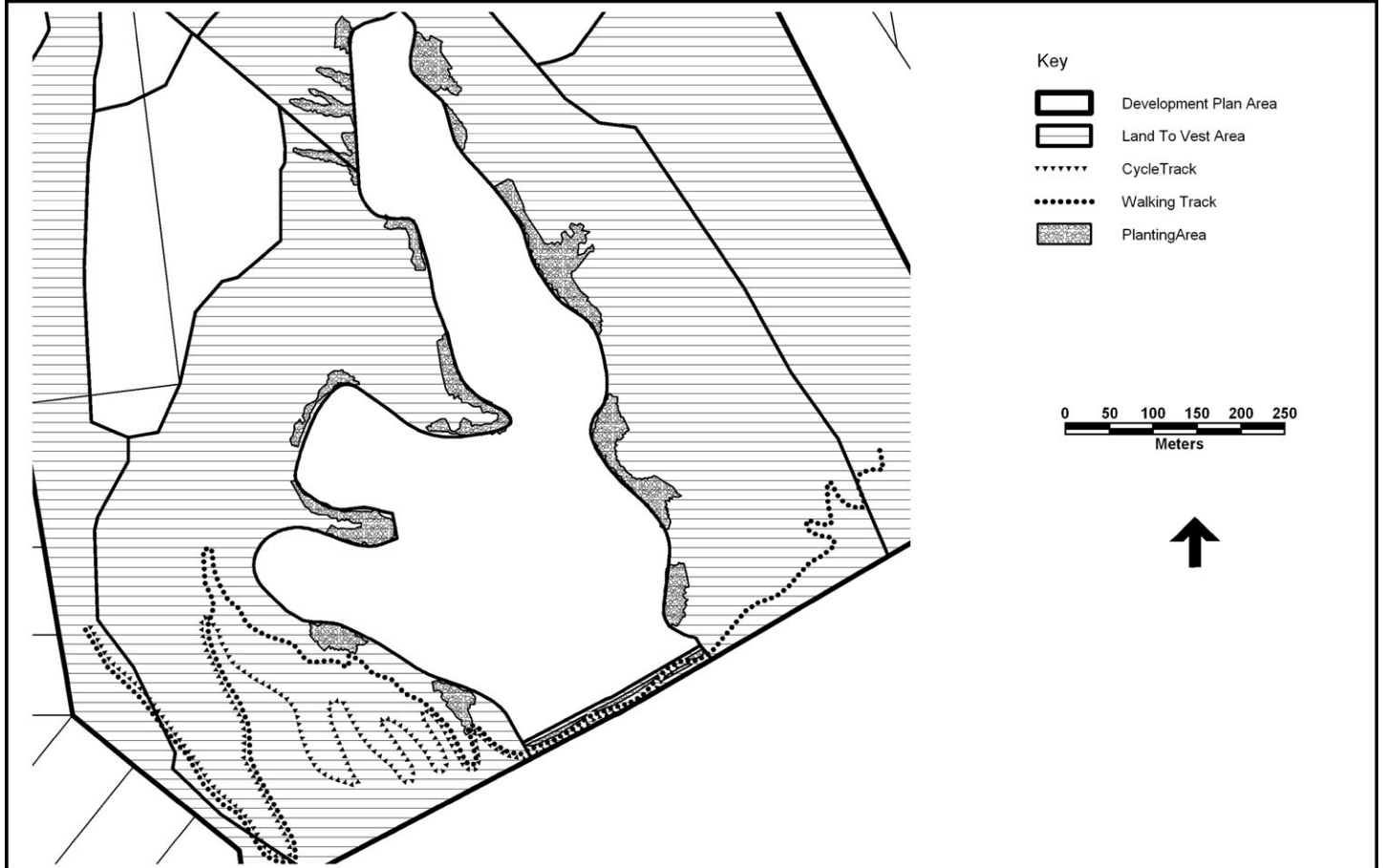
Appendix 13 - Worsleys Road Realignment

Appendix 13 - Worsleys Road Realignment



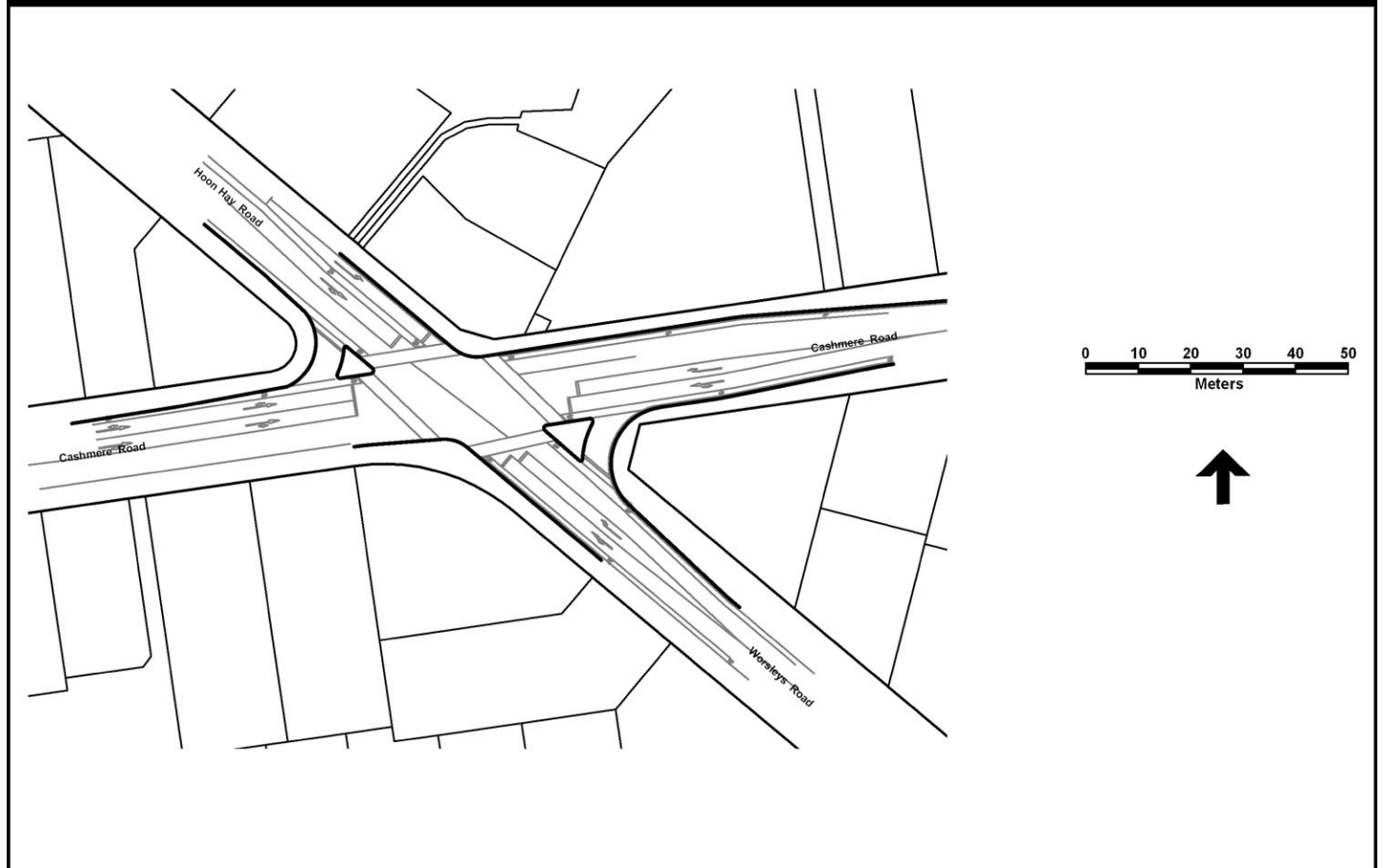
Appendix 14 - Cashmere and Worsleys - Spur Planting and Tracks around Area 4

Appendix 14 - Cashmere and Worsleys - Spur Planting and Tracks around Area 4



Appendix 15 - Cashmere / Hoon Hay / Worsleys Road Intersection

Appendix 15 - Cashmere / Hoon Hay / Worsleys Roads Intersection



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