

## DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in black/green shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

## Chapter 8 Subdivision, Development and Earthworks

### 8.1 Introduction

- a. This Introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to **subdivision, development** and **earthworks** that may occur throughout the city. In addition to managing **subdivision**, the objectives, policies and rules of this chapter also **manage development where there are infrastructure constraints and** manage **earthworks**, which are necessary to facilitate **subdivision**, development, the provision of **utilities**, hazard mitigation and the **repair** of land damaged by the earthquakes.
- c. The provisions in the chapter give effect to the **Chapter 3 Strategic Directions objectives**.
- d. The lay reader will observe that, by comparison with other parts of this Plan, provisions of this chapter (particularly its rules) are significantly more detailed and prescriptive. That is a necessary aspect of ensuring **subdivision** consent processes properly integrate with **Council** infrastructure programming and funding and legal processes for securing title to subdivided land.
- e. The principal purpose of **subdivision** is to provide a framework for land ownership so that development and activities can take place. **Subdivision** is of strategic significance and plays an important role in determining the location and density of development and its impact on the character of both rural and urban areas. It provides a physical framework that reflects and implements urban growth, form and structure policies, and enables activities to be carried out as anticipated by the zone provisions in the various areas covered by the **District Plan**. Because **subdivision** enables intensification, the impacts of it are often irreversible, so it requires careful planning.
- f. The **subdivision** process regulates the provision of services for development and activities, including **reserves, network infrastructure** and **community infrastructure**. The adverse effects of activities are generally controlled by the provisions for each zone. However, some potential effects of those activities that may be undertaken on **sites** are most appropriately managed at the time of **subdivision**. For

example, **earthworks**, and the **formation** of **vehicle access**, may have an impact on the **amenity values** of an area, and the most effective means of addressing such effects may be conditions of consent.

- g. The **subdivision** of land to create **sites** on undeveloped land creates expectations and property rights. It requires consideration of the need for **public open spaces, reserves, community infrastructure** and connections to and servicing by other infrastructure. Cost-effective servicing by infrastructure is an important consideration for **greenfield** developments. However, infrastructure servicing and **access** can also be an issue for the **subdivision** of already developed land. A significant reason for that is the considerable damage to public infrastructure caused by the earthquakes of 2010 and 2011. Those events resulted in parts of the City having limited ability to service new development pending further capital investment on improvements. **In areas served by vacuum sewer systems the capacity is limited, which may restrict what further development is possible.**
- h. The **Council's Development Contributions Policy** (made under the **Local Government Act 2002**) is one method by which these servicing issues can be addressed, in addition to controls provided for through this Chapter 8. The **Development Contributions Policy** provides for **development contributions** to be levied for any **subdivisions** that generate a demand for **reserves, network infrastructure, or community infrastructure** (excluding the pipes or lines of a **network utility operator**).
- i. The process of subdividing land provides an appropriate opportunity to consider a variety of issues including natural and other hazards in terms of the suitability of subdivided land for anticipated land uses, the provision of **reserves** and **esplanade reserves**. It allows for consideration of the potential for **reverse sensitivity** effects, or other ways in which new land uses may conflict with existing activities.
- j. The **subdivision** process is also a means by which Ngāi Tahu cultural values can be recognised and provided for as set out in **Chapter 1** and **Sub-chapter 9.5**.

## 8.2 Objectives and policies

### 8.2.1 Objectives and policies – Chapter 9 Natural and Cultural Heritage

Advice note:

- 1. Reference should also be made to the objectives and policies in **Chapter 9 Natural and Cultural Heritage**.

### 8.2.2 Objective – Design and amenity ~~and the Meadowlands Exemplar Overlay~~

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

- b. ~~A comprehensively planned development in the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone that is environmentally and socially sustainable over the long term.~~

#### ~~8.2.2.1 Policy – Recovery activities~~

- a. ~~Ensure that **subdivision** processes enable recovery initiatives including by facilitating:~~
- ~~i. **subdivision of greenfield** and intensification areas;~~
  - ~~ii. the issue of fee simple title where the following permitted or approved initiatives occur:~~
    - ~~A. conversion of a **residential unit** into two **residential units**;~~
    - ~~B. conversion of a **family flat** into a **residential unit**;~~
    - ~~C. replacement of a **residential unit** with two **residential units**;~~
    - ~~D. comprehensive development using the Enhanced development mechanism; or~~
    - ~~E. comprehensive development using the Community housing redevelopment mechanism;~~
  - ~~iii. conversion of the type of tenure from a cross lease or unit title to fee simple; and~~
  - ~~iv. **subdivision** of a cross lease or unit title **site** arising from the updating of a flat plan or unit plan;~~
- b. ~~Recognise that quarrying and other interim activities may be a suitable part of preparing identified **greenfield** priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.~~

#### **8.2.2.21 Policy – Design and amenity / Tohungatanga**

- a. Ensure that **subdivision**:
- i. incorporates the distinctive characteristics of the place’s context and setting;
  - ii. promotes the health and wellbeing of residents and communities; and
  - iii. provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirms connections between manawhenua and place, particularly with **sites of Ngāi Tahu cultural significance** identified in [Appendix 9.5.6](#).

#### **8.2.2.32 Policy – Allotments**

- a. Ensure that the layouts, sizes and dimensions of **allotments** created by **subdivision** are appropriate for the anticipated or existing land uses.
- b. In residential **subdivisions** ~~(outside the Central City)~~, provide for:
- i. a variety of **allotment** sizes to cater for different housing types and affordability;
  - ii. **the conversion from a cross lease or unit title to fee simple;**
  - iii. **subdivision of a cross lease or unit title site arising from the updating of a flat plan or unit plan.**

#### **8.2.2.43 Policy – Identity**

- a. Create or extend neighbourhoods which respond to their context and have a distinct identity and sense of place, by ensuring that **subdivision**, where relevant:
  - i. incorporates and responds to existing **site** features (including trees, natural drainage systems, **buildings**), cultural elements and values and **amenity values** (including by taking advantage of views and outlooks);
  - ii. incorporates public spaces that provide opportunities for formal and informal social interaction;
  - iii. has a pattern of development that responds to the existing **and planned** urban context;
  - iv. is designed with a focus on the use of open space, **commercial centres**, **community facilities**, and the use of views;
  - v. outside the **Central City**, in addition to iv., is designed with a focus on density, **roads**, land form, stormwater facilities and, in the ~~Residential New Neighbourhood~~ **Future Urban** Zone, development requirements in an **outline development plan**, as **key structuring elements**; and
  - vi. incorporates and responds to Rangatiratanga – the expression of te reo kawa, tikanga, history, identity and the cultural symbols of Ngāi Tahu.

#### **8.2.2.54 Policy – Sustainable design**

- a. Enable resource efficiency, use of renewable energy, and community safety and development, by:
  - i. ensuring that the blocks and **allotments** maximise solar gain, including through orientation and dimension;
  - ii. providing a development pattern that supports walking, cycling and public transport; and
  - iii. ensuring visibility and interaction between private and public spaces, and providing well-lit public spaces.

#### **8.2.2.65 Policy – Integration and connectivity**

- a. Ensure effective integration within and between developments and existing areas, including in relation to **public open space** networks, infrastructure, and movement networks.
- b. Ensure that the **boundaries** between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.
- c. Outside the **Central City**, avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.

#### **8.2.2.76 Policy – Open space**

- a. Ensure, where appropriate, the provision and development of **public open space** networks which:
  - i. are **accessible** and safe and provide for various forms of recreation, including active recreation, for the health and wellbeing of communities;

- ii. outside the **Central City**, are within 400m of new residential **allotments** in **greenfield** and **brownfield** areas;
- iii. recognise the landscape and natural features in the wider area and link or connect to other green or open space, **community facilities**, **commercial centres**, areas of higher density residential development, landforms and **roads**;
- iv. recognise and protect values associated with significant natural features and significant landscapes, and protect or enhance ecological function and biodiversity;
- v. reinforce and uphold the Garden City landscape character of urban **Christchurch City** and the heritage landscapes and plantings of **Banks Peninsula** townships and settlements;
- vi. provide access to heritage places and natural and cultural landscapes including the coastline, lakes and waterways and **wetlands**; and
- vii. strengthen the relationship that Ngāi Tahu and the community have with the land and water, including by protecting or enhancing natural features, customary access, mahinga kai and **sites of Ngāi Tahu cultural significance** identified in **Schedule 9.5.6.1**, and by recognising other **sites of Ngāi Tahu cultural significance** identified in **Appendix 9.5.6** where practicable.

### 8.2.2.87 Policy – Urban density

- a. ~~Encourage S~~**ubdivision** in the ~~Residential~~ **Medium Density Residential Zone** ~~must~~**to** enable development which achieves a net **density yield** of at least 30 households per hectare.
- b. In the ~~Residential New Neighbourhood~~ **Future Urban** Zone residential development areas:
  - i. a minimum **net density** of 15 households per hectare shall be achieved when averaged across the whole of the residential development area within the relevant **outline development plan**, ~~except:~~ **in areas shown on an outline development plan as being subject to development constraints**
    - ~~A. in the Residential New Neighbourhood (Prestons) Zone a minimum net density between 13 and 15 households per hectare shall be achieved; and~~
    - ~~B. in areas shown on an outline development plan as being subject to development constraints;~~
  - ii. any **subdivision**, use and development which results in a residential **net density** lower than the required density shall demonstrate, through the use of legal mechanisms as appropriate, that the residential **net density** required across residential development areas of the **outline development plan** can still be achieved; and
  - iii. except as provided for in ~~(ii)~~ above, where an application is made for **subdivision** that would not achieve the required residential density, **Council** will regard all owners of **greenfield** (undeveloped) land within the **outline development plan** area as affected parties.
- c. In the ~~Residential New Neighbourhood~~ **Future Urban** Zone, encourage higher density housing to be located to support, and have ready access to, **commercial centres**, **community facilities**, public transport and open space, and to support well-connected walkable communities.
- d. ~~Encourage S~~**ubdivision** in the ~~Residential Central City Zone~~ **High Density Residential Zone** ~~must~~**that** enables development which achieves a net **density yield** of at least 50 households per hectare.

### 8.2.2.98 Policy — Outline development plans

- a. An **outline development plan** (as relevant) must demonstrate that:
- i. land uses will be distributed in a way that is consistent with **Policy 8.2.2.87**;
  - ii. land for community uses will be provided in locations convenient to the community and of an adequate size to serve the intended population;
  - iii. adequate infrastructure capacity will be available to service the intended population and/or business activities;
  - iv. infrastructure and transport connections will be integrated effectively with networks in neighbouring areas, and with **strategic infrastructure**;
  - v. infrastructure and transport connections through the **outline development plan** area will support co-ordinated development between different landowners;
  - vi. natural hazards will be managed in an integrated way across the area; and
  - vii. significant natural and cultural heritage features, **sites of Ngāi Tahu cultural significance** identified in **Schedule 9.5.6.1**, and the quality of surface water and groundwater, will be protected;
- and where required to give effect to the **Canterbury Regional Policy Statement** Policy 6.3.3, include the necessary information set out in that policy.
- b. Information in **outline development plans**:
- i. should be presented in the form of one or two plans that show a distribution of land uses, infrastructure and transport networks and connections, areas set aside from development and other land use features; and
  - ii. may include an accompanying narrative that:
    - A. is concise and addresses matters in **Policy 8.2.2.98(a)** and any matters required to give effect to the **Canterbury Regional Policy Statement** Policy 6.3.3 that cannot be shown on the plans;
    - B. describes the context and provides guidance on the outcomes sought;
    - C. specifies development requirements that must be achieved to be considered as being in accordance with the **outline development plan**; and
    - D. states any staging requirements that give consideration to the provision, funding, implementation and operation of new and upgraded infrastructure and will guide infrastructure planning processes of the **Council** and other network providers.
- c. **Subdivision**, use and development shall be in accordance with the development requirements in the relevant **outline development plan**, or otherwise achieve similar or better outcomes.
- d. Any quarrying or other interim activity shall not compromise the timely implementation of, or outcomes sought by, the **outline development plan**.

### **8.2.2.109 Policy – Comprehensive Residential Development**

- a. In the ~~Residential New Neighbourhood~~ **Future Urban** Zone, encourage **comprehensive residential developments** that are in accordance with the relevant **outline development plan** as a means of achieving co-ordinated, sustainable and efficient development outcomes.

### **8.2.2.110 Policy – Access to waterways / Mana whakahaere**

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

### ~~8.2.2.121 Policy – Meadowlands Exemplar Overlay comprehensive development~~

- ~~a. Ensure that the Meadowlands Exemplar development is comprehensively planned and designed through development of, and giving effect to, an overarching vision that:~~
  - ~~i. responds positively to the local context of each area;~~
  - ~~ii. produces short and long-term positive environmental, social, and Manawhenua outcomes;~~
  - ~~iii. fully integrates **subdivision** layout with potential land use;~~
  - ~~iv. integrates residential development with the supporting range of local **community facilities** and services that support residents' daily needs;~~
  - ~~v. achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;~~
  - ~~vi. provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of **roads**, public transport, cycle, and pedestrian routes;~~
  - ~~vii. shows infrastructure and movement routes that are fully integrated with existing adjacent communities and enables connectivity with other undeveloped areas;~~
  - ~~viii. avoids or adequately mitigates risks from natural hazards and geotechnical characteristics of the land;~~
  - ~~ix. remediates **contaminated land**;~~
  - ~~x. utilises opportunities to enhance tangata whenua values, particularly **indigenous biodiversity** and mahinga kai;~~
  - ~~xi. recognises Ngāi Tahu cultural and traditional associations with the Otautahi landscape; and~~
  - ~~xii. avoids interim land use and development compromising the integrity and viability of infrastructure provision and community development.~~

### 8.2.3 Objective — Infrastructure and transport

- a. **Subdivision** design and development promotes efficient provision and use of infrastructure and transport networks.
- b. A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided.
- c. Outside the **Central City**, land is set aside for services which can also be used for other activities, such as pedestrian or **cycle ways**.
- d. **Development and intensification in the areas with vacuum sewer system constraints does not increase wastewater volumes in the existing system, unless it can be accommodated within the existing system capacity.**

#### 8.2.3.1 Policy – Identification of infrastructure constraints

- a. Areas subject to infrastructure capacity constraints will be identified by the **Council** to assist public understanding and decision-making regarding network capacity available to service **subdivision, development** and subsequent land use.

#### 8.2.3.2 Policy — Availability, provision and design of, and connections to, infrastructure

- a. Manage the **subdivision and development** of land to ensure development resulting from the creation of additional **allotments**:
  - i. does not occur in areas where infrastructure is not performing, serviceable or functional; and
  - ii. will be appropriately connected to and adequately serviced by infrastructure, including through any required upgrade to existing infrastructure.
- b. Ensure that new **network infrastructure** provided in relation to, or as part of, **subdivision and development** is constructed, designed and located so that it is resilient to disruption from significant seismic or other natural events including by ensuring that, as far as practicable, damage from such events is minimised.
- c. Ensure that, as part of **subdivision and development**, there is adequate provision, with sufficient capacity, to service the scale and nature of anticipated land uses resulting from the **subdivision or development**, for:
  - i. wastewater disposal, including lawful trade waste disposal for anticipated industrial development, consistent with maintaining public health and minimising adverse effects on the environment;
  - ii. water supply, including water of a potable standard for human consumption, and water for fire fighting purposes;
  - iii. **telecommunication** services including connection to a **telecommunication** system, with new lines being generally underground in new urban areas; and
  - iv. electric power supply, with new lines being generally underground in new urban areas - including, if necessary, ensuring the provision of new or additional or the upgrading of existing infrastructure in a manner that is appropriate for the amenities of the area.



- d. Where wastewater disposal is to a reticulated system, ensure all new **allotments** are provided with a means of connection to the system.
- e. Where a reticulated wastewater system is not available, ensure appropriate onsite or standalone communal treatment systems are installed.
- f. Promote use of appropriate on-site measures to manage the effects of trade wastes and reduce peak flows and loading on wastewater systems.
- g. Where subdivision, use or development occurs in the waste water constraint areas, and it is proposed to connect to the vacuum sewer, demonstrate that there is no increase in wastewater volumes from the site as a result or, where there is an increase in wastewater volumes when compared to existing wastewater volumes from the site, there is sufficient capacity in the existing vacuum sewer system to accommodate the additional wastewater flows.**

### **8.2.3.3 Policy – Transport and access**

- a. Ensure the provision and development of comprehensive movement networks for all transport modes that:
  - i. are legible, well connected, highly walkable, safe and efficient; and:
  - ii. enable access by people of all ages and physical abilities to **public open space** facilities, public transport, suburban centres, and **community facilities** and to move between neighbourhoods and the wider urban area.
- b. Ensure movement networks enable:
  - i. vehicle parking, which in the **Central City** should be in accordance with the **road** classification;
  - ii. access to properties, including for fire appliances;
  - iii. street **landscaping**, including street trees;
  - iv. safety and visibility;
  - v. ease of navigation;
  - vi. surface water management, in relation to movement networks; and
  - vii. utility services.
- c. Ensure that, where **road** or property **access** to an existing **road** is created, the existing **road** is of an appropriate standard.

### **8.2.3.4 Policy – Stormwater disposal**

- a. District wide:
  - i. Avoid any increase in sediment and contaminants entering **water bodies** as a result of stormwater disposal.
  - ii. Ensure that stormwater is disposed of in a manner which maintains or enhances the quality of surface water and groundwater.

- iii. Ensure that any necessary stormwater control and disposal systems and the upgrading of existing infrastructure are sufficient for the amount and rate of anticipated runoff.
  - iv. Ensure that stormwater is disposed of in a manner which is consistent with maintaining public health.
- b. Outside the **Central City**:
- i. Encourage stormwater treatment and disposal through low-impact or water-sensitive designs that imitate natural processes to manage and mitigate the adverse effects of stormwater discharges.
  - ii. Ensure stormwater is disposed of in stormwater management areas so as to avoid inundation within the **subdivision** or on **adjoining** land.
  - iii. Where feasible, utilise stormwater management areas for multiple uses and ensure they have a high quality interface with **residential activities** or **commercial activities**.
  - iv. Incorporate and plant **indigenous vegetation** that is appropriate to the specific **site**.
  - v. Ensure that realignment of any watercourse occurs in a manner that improves stormwater drainage and enhances ecological, mahinga kai and landscape values.
  - vi. Ensure that stormwater management measures do not increase the potential for **birdstrike** to aircraft in proximity to the airport.
  - vii. Encourage on-site rain-water collection for non-potable use.
  - viii. Ensure there is sufficient capacity to meet the required level of service in the infrastructure design standard or if sufficient capacity is not available, ensure that the effects of development are mitigated on-site.

### **8.2.3.5 Policy – Adverse effects on infrastructure**

- a. Ensure that the requirements of infrastructure, including their ongoing operation, development and maintenance, are recognised in **subdivision** design, including any potential for adverse effects (including **reverse sensitivity** effects) from **subdivision**.
- b. Ensure that the operation, development and maintenance of the Lyttelton Port is not compromised by **subdivision**, including in relation to **reverse sensitivity** effects.

## **8.2.4 Objective - Earthworks**

- a. **Earthworks** facilitate **subdivision**, use and development, the provision of **utilities**, hazard mitigation and the recovery of the district.

### **8.2.4.1 Policy - Water quality**

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

#### **8.2.4.2 Policy - Repair of earthquake damaged land**

- a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment.
- b. Recognise the need for the repair of other earthquake damaged land as part of recovery.

#### **8.2.4.3 Policy - Benefits of earthworks**

- a. Recognise that **earthworks** are necessary for **subdivision**, use and development, the provision of **utilities**, hazard mitigation and the recovery of the district.

#### **8.2.4.4 Policy – Amenity**

- a. Ensure, once completed, **earthworks** do not result in any significant shading, visual impact, loss of privacy or other significant detracting from the **amenity values** enjoyed by those living or working in the locality.

#### **8.2.5 Objective - Earthworks health and safety**

- a. People and property are protected during, and subsequent to, **earthworks**.

##### **8.2.5.1 Policy - Land stability**

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

##### **8.2.5.2 Policy - Nuisance**

- a. Subject to **Policy 8.2.4.3**, ensure that **earthworks** avoid more than minor adverse effects on the health and safety of people and their property, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

##### **8.2.5.3 Policy - Vehicle movement**

- a. Subject to **Policy 8.2.4.3**, ensure that the transportation to and from a **site** of earth, construction or **filling** material is safe and minimises adverse transport network and local **amenity value** effects.

##### **8.2.5.4 Policy - Earthworks design**

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

##### **8.2.5.5 Policy - Management of contaminated land**

- a. Enable **earthworks** where necessary to appropriately manage land contamination.

## **8.2.6 Objective – Urban tree canopy cover**

- a. **Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city’s biodiversity and amenity.**

### **8.2.6.1 Policy – Contribution to tree canopy cover**

- a. **Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity:**
  - i. **For residential subdivision and/or development – 20% of the net site area;**
  - ii. **For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road area to be vested in Council.**

### **8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions**

- a. **Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;**
- b. **Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;**
- c. **No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.**

### **8.2.6.3 Policy – Tree health and infrastructure**

- a. **Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s healthy growth.**
- b. **Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.**
- c. **Ensure the planting of trees in the future roads of greenfield subdivisions is carried out in accordance with:**
  - i. **the tree pit requirements of the Council’s Infrastructure Design Standard to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and**
  - ii. **the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.**

## 8.3 Administration

### 8.3.1 How to interpret and apply the rules

- a. The **subdivision** and **earthworks** rules that apply to activities in all zones are contained in:
  - i. **Rules 8.5 and 8.9** - Activity status tables; and
  - ii. **Rule 8.6** - Activity standards.
- b. The activity status tables and standards in the following chapters also apply to **subdivision** and **earthworks** activities:
  - 4 **Hazardous Substances and Contaminated Land**;
  - 5 **Natural Hazards**;
  - 6 **General Rules and Procedures**;
  - 7 **Transport**;
  - 9 **Natural and Cultural Heritage**; and
  - 11 **Utilities and Energy**.
- c. **Chapter 5** (Natural Hazards) includes specific rules in relation to **subdivision** and **earthworks** in areas subject to natural hazards. **Chapter 4** includes specific provisions relating to **contaminated land**. **Chapter 6** manages **earthworks** within **water body setbacks**. **Sub-chapter 9.4** includes rules for **earthworks**: within the **dripline-tree protection zone radius** of significant trees listed in **Appendix 9.4.7.1**; within 5 metres of the base of trees in parks, **public open space** or **road** corridors in **Christchurch City**, or in Akaroa as shown in **Appendix 9.4.7.4**; or within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.
- d. The rules in the zone chapters (13-18) do not apply to **subdivision** or **earthworks**, other than **quarrying activities**.
- e. **The tree canopy cover and the financial contributions rules apply to subdivision resulting in one or more new residential allotments in the residential zones, including greenfield areas and brownfield sites subject to comprehensive residential development, in the Christchurch City area of the Christchurch District, and are contained in:**
  - i. **Rule 6.10A - Tree Canopy Cover and Financial Contributions**; and
  - ii. **Rule 8.5.1.2 - Activity Status Tables**; and
  - iii. **Rule 8.7.12 - Matters of Control**; and
  - iv. **Rules 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2 – Residential Built Form Standards**.
- f. **For guidance on tree species, their canopy size at maturity, and planting and maintenance requirements refer to the Council's:**
  - i. **Infrastructure Design Standard (Parts 2 and 10)** <https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/> ; and
  - ii. **Construction Standard Specifications (Part 7)** <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/CSS/Download-the-CSS-2020/CSS-PART-7-LANDSCAPES->

[2019.pdf](#) .The rules in the zone chapters (13-18) do apply to development and activities in Waste Water Constraint Areas.

### 8.3.2 Subdivision guidance documents

- a. There are a number of guidance documents that assist developers when preparing applications for **subdivision** consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the **Council**. Where conditions are placed on **subdivision** consents within the matters of control or discretion specified in this chapter, such conditions may reference documents, including the following, as a means of achieving the matter of control or discretion:
  - i. Infrastructure Design Standard;
  - ii. Construction Standards Specifications;
  - iii. Stormwater Management Plans; and/or
  - iv. Waterways, Wetlands and Drainage Guide.

Advice note:

1. These documents are not incorporated by reference into the **District Plan**.

### 8.3.3 Development and financial contributions

- a. Where applicable, **development contributions** as set out in the Development Contributions Policy will be required to be paid prior to the issue of a certificate pursuant to section 224 of the **Resource Management Act 1991**.
- b. **Where applicable, **financial contributions** as set out in [Rule 6.10A.4](#), [8.5.1.2](#), [8.7.12](#), built form standards in [14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#), and in the Development Contributions Policy, will be required to be paid prior to the issue of a certificate pursuant to section 224 of the **Resource Management Act 1991**.**

### 8.3.4 Staging of subdivision

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

### 8.3.5 Suitability for proposed land use

- a. Where section 106 of the **Act** applies to any part of the land to be subdivided it is the applicant's responsibility to provide all information relevant to the potential hazard and to show the means by which the land shall be made suitable for the proposed land use, including legal and physical access. Regard should be had to any information held on the **Council's** hazards register. The **Council** shall have regard to any appropriate mitigation measures before issuing the **subdivision** consent, or declining

approval pursuant to section 106. [Chapter 5](#) of this Plan provides for the management of hazards as might be relevant to consideration of an application under section 106.

- b. Where any part of the land contains contamination, it is the applicant's responsibility to provide all relevant information and to show the means by which the land shall be made suitable for the proposed land use. Regard should be had to any information
- c. held on the [Council's](#) hazard register and the Listed Land Use Register held by the Canterbury Regional Council (LLUR).
- d. All [subdivisions](#) of land that involve [buildings](#) on or near [allotment boundaries](#) shall comply with the relevant requirements of this Plan and the [Building Act 2004](#).

### **8.3.6 Restricted discretionary subdivision activities**

- a. [Chapter 8](#) includes both matters of control and matters of discretion. The rules are structured so that the [Council](#) can only decline a restricted discretionary activity application in relation to the matters of discretion specified for that purpose for that activity. However, the [Council](#) can also impose conditions on restricted discretionary activity consents in relation to the matters of discretion specified for that purpose for that activity, and which may include matters of control specified to be treated as matters of discretion for that activity.

### **8.3.7 Consent notice**

- a. Where [tree canopy cover](#) is provided in full or in partial fulfilment of [Rule 6.10A.4.1.1](#) and [6.10A.4.2.1](#), a consent notice shall be registered on the title of any [allotment](#) created and containing or proposed to contain a [residential unit](#) to:
  - i. secure the [tree canopy cover](#) requirements specified in [Rule 6.10A.4.2.1](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - ii. prevent the destruction or removal of any [trees](#) planted to meet the requirements of [Rule 6.10A.4](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - iii. require maintenance of the [tree/s](#) in accordance with good arboricultural practice, and if a [tree](#) is diseased or dead, require a replacement with a [tree/s](#) capable of achieving equivalent [tree canopy cover](#) at [maturity](#).

## 8.4 Rules — Subdivision General Rules

### 8.4.1 General rules

#### 8.4.1.1 Notification

- a. Unless stated otherwise in this chapter, for applications for **subdivision** consent:
- i. where the activity is a controlled or restricted discretionary activity, the application shall not be publicly or limited notified, ~~except as specified in clause ii. below;~~
  - ii. ~~where the activity is a restricted discretionary activity and the **subdivision** seeks **access** to a State Highway, limited notification shall be only to the New Zealand Transport Agency (absent its written approval);~~
  - iii. ~~where the activity is a discretionary or non-complying activity, the application may be publicly or limited notified. Where the **subdivision** seeks **access** to a State Highway, the New Zealand Transport Agency shall be notified (absent its written approval).~~

#### 8.4.1.2 Standards for specific zones

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

#### 8.4.1.3 Servicing constraints

- a. In order to determine the activity status for **subdivision** in relation to Activity standard 8.6.8.b, the applicant must demonstrate that the wastewater system has adequate capacity for the respective potential land uses on all proposed **allotments**. The **Council** offers a **certification process** as the means of demonstrating such capacity. The certificate will be valid for 6 months and will remain valid during the consenting process (following the lodging of a complete **subdivision** consent application and for the term of the consent). Certification is not necessary where a relevant **outline development plan** shows that adequate wastewater capacity is available for the proposed **allotments**.



## 8.5 Rules – Subdivision Activity status tables Rules - Activity status tables

### 8.5.1.1 Permitted activities

- a. There are no permitted activities.

### 8.5.1.2 Controlled activities

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table, and as set out for those matters in [Rule 8.7](#).
- c. Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [8.5.1.3](#), [8.5.1.4](#), [8.5.1.5](#) and [8.5.1.6](#).

	Activity	Relevant standards	Matters of control
<b>C1A</b>	<b><u>Boundary adjustments within the Medium Density Residential and High Density Residential Zones</u></b>	<p>a. <b><u>Where one or more of the allotments is vacant:</u></b></p> <ul style="list-style-type: none"> <li>i. <b><u>Minimum allotment size requirements shall not apply, providing that the boundary adjustment does not change the existing net site area of the vacant allotment(s) by more than 10%.</u></b></li> <li>ii. <b><u>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</u></b></li> </ul> <p>b. <b><u>The boundary adjustment must not result in, or increase, the degree of non-compliance with land use standards of the applicable zone.</u></b></p> <p><b><u>Note: Should standard b. not be met then a land use consent will also be required.</u></b></p>	<a href="#">Rule 8.7.1</a>
<b>C1B</b>	<b><u>Boundary adjustments within all other zones</u></b>	<p>a. <del>No additional titles are created.</del></p> <p><b><u>ba. Minimum allotment size requirements shall not apply providing that the boundary adjustment does not change the existing net site area by more than 10%.</u></b></p> <p><b><u>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</u></b></p>	<a href="#">Rule 8.7.1</a>

	Activity	Relevant standards	Matters of control
		<p><del>eb.</del> The <b>boundary</b> adjustment will not lead to, or increase, the degree of non-compliance with land use standards of the applicable zone.</p> <p><b>Note: Should standard b. not be met then a land use consent will also be required.</b></p>	
<b>C2A</b>	<b>Conversion of tenure in the Medium Density or High Density Residential Zones</b>	<p>a. For vacant <b>allotments</b> associated with the conversion of tenure from unit title or cross lease to fee simple:</p> <p>i. <b>the size of the resulting fee simple title shall be within 10% of the size of the original allotment or leased area, excluding any access.</b></p> <p>ii. <b>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</b></p>	<a href="#">Rule 8.7.2</a>
<b>C2B</b>	<b>Conversion of tenure for all other zones</b>	<p><del>a. Nil, other than as provided in b. below.</del></p> <p><del>ba.</del> For the conversion of tenure from unit title or cross lease to fee simple for the repair and rebuild of multi-unit residential complexes,</p> <p>i. the size of the resulting fee simple title shall be within 10% of the size of the original <b>allotment</b> or leased area, excluding any <b>access</b>.</p> <p>ii. <b>Where the net site area is altered by more than 10%, activity standard 8.6.1 applies.</b></p>	<a href="#">Rule 8.7.2</a>
<b>C3</b>	Alteration of cross leases, company leases and unit titles	Nil	<a href="#">Rule 8.7.2</a>
<b>C4</b>	<b>Subdivision to create allotments for access, utilities, emergency service facilities, roads and reserves</b>	a. The minimum <b>net site area</b> requirements do not apply.	<a href="#">Rule 8.7.3</a>
<b>C5</b>	a. <b>Subdivision</b> in any area subject to an <b>outline development plan</b> or development plan <b>in the Future Urban Zone</b> , except	<p>a. Activity standards in <a href="#">Rules 8.6.1 – 8.6.12</a>.</p> <p>b. The <b>subdivision</b> shall be undertaken in accordance with the relevant <b>outline development plan</b> or development plan, except that:</p> <p>i. in relation to any <b>outline</b></p>	<p>a. <a href="#">Rule 8.7.4</a>; and</p> <p>b. where relevant for industrial zones, <a href="#">Rule 8.7.5</a> (except that in the Industrial General Zone (North Belfast), <a href="#">Rule</a></p>

	Activity	Relevant standards	Matters of control
	<p>as otherwise specified in:</p> <ul style="list-style-type: none"> <li>i. <a href="#">Rule 8.5.1.2</a> C4, C6, C7;</li> <li>ii. <a href="#">Rule 8.5.1.3</a> RD2, RD4 to RD145;</li> <li>iii. <a href="#">Rule 8.5.1.4</a> D1 to D4; and</li> <li>iv. <a href="#">Rule 8.5.1.5</a> NC1 to NC78.</li> </ul>	<p><a href="#">development plan</a> in a <del>Residential New Neighbourhood</del> <a href="#">Future Urban</a> Zone, the activity shall meet the activity standard in <a href="#">Rule 8.6.11(a)</a>;</p> <ul style="list-style-type: none"> <li>ii. in relation to any <a href="#">outline development plan</a> contained in <a href="#">Chapter 15</a> or <a href="#">Chapter 16</a>, compliance is only required with the <a href="#">key structuring elements</a> for that <a href="#">outline development plan</a> area as described in the relevant chapter.</li> <li>c. In the Industrial Park Zone (Awatea), disposal of wastewater shall be via the <a href="#">Council</a> reticulated sanitary sewage disposal system.</li> <li>d. For <a href="#">subdivision</a> in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in <a href="#">Appendix 8.10.142</a>, a cultural assessment shall be provided.</li> <li>e. For <a href="#">subdivision</a> in the Industrial General Zone (North Belfast), activity standards in <a href="#">Rule 8.6.14</a>.</li> </ul>	<p><a href="#">8.7.4.1</a> (r) and <a href="#">Rule 8.7.4.6 (a)-(i) &amp; (k)</a> shall not apply).</p> <ul style="list-style-type: none"> <li>c. In addition, in areas marked as controlled on the Awatea Outline Development Plan – Tangata whenua layer diagram in <a href="#">Appendix 8.10.142</a>: <ul style="list-style-type: none"> <li>i. matters arising from consultation undertaken with tangata whenua representatives in the design phase of the <a href="#">subdivision</a> and preparation of the cultural assessment</li> <li>ii. the menas of incorporating the findings of the cultural assessment in the design and implementation of the <a href="#">subdivision</a>.</li> </ul> </li> <li>d. In addition to the matters above, the following shall also apply within Area 5 in <a href="#">Appendix 8.10.3023</a> East Papanui Outline Development Plan <ul style="list-style-type: none"> <li>i. The matters set out in <a href="#">Appendix 8.10.3023.C</a>;</li> <li>ii. Whether the <a href="#">subdivision</a> is exemplary, including whether it: <ul style="list-style-type: none"> <li>A. Provides for neighbourhood design hat supports the</li> </ul> </li> </ul> </li> </ul>

	Activity	Relevant standards	Matters of control
			<p>principles of universal access; and</p> <p>B. Demonstrates innovation in the neighbourhood layout; <b>and</b></p> <p><b>e. Where relevant, <u>Rule 8.7.12.</u></b></p>
C6	<p>a. Subdivision providing for residential activity in the following zones:</p> <p><del>i. Residential Hills;</del></p> <p><del>i.ii. Residential Large Lot Residential;</del></p> <p><del>ii.iii. Residential Small Settlement; and</del></p> <p><del>iii.iv. All Rural Zones other than Rural Quarry</del></p>	<p>a. Activity standards in Rules 8.6.1-8.6.9 and 8.6.12.</p> <p>b. An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</p> <p>c. Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</p> <p>d. The identified building area must:</p> <ol style="list-style-type: none"> <li>i. include a single area of land of not less than 100m<sup>2</sup> and no greater than 2000m<sup>2</sup> which is capable of containing a residential unit;</li> <li>ii. include curtilage area contiguous to the area identified in (i) of not less than 200m<sup>2</sup> and no greater than 4000m<sup>2</sup>; and</li> <li>iii. be able to be linked by adequate and appropriate vehicle access to a formed public road.</li> </ol> <p>e. For any subdivision in the Rural Banks Peninsula Zone creating a residential allotment with a net site area of 1-4ha under Rules 8.5.1.2 C7 or 8.5.1.3 RD7,</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5, 8.7.6, 8.7.7, 8.7.9, 8.7.10, <del>and</del> 8.7.11, <u>and 8.7.12.</u></p>

	Activity	Relevant standards	Matters of control
		<p>the <b>identified building area</b> must include all <b>buildings</b> anticipated on the <b>site</b>.</p>	
<p><b>C7</b></p>	<p>In the Rural Banks Peninsula Zone, <b>subdivision</b> creating a residential <b>allotment</b> with a <b>net site area</b> between 1ha and 4ha and a balance <b>allotment</b>, that when combined meet the applicable minimum <b>net site area</b> standard specified in Table 5.</p> <p>Advice note:</p> <p>1. Refer to <b>Rule 8.5.1.3</b> RD8 – RD11 for <b>subdivision</b> of land which includes <b>sites</b>, trees, items or land identified in <b>Chapter 9</b> Natural and Cultural Heritage.</p>	<p>a. Activity standards in <b>Rules 8.6.3-8.6.9</b> and <b>8.6.12</b>.</p> <p>b. The combined <b>net site area</b> of the 1-4ha residential <b>allotment</b> and the balance <b>allotment</b> must meet the applicable minimum <b>net site area</b> specified in <b>Rule 8.6.1</b> Table 5.</p> <p>c. Only one residential <b>allotment</b> may be created per complete multiple of the applicable minimum <b>net site area</b> specified in <b>Rule 8.6.1</b> Table 5. (Where more than one 1-4ha residential <b>allotment</b> (plus balance) is to be created, refer to <b>Rule 8.5.1.3</b> RD7).</p> <p>d. The balance <b>allotment</b> must be made subject to a consent notice that:</p> <ul style="list-style-type: none"> <li>i. prevents the erection of any further <b>residential units</b> in perpetuity on the balance area needed to meet b. above; and</li> <li>ii. protects the following where they exist: <ul style="list-style-type: none"> <li>A. public access connections.</li> </ul> </li> </ul> <p>e. The balance <b>allotment</b> must be contiguous with the 1-4ha residential <b>allotment</b> to which it relates.</p> <p>f. An <b>identified building area</b> must be shown in accordance with <b>Rule 8.5.1.2</b> C6.</p>	<p>a. <b>Rules 8.7.4, 8.7.6</b> and <b>8.7.7</b>.</p>
<p><b>C8</b></p>	<p><b><u>Subdivision that creates any vacant allotments within the Medium Density Residential and High Density Residential Zones.</u></b></p>	<p><b><u>The following standards apply:</u></b></p> <p>a. <b><u>Activity standards 8.6.1, and 8.6.3 – 8.6.9, 8.6.12, and 8.6.15.</u></b></p> <p><b><u>Note: Where each allotment contains a residential unit for which land use consent is concurrently sought, or a current resource consent has been obtained but not yet implemented, Rule 8.5.1.2 C8 does not apply. Refer to Rule 8.5.1.2 C9, below.</u></b></p>	<p>a. <b><u>Rule 8.7.4</u></b> and,</p> <p>b. <b><u>Where relevant, Rules 8.7.7-8.7.11 and 8.7.13;</u></b> and</p> <p>c. <b><u>Rule 8.7.12</u></b></p>

	Activity	Relevant standards	Matters of control
<b>C9</b>	<p><b>Subdivision within the Medium Density Residential and High Density Residential zones where no vacant allotments are created and each allotment:</b></p> <p>a. <b>Contains an existing residential unit;</b></p> <p>and/or</p> <p>b. <b>Is proposed to contain a residential unit, approved as part of a resource consent;</b></p> <p>and/or</p> <p>c. <b>Is subject to a concurrent resource consent application for a residential unit;</b></p> <p>except as otherwise specified in <b>Rule 8.5.1.2 C1A and C2A.</b></p>	<p>a. <b>Activity standards in Rules 8.6.3-8.6.9, 8.6.12, and 8.6.15 apply</b></p> <p>b. <b>The subdivision shall not result in, or increase the degree of, non-compliance with the density standards of the applicable zone.</b></p> <p><b>Note: Land use consent is also required where an applicable density standard is breached.</b></p> <p>c. <b>If, at the time of lodging the subdivision consent application, the residential unit(s) relied upon under Rule 8.5.1.2 C9.b or C9.c have not yet been constructed to the extent that its exterior is fully closed in, either:</b></p> <p>i. <b>The residential unit(s) must be constructed to the extent that its exterior is fully closed in before obtaining a certificate under section 224 of the Resource Management Act 1991; OR</b></p> <p>ii. <b>It must be practicable to construct a residential unit on each allotment within the proposed subdivision, as a permitted activity.</b></p> <p><b>Note: Where standard (c) is not met, then the lot will be treated as a vacant allotment and Rule 8.5.1.2 C8 shall apply.</b></p>	<p>a. <b>Rule 8.7.4 and,</b></p> <p>b. <b>Where relevant, Rules 8.7.7-8.7.11 and 8.7.13;</b></p> <p>c. <b>Rule 8.7.12</b></p> <p>d. <b>If an application is made under activity standard c.i of Rule 8.5.1.2 C9, the order in which dwelling construction and subdivision occurs.</b></p>
<b>C8 C10</b>	<p>a. <b>Subdivision</b> in any zone, except as otherwise specified in:</p> <p>i. <b>Rule 8.5.1.2 C1A, C1B, C2A, C2B C4, C5, C6, C7, C8, and C9;</b></p> <p>ii. <b>Rule 8.5.1.3 RD2, RD4 to RD145;</b></p> <p>iii. <b>Rule 8.5.1.4 D1 to D4; and</b></p> <p>iv. <b>Rule 8.5.1.5 NC1 to NC78.</b></p>	<p>Activity standards in <b>Rules 8.6.1 - 8.6.9 and 8.6.12.</b></p>	<p>a. <b>Rule 8.7.4 and, where relevant, Rules 8.7.5 - 8.7.11; and</b></p> <p>b. <b>Rule 8.7.12</b></p>

### 8.5.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table.
- b. Discretion to grant or decline consent is restricted to the matters of discretion set out in [Rule 8.8](#), as set out in the following table.
- c. Discretion to impose conditions is restricted to the matters set out in [Rule 8.7](#) (whose matters of control are to be treated as matters of discretion) and [Rule 8.8](#), as set out in the following table.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD1	Boundary adjustments that do not meet any one or more of the relevant standards listed in <a href="#">Rule 8.5.1.2 C1A or C1B</a> .	Nil	a. <a href="#">Rule 8.7.1</a>	a. <a href="#">Rule 8.8.1</a>
RD2	<p>a. <b>Subdivision</b> in any zone that does not meet any one or more of the relevant standards in:</p> <p>i. <a href="#">Rule 8.5.1.2</a> C5, C6 or <del>C8C10</del>; or</p> <p>ii. <a href="#">Rule 8.5.1.3</a> RD7;</p> <p>except as otherwise specified in;</p> <p>i. <a href="#">Rule 8.5.1.4</a> D1 to D45; and</p> <p>ii. <a href="#">Rule 8.5.1.5</a> NC1 to NC78.</p> <p>b. For <b>subdivision</b> in the <b>Residential New Neighbourhood Future Urban Zone</b> that does</p>	Nil	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a> <b>and</b> <a href="#">8.7.15</a> (except that in the Industrial General Zone (North Belfast), <a href="#">Rule 8.7.4.1</a> (r) and <a href="#">Rule 8.7.4.6</a> (a)-(i) &amp; (k) shall not apply).</p> <p>In addition to the matters above, the following shall also apply to Area 5 in <a href="#">Appendix 8.10.3023</a> East Papanui Outline Development Plan:</p> <p>c. The matters set out in <a href="#">Appendix 8.1.3023.C</a></p>	<p>a. As relevant to the activity standard that is not met:</p> <p>i. for <a href="#">Rule 8.6.1</a> - Minimum net site area and dimension: <a href="#">Rule 8.8.11</a>;</p> <p>ii. for <a href="#">Rule 8.6.3</a> – Access: <a href="#">Rule 8.8.2</a>;</p> <p>iii. for <a href="#">Rule 8.6.4</a> - Roads: <a href="#">Rule 8.8.3</a>;</p> <p>iv. for <a href="#">Rule 8.6.5</a> – Service lanes, cycle ways and pedestrian access ways: <a href="#">Rule 8.8.4</a>;</p> <p>v. for <a href="#">Rule 8.6.6</a> – Esplanade reserve, strip or additional land: <a href="#">Rule 8.9.5</a>;</p> <p>vi. for <a href="#">Rule 8.6.7</a> – Water supply: <a href="#">Rule</a></p>

	<p>not meet <a href="#">Rule 8.6.11.a</a> outline development plan or <a href="#">Rule 8.6.11.b</a> Residential net density, <a href="#">Rule 8.4.1.1.a.i.</a> does not apply.</p> <p>c. <a href="#">Subdivision within the Medium Density and High Density zones that does not meet the following standards:</a></p> <p>i. <a href="#">Rule 8.5.1.2 C8 (a)</a></p> <p>ii. <a href="#">Rule 8.5.1.2 C9 (a).</a></p> <p>ed. In the instance of non-compliance with RD2 b., written approvals and either limited or public notification may apply.</p>			<p><a href="#">8.8.6;</a></p> <p>vii. for <a href="#">Rule 8.6.8</a> – Wastewater disposal: <a href="#">Rule 8.8.6;</a></p> <p>ix. for <a href="#">Rule 8.6.12</a>– Radiocommunications: <a href="#">Rule 8.8.6.i;</a></p> <p>x. in the Industrial Heavy Zone (South West Hornby), for <a href="#">Rule 8.6.10</a> - <a href="#">Rule 8.8.3.</a></p> <p>xi. In the <b>Residential New Neighbourhood Future Urban</b> Zone, for <a href="#">Rule 8.6.11.a</a> (outline development plan) and <a href="#">Rule 8.6.11.b</a> (Residential net density): <a href="#">Rule 8.8.8</a> and <a href="#">Rule 8.8.9.</a></p> <p>xii. In the <b>Residential New Neighbourhood Future Urban</b> Zone, for <a href="#">Rules 8.6.11.c</a> to i: The matters referred to in clauses i to ix above as applicable, and also those in <a href="#">Rule 8.8.9.</a></p> <p>b. In an area shown on an <a href="#">outline development plan</a> <b>and in the Future Urban Zone</b>, <a href="#">Rule 8.8.8</a> and <a href="#">8.8.9</a> where applicable.</p> <p>c. In the Industrial Park Zone (Awatea), in relation to the disposal of wastewater: <a href="#">Rule</a></p>
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				<p><a href="#">8.8.6.</a></p> <p>d. In the Rural Banks Peninsula Zone, in relation to the relevant standards for <a href="#">Rule 8.5.1.2 C6</a>: <a href="#">Rule 8.8.13.</a></p> <p>e. <b><u>For subdivision in the High Density Residential Zone that does not meet <a href="#">Rule 8.5.1.2 C8 (a)</a>: <del>In the Residential Central City Zone</del>: <a href="#">Rule 8.8.11(g)</a></u></b></p> <p>f. In the Industrial General Zone (North Belfast), for <a href="#">Rule 8.6.14</a> – Wāhi taonga, wāhi tapu and urupā – North Belfast: <a href="#">Rule 8.8.14.</a></p> <p>g. Where the <a href="#">site</a> is within the Akaroa Heritage Area, <a href="#">Rule 9.3.6.3.</a></p> <p>h. In addition to the matters above, within Area 5 in <a href="#">Appendix 8.10.3023</a> East Papanui Outline Development Plan:</p> <p>i. Whether the <a href="#">subdivision</a> is exemplary, including whether it:</p> <p>A. Provides for neighbourhood design that supports the principles of universal access; and</p> <p>B. Demonstrates innovation in the neighbourhood</p>
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				layout. j. <b><u>Where the site is the Medium or High Density Residential Zones in North Halswell, Rule 8.8.17</u></b>
<b>RD2A</b>	<b>Subdivision within the Medium Density Residential and High Density Residential zones that does not meet the following standard: <a href="#">Rule 8.5.1.2 C9 (b)</a>.</b>	<b>Nil</b>	a. <a href="#">Rule 8.7.4</a> b. <b><u>Where relevant, Rules 8.7.7-8.7.11;</u></b>	a. <a href="#">Rule 8.8.16</a>
<b>RD3</b>	Conversion of tenure for the repair and rebuild of multi-unit residential complexes that does not meet any one or more of the relevant standards listed in <a href="#">Rule 8.5.1.2 C2A or C2B</a> .	Nil	a. <a href="#">Rule 8.7.2</a>	a. <a href="#">Rule 8.8.10</a> and <a href="#">Rule 8.8.11</a>
<b>RD4</b>	a. <b>Subdivision</b> in a <b>Flood Management Area</b> except as otherwise specified in: i. <a href="#">Rule 8.5.1.4 D1</a> to <b>D45</b> ; and ii. <a href="#">Rule 8.5.1.5</a> NC1 to NC6 and <b>NC78</b> .	Nil	a. <a href="#">Rule 8.7.4</a> ; and, b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a>	a. <a href="#">Rule 8.8.7</a>
<b>RD5</b>	<b>Subdivision</b> of any <b>site</b> (other than an <b>allotment</b> to provide for a network <b>utility</b> , refer to <a href="#">Rule 8.5.1.2 C4</a> ) located within the following corridors: a. 37 metres of the centre line of a 220kV <b>National grid transmission</b>	a. A <b>building platform</b> for the <b>principal building</b> shall be identified on each <b>allotment</b> that is:  i. greater than 12 metres from the centre line of a 220kV or 110kV <b>National grid transmission line</b> and greater than	a. <a href="#">Rule 8.7.4</a> ; and, b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a>	a. <a href="#">Rule 8.8.6.i</a>

	<p>line as shown on planning maps; or</p> <p>b. 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rule 8.5.1.4 D1 to D45; and</p> <p>ii. Rule 8.5.1.5 NC1 to NC6 and NC78.</p>	<p>12 metres from an associated support structure;</p> <p>or</p> <p>ii. greater than 10 metres from the centre line of a 66kV National grid transmission line and greater than 10 metres from an associated support structure.</p>		
<b>RD6</b>	<p>Subdivision of any site (other than an allotment to provide for a network utility, refer Rule 8.5.1.2 C4) located within the following corridors:</p> <p>a. 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or</p> <p>b. 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps;</p> <p>except as otherwise specified in:</p> <p>i. Rule 8.5.1.4 D1 to D45; and</p> <p>ii. Rule 8.5.1.5 NC1 to NC6 and NC78.</p>	<p>a. A building platform for the principal building shall be identified on each allotment that is:</p> <p>i. greater than 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure;</p> <p>or</p> <p>ii. greater than 5 metres from the centre line of a 33kV electricity distribution line or a foundation of an associated support structure.</p>	<p>a. Rule 8.7.4; and</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11</p>	<p>a. Rule 8.8.6.i</p>
<b>RD7</b>	<p>In the Rural Banks Peninsula Zone, subdivision of any site creating more than one residential allotment with a net</p>	<p>a. The standards in Rule 8.5.1.2 C7, other than Standard c.</p>	<p>a. Rules 8.7.4, 8.7.6 and 8.7.7</p>	<p>a. Rule 8.8.13</p>

	<p>site area between 1ha and 4ha (plus balance), that is otherwise in accordance with <a href="#">Rule 8.5.1.2 C7</a>.</p>			
<b>RD8</b>	<p><a href="#">Subdivision</a> within a Site of Ecological Significance listed in Schedule A of <a href="#">Appendix 9.1.6.1</a> (except in the Avon River Precinct Te Papa Ōtākaro Zone).</p>	<p>a. <a href="#">Subdivision</a> shall not create any <a href="#">allotment</a> where a permitted activity cannot occur outside the Site of Ecological Significance, unless the sole purpose of that <a href="#">allotment</a> is to protect that Site of Ecological Significance.</p> <p>b. Any land to be set aside for the preservation of conservation values shall have a consent notice registered against the title requiring the continual preservation of the values on the <a href="#">allotment</a>.</p>	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a>, and</p> <p>b. for rural zones, <a href="#">Rule 8.8.13</a> also applies.</p>
<b>RD9</b>	<p><a href="#">Subdivision</a> of land which includes a significant tree listed in <a href="#">Appendix 9.4.7.1</a>.</p>	<p>a. No new <a href="#">allotment boundary</a> shall be within the <a href="#">dripline tree protection zone radius</a> of a significant tree.</p>	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a>, and</p> <p>b. for rural zones, <a href="#">Rule 8.8.13</a> also applies.</p>
<b>RD10</b>	<p>Any <a href="#">subdivision</a> of land which includes a <a href="#">heritage item</a> or <a href="#">heritage setting</a> listed in <a href="#">Appendix 9.3.7.2</a>.</p>	<p>a. This rule shall not apply where the Council has granted consent for the removal of <a href="#">heritage item</a> or <a href="#">heritage setting</a>.</p> <p>b. Where there is an application for <a href="#">subdivision</a> at the same time as an</p>	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a>, and</p> <p>b. for rural zones, <a href="#">Rule 8.8.13</a> also applies.</p>

		<p>application for the removal of the <a href="#">heritage item</a> or <a href="#">heritage setting</a>, the Council will not grant the <a href="#">subdivision</a> consent prior to considering the application for removal.</p> <p>Advice note:</p> <p>1. There are further obligations under the <a href="#">Heritage New Zealand Pouhere Taonga Act 2014</a> that must be met before work can commence.</p>		
<b>RD11</b>	<p>a. <a href="#">Subdivision</a> of land within, or partly within:</p> <p>i. a Rural Amenity Landscape (other than in <a href="#">Banks Peninsula</a>) identified in <a href="#">Appendix 9.2.9.2.4</a>;</p> <p>ii. an Outstanding Natural Landscape identified in <a href="#">Appendix 9.2.9.2.2</a>;</p> <p>iii. an Outstanding Natural Feature identified in <a href="#">Appendix 9.2.9.2.1</a>;</p> <p>iv. an Area of Outstanding Natural Character in the Coastal Environment</p>	<p>a. An <a href="#">identified building area</a> shall be identified on any <a href="#">allotment</a> created.</p>	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a>, and</p> <p>b. for rural zones, <a href="#">Rule 8.8.13</a> also applies.</p>

	<p>identified in <a href="#">Appendix 9.2.9.2.7</a>;</p> <p>v. Area of High and Very High Natural Character in the Coastal Environment identified in <a href="#">Appendix 9.2.9.2.8</a>;</p> <p>vi. an Important Ridgeline identified on the planning maps; or</p> <p>vii. a <a href="#">Site of Ngāi Tahu Cultural Significance</a> identified in <a href="#">Schedule 9.5.6.1</a>.</p> <p>b. Any application arising from <a href="#">Rule 8.5.1.3 RD11</a> (a)(vii) need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangī Korero, (absent their written approval).</p>			
<b>RD12</b>	<p><a href="#">Subdivision</a> within the <a href="#">Central City</a> for the protection of:</p> <p>a. a Significant Feature identified</p>	<p>a. Where any <a href="#">allotment</a> is created for the sole purpose of enabling the protection of land within a</p>	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a></p>

	<p>in <a href="#">Appendix 9.2.9.2.3</a>, or</p> <p>b. a <a href="#">heritage item</a> or <a href="#">heritage setting</a> listed in <a href="#">Appendix 9.3.7.2</a>.</p>	<p>Significant Feature, or protecting a <a href="#">heritage item</a> and associated <a href="#">heritage setting</a>, and no additional <a href="#">building</a> is to be erected on that <a href="#">allotment</a>, a new <a href="#">allotment</a> may be created where the <a href="#">allotment</a> need not comply with minimum <a href="#">net site area</a> for the relevant zone provided:</p> <p>i. a consent notice is registered against the relevant certificate(s) of title stating that no additional <a href="#">residential unit</a> is to be erected on the <a href="#">allotment</a> being created for protection; and</p> <p>ii. the other <a href="#">allotment</a> must be capable of containing a permitted activity (unless resource consent for any non-compliance has been obtained).</p>		
<b>RD13</b>	<p><a href="#">Subdivision</a> of land in the Avon River Precinct Te Papa Ōtākaro Zone and within, or partly within:</p> <p>a. a Significant Feature identified in <a href="#">Appendix</a></p>	Nil	<p>a. <a href="#">Rule 8.7.4</a>; and,</p> <p>b. where relevant, <a href="#">Rules 8.7.5 - 8.7.11</a></p>	<p>a. <a href="#">Rule 8.8.12</a></p>

	<p>9.2.9.2.3; or</p> <p>b. a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.</p>			
RD14	<p>Subdivision in the Industrial General Zone (North Belfast) which creates an allotment with a new boundary less than 10 metres from:</p> <p>a. the surveyed point of the spring identified on the outline development plan in Appendix 16.8.5; or</p> <p>b. any spring not identified on the outline development plan in Appendix 16.8.5, and which is not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p>	<p>a. Activity standards in Rules 8.6.1 – 9, 8.6.12 and 8.6.14.</p> <p>b. Subdivision shall be undertaken in accordance with the key structuring elements on the outline development plan in Appendix 16.8.5 (key structuring elements are specified in Rule 16.4.6.1.1 P1).</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5 - 8.7.11 (except that in the Industrial General Zone (North Belfast), Rule 8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) &amp; (k) shall not apply).</p>	<p>a. Rule 8.8.14</p>
RD15	<p><b>Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on Planning Map 45:</b></p> <p><del>a. Comprehensive subdivision and land use</del></p>	<p><del>a. The subdivision and land use consent application shall be processed together.</del></p> <p><del>b. Buildings shown in the comprehensive subdivision and land use consent application shall meet the following built form standards:</del></p>	<p>Nil</p>	<p><del>a. Rule 8.8.15</del></p>



	<p>activities that implement the Meadowlands Exemplar approved by the Council on 24 April 2014.</p> <p>b. Any application arising from this rule shall not require the written approval of other persons and shall not be publicly notified.</p>	<p>i. Maximum height of any building: 11m.</p> <p>ii. Maximum number of storeys in buildings: 3.</p> <p>iii. Minimum number of storeys for residential buildings facing the Key Activity Centre: 2.</p> <p>iv. Where the standards in i. – iii. inclusive above are not met, the activity status shall remain Restricted Discretionary with the Council's discretion restricted to the matters set out in Rule 8.8.9.13.</p> <p>c. The comprehensive subdivision and land use consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 8ha and address the matters set out at Rule 8.6.13.</p> <p>d. The comprehensive subdivision and land use consent application shall be:</p> <p>i. for a developable area of at least 7000m<sup>2</sup> within the 8ha Neighbourhood</p>		
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		<p><del>Plan area; and</del></p> <p>ii. <del>in accordance with the <b>outline development plan</b> in <b>Appendix 8.10.4.A</b>, except that:</del></p> <p><del>A. Where open space is shown on an <b>outline development plan</b> and that land is not required by the <b>Council</b> as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider <b>outline development plan</b> intentions.</del></p> <p>iii. <del>Where the <b>comprehensive subdivision</b> and land use consent application is not in accordance with the <b>outline development plan</b> in <b>Appendix 8.10.4</b>, the application status shall remain restricted discretionary, with the <b>Council's</b> discretion restricted to the <b>Matters set out in</b></del></p>		
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		<p style="text-align: center;"><b>Rule 8.8.15.7.</b></p> <p><b>e.</b> <del>The comprehensive subdivision and land use consent application may include future development allotments.</del></p> <p><b>f.</b> <del>The comprehensive subdivision and land use consent application shall contain 3 or more of the following building typologies:</del></p> <ul style="list-style-type: none"> <li><b>i.</b> <del>Standalone House;</del></li> <li><b>ii.</b> <del>Duplex;</del></li> <li><b>iii.</b> <del>Terrace;</del></li> <li><b>iv.</b> <del>Apartment;</del></li> </ul> <p><del>with no single typology making up more than two thirds of the total number of residential units.</del></p> <p><b>g.</b> <del>The comprehensive subdivision and land use consent application shall only be in accordance with the Meadowlands Exemplar approved by the Council on 24 April 2014.</del></p> <p><b>h.</b> <del>The activity standard specified in Rule 8.6.8(e)</del></p> <p><b>Advice note:</b></p> <p><b>1.</b> <del>Where open space is shown on an outline</del></p>		
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		<p><del>development plan and that land is not required by the Council as a recreation reserve or local purpose reserve then that land can be developed for residential purposes in accordance with the wider outline development plan intentions.</del></p>		
RD16	<p>Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a <a href="#">subdivision</a> to protect an identified tree or trees on an <a href="#">allotment</a>, except as specified in <a href="#">Rule 8.5.1.4 D6</a>.</p> <p>Advice note:</p> <p>1. <a href="#">Rule 8.5.1.3</a> RD16 applies where a s224 certificate has issued. Cancelling or varying a consent notice prior to issue of an s224 certificate requires a change to the resource consent conditions and is a discretionary activity under the <a href="#">Act</a>.</p>	Nil.	a. <a href="#">Rule 8.7.4.6 (i)</a>	a. <a href="#">Rule 8.8.12 i.</a>
RD17	<p>Within Areas 1, 2, 3, and 4 in <a href="#">Appendix 8.10.3023</a> East</p>	a. The <a href="#">subdivision</a> and land use consent	a. <a href="#">Rule 8.7.4</a> and	a. <a href="#">Rule 8.8.15.1(a) to Rule 8.8.15.13</a> except

	<p>Papanui Outline Development Plan:</p> <p>a. <b>subdivision</b> and land use activities, other than the following activities provided for by <a href="#">Rule 14.12.1.1</a> (to which <a href="#">Rule 14.12</a> shall continue to apply):</p> <p>i. P5 (<b>Home occupation</b>);</p> <p>ii. P6 (Care of non-resident children);</p> <p><del>iii. P7 (<b>Bed and breakfast</b>);</del></p> <p>iv. P176 (Temporary lifting or moving of earthquake damaged buildings);</p> <p>v. P198 (<b>Market gardens, community gardens and garden allotments</b>); and</p> <p>vi. P219 (limited to <b>rural productive activities</b>, other than new <b>buildings</b> or additions to existing <b>buildings</b>, which are permitted activities in the Rural Urban Fringe Zone) – <a href="#">Rule 17.5.1.1</a>).</p>	<p>application shall be processed together.</p> <p>b. The joint <b>subdivision</b> and land consent application shall be accompanied by a Neighbourhood Plan which shall cover a minimum area of 4ha and address the matters set out at <a href="#">Rule 8.6.13</a>.</p> <p>c. The joint <b>subdivision</b> and land use consent application shall be for a developable area of at least 6,000m<sup>2</sup> within the 4ha Neighbourhood Plan area.</p> <p>d. The joint <b>subdivision</b> and land use activities shall be in accordance with the development requirements in <a href="#">Appendix 8.10.3023.D</a>.</p> <p>e. The built form standards in <a href="#">Rules 14.12.2.1</a> to <a href="#">14.12.2.17</a>.</p> <p>f. The joint comprehensive <b>subdivision</b> and land use activities shall contain 3 or more of the following building typologies:</p> <p>i. <b>Standalone House</b>;</p> <p>ii. <b>Duplex</b>;</p> <p>iii. <b>Terrace</b>;</p> <p>iv. <b>Apartment</b>;</p> <p>With no single typology making up more than two thirds of the total number of <b>residential units</b>.</p>	<p>b. The matters set out in <a href="#">Appendix 8.10.3023.C</a></p>	<p><del><a href="#">Rule 8.8.15.7</a> and <a href="#">Rule 8.8.15.12</a></del>.</p> <p>b. Whether the development is exemplary, including whether it:</p> <p>i. Provides for neighbourhood design that supports the principles of universal access</p> <p>ii. Results in Lifemark 3© as a minimum standard for residential buildings or is of a proven equivalent</p> <p>iii. Results in Homestar 6© as a minimum standard for residential <b>buildings</b> or is of a proven equivalent</p> <p>iv. Demonstrates diversity in building and unit typology as well as providing for affordable housing</p> <p>v. Demonstrates innovation in the neighbourhood layout, building design and technologies utilised.</p> <p>c. In addition to the matters above:</p> <p>i. For Retirement villages: <a href="#">Rule 14.15.9</a>;</p> <p>ii. For Comprehensive Residential Development: <a href="#">Rule 14.15.36</a>.</p>
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### 8.5.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Subdivision in a rural zone resulting in allotments that does not meet the minimum net site area standards in Rule 8.6.1, unless specified otherwise.
D2	Any subdivision in the Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort that does not comply with a concept plan approved by the Council for that activity area in accordance with Rule 13.9.5.1.3 RD6 Concept plans.
D3	Subdivision in the Open Space Coastal Zone
D4	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.5.1.3 RD8, RD9, RD11, RD12 and RD14.
D5	<p><del>a. Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on Planning Map 45, comprehensive subdivision and land use activities under Rule 8.5.1.3 RD15 for activities that do not comply with activity standard Rule 8.5.1.3 RD15 (d)(i.)</del></p> <p><del>b. The consent application shall not require the written approval of other persons and shall not be publicly notified.</del></p> <p><del>c. In determining whether to grant or decline consent and impose conditions, the Council will consider the matters in Rule 8.8.15 and any other relevant matter.</del></p>
D6	Cancellation or variation of a consent notice (or condition within a consent notice) that was created as a result of a subdivision to protect an identified tree or trees on an allotment where the tree(s) is listed as 'exceptional' in Appendix 9.4.7.1.
D7	<p>a. Within Areas 1, 2, 3, and 4 of the East Papanui Outline Development Plan in Appendix 8.10.3023, subdivision and land use activities under Rule 8.5.1.3 RD17:</p> <p>i. that do not comply with one or more of the relevant Standards listed in Rule 8.5.1.3 RD17; or</p> <p>ii. that are not otherwise listed as restricted discretionary or discretionary activities.</p>

### 8.5.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Subdivision in <del>the Residential Small Settlement Zone, Residential Guest Accommodation Zone, Large Lot Residential, Residential Banks Peninsula Zone or Papakāinga/Kāinga Nohoanga Zone a residential zone (other than the Residential Medium Density Zone or Residential New Neighbourhood Zone)</del> that does not meet the minimum net site area standards in Rules 8.6.1 or 8.6.2.
NC2	Subdivision that does not meet any one or more of the relevant standards listed in Rule 8.5.1.3 RD5 or RD6.

	Activity
NC3	<b>Subdivision</b> within the Lyttelton Port Influences Overlay, other than where a condition is proposed prohibiting noise <b>sensitive activities</b> on each <b>allotment</b> , to be complied with on a continuing basis, for the purpose of incorporation into a consent notice to be issued by the <b>Council</b> .
NC4	<b>Subdivision</b> in a rural zone resulting in an <b>allotment</b> with a minimum <b>net site area</b> less than 4ha, except as specified in <b>Rules 8.5.1.2 C7 or 8.5.1.3 RD7</b> .
NC5	<b>Subdivision</b> that does not meet <b>Rule 8.6.6(d)</b> .
NC6	In the Rural Waimakariri, Rural Templeton or Rural Quarry Zone, <b>subdivision</b> resulting in a new <b>allotment</b> or balance <b>allotment</b> located within the 50 dB <b>Ldn</b> Air Noise Contour that does not meet the minimum <b>net site area</b> standards in <b>Rule 8.6.1</b> .
NC7	In the <b>Rural Port Hills Zone</b> , <b>subdivision</b> that does not meet the minimum <b>net site area</b> standards in <b>Rule 8.6.1</b> .
NC8	<del>Within the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban (North Halswell) Zone as shown on <b>Planning Map 45</b>, comprehensive <b>subdivision</b> and land use consent application for activities that are not otherwise listed as restricted discretionary or discretionary activities, or any subdivision or land use activities that are not part of a comprehensive <b>subdivision</b> and land use activity.</del>

### 8.5.1.6 Prohibited activities

- a. There are no prohibited activities.

## 8.6 Activity standards

### 8.6.1 Minimum net site area and dimension

- a. **Allotments** in the ~~Residential Suburban, Residential Hills, Residential~~ Large Lot **Residential**, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) **and Low Density Residential Airport Influence** Zones shall have a minimum dimension of 16m x 18m.
- b. **Allotments** in the ~~Residential Suburban Density Transition and~~ Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones and within an Edge Housing Area Overlay identified in **Appendix 13.14.6.1** within the Specific Purpose (Ōtākaro Avon River Corridor) Zone shall have a minimum dimension of 13m x 16m.
- c. **Allotments** in the ~~Residential~~ Medium Density, **and High Density Residential** Zones shall ~~either~~ have a minimum dimension of 10m; ~~or the application shall include a plan demonstrating that a permitted residential unit can be located on any new allotment that has a minimum dimension less than 10m, including in relation to recession planes, unit size, access and parking, outdoor living space, and floor level requirements. Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.~~
- d. **Allotments** in any zone except the ~~Residential New Neighbourhood Future Urban~~ Zone shall meet the minimum **net site area** and other requirements specified at Tables 1 - 5 to this rule.

- e. Allotments in the ~~Residential New Neighbourhoods Zone~~ Future Urban shall meet the applicable standards at 8.6.11.
- f. The minimum net site area specified in Tables 1-6 may be reduced by the area within the dripline-tree protection zone radius of a significant tree or group of trees listed in Appendix 9.4.7.1, except that the minimum net site area shall not be reduced to an area less than 200 m<sup>2</sup>.
- g. Allotments on a site listed in Appendix 13.14.6.2, and which are in private ownership, shall have the minimum dimension applying to the zoning specified as the Alternative Zone in Appendix 13.14.6.2.

**Table 1. Minimum net site area – residential zones**

	Zone	Minimum net site area	Additional standards
a.	Residential Suburban <b><u>Medium Density Residential Zone</u></b>	450m <sup>2</sup> <b><u>400m<sup>2</sup> for a vacant allotment</u></b>	<ul style="list-style-type: none"> <li>a. In the Cashmere and Worsleys area (shown at Appendix 8.10.7) the minimum net site area shall be 4ha unless in compliance with the development plans at Appendix 8.10.7.</li> <li>b. In the Cashmere and Worsleys area (shown at Appendix 8.10.7):               <ul style="list-style-type: none"> <li>i. No more than 380 residential allotments shall be created or enabled by subdivision.</li> <li>ii. No more than 380 residential units shall be created or enabled by subdivision.</li> </ul> </li> <li>c. The historic stonewalled drain shown at Appendix 8.10.7(d) shall be protected.</li> <li>d. In Character Areas, the minimum net site area shall be <b>600m<sup>2</sup></b>:               <ul style="list-style-type: none"> <li>i. <b><u>In the Beverley, Heaton and Cashmere Character Areas – 800m<sup>2</sup></u></b></li> <li>ii. <b><u>In the Englefield Character Areas – 450m<sup>2</sup></u></b></li> <li>iii. <b><u>In the Dudley, Beckenham and Piko Character Areas – 700m<sup>2</sup></u></b></li> <li>iv. <b><u>In the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, and Bewdley Character Areas – 600m<sup>2</sup>.</u></b></li> </ul> </li> </ul> <p><b><u>b. Within the Stormwater Constraint Overlay the minimum net site area shall be 1ha. Note that sites that cannot discharge to Hendersons Road Drain</u></b></p>



	Zone	Minimum net site area	Additional standards
			<p><u>Branch or Days Drain may not have any stormwater connections available.</u></p> <p><b>c. In Residential Heritage Areas, the minimum net site area shall be:</b></p> <p>i. <u>In the Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, and Macmillan Avenue Residential Heritage Areas - 800m<sup>2</sup></u></p> <p>ii. <u>In the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area - 600m<sup>2</sup></u></p> <p>iii. <u>In the Piko/Shand (Riccarton Block) State Housing Residential Heritage Area - 700m<sup>2</sup></u></p> <p>iv. <u>In the Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, and Inner City West Residential Heritage Areas - 450m<sup>2</sup>.</u></p>
b.	<u>Medium Density Residential Zone – Residential Hills Precinct</u>	<u>650m<sup>2</sup> for a vacant allotment</u>	<p>a. <u>An identified building area must be shown on the scheme plan of subdivision on every allotment on which a residential unit is anticipated.</u></p> <p>b. <u>Where the site contains an existing residential unit at the time the subdivision application is made, the identified building area must include the existing residential unit, or it must indicate that the residential unit will be removed from the site altogether or that it will be relocated to an identified building area for that site.</u></p> <p>c. <u>The identified building area must:</u></p> <p>i. <u>include a single area of land of not less than 100m<sup>2</sup> and no greater than 2000m<sup>2</sup> which is capable of containing a residential unit;</u></p> <p>ii. <u>include curtilage area contiguous to the area identified in (i) of not less</u></p>

	Zone	Minimum net site area	Additional standards
			<p>than 200m<sup>2</sup> and no greater than 4000m<sup>2</sup>; and</p> <p>iii. <u>be able to be linked by adequate and appropriate vehicle access to a formed public road.</u></p> <p>d. <u>In the Upper Worsleys Spur area (shown in Appendix 14.16.8A and 14.16.8B), the gully areas shown on the development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse.</u></p>
c.	<u>High Density Residential Zone</u>	<u>300m<sup>2</sup> for a vacant allotment</u>	a. In Character Areas, the minimum net site area shall be 400m <sup>2</sup> .
d.	<u>Low Density Residential Airport Influence Zone</u>	<u>450m<sup>2</sup></u>	
e.	<u>Low Density Residential Airport Influence Zone – Airport Influence Density Precinct</u>	<u>330m<sup>2</sup></u>	
<del>b.</del>	<del>Residential Suburban Heathcote Village</del>	<del>2000m<sup>2</sup></del>	<del>a. In the Peat Ground Condition Constraint Overlay at Heathcote (refer to notation 17 on Planning Map 47A), the total number of additional allotments created in this part of the zone, since 24 June 1995, shall not exceed 30.</del>
<del>c.</del>	<del>Residential Suburban Existing Rural Hamlet</del>	<del>2000m<sup>2</sup></del>	
<del>d.</del>	<del>Residential Suburban (Corner Henderson's and Sparks Roads)</del>	<del>1ha</del>	
e.	Residential Suburban Density Transition	330m <sup>2</sup>	a. In Character Areas, the minimum net site area shall be 400m <sup>2</sup> .
<del>f.</del>	<del>Residential Medium Density</del>	<del>200m<sup>2</sup></del>	<del>a. In Character Areas, the minimum net site area shall be 400m<sup>2</sup>.</del>
gf.	Residential Banks Peninsula	400m <sup>2</sup>	a. <u>In the Lyttelton Character Area and Lyttelton Residential Heritage Area, the minimum net site area shall be 450m<sup>2</sup>.</u>

	Zone	Minimum net site area	Additional standards
hg.	Prestons Retirement Village Overlay	4ha	
i.	Residential Hills	650m <sup>2</sup>	<p>a. In the Montgomery Spur area (<a href="#">Appendix 14.16.7</a>):</p> <p>i. any allotment shall include a net site area capable of containing a complying residential unit in the area that is not subject to the building restriction; and</p> <p>ii. the minimum net site area shall be 850m<sup>2</sup>.</p> <p>b. In the Moncks Spur area shown at <a href="#">Appendix 8.10.8</a>, the minimum net site area shall be 850m<sup>2</sup>.</p> <p>c. In the Shalamar Drive area, the minimum net site area shall be 850m<sup>2</sup>.</p> <p>d. In the Cashmere and Worsleys area (shown at <a href="#">Appendix 8.10.7</a>) the minimum net site area shall be 4ha unless the site is in compliance with the development plans in <a href="#">Appendix 8.10.7</a>(a), (b) and (d).</p> <p>e. In the Richmond Hill area (shown in <a href="#">Appendix 8.10.9</a>) a landscaping strip with a minimum width of 3 metres shall be provided along the southeast zone boundary.</p> <p>f. In the Upper Worsleys Spur area (shown in <a href="#">Appendix 14.16.7</a> and <a href="#">14.16.8</a>), the gully areas shown on the development plan shall be planted and maintained in native tree species indigenous to the area, except where they are left to regenerate by maintaining existing nursery plant cover of broom or gorse.</p> <p><del>g. Within the Residential Hills Mixed Density Overlay Redmond Spur:</del></p> <p><del>i. The maximum number of allotments shall be 400.</del></p> <p><del>ii. A minimum of 30% of sites shall have a minimum net site area of 1500m<sup>2</sup>.</del></p> <p><del>h. Within the Residential Hills Mixed Density Overlay 86 Bridle Path Road</del></p>

	Zone	Minimum net site area	Additional standards
			<del>(Lot 1 DP412440) the maximum number of allotments shall be 9.</del>
<b>Jh.</b>	<del>Residential</del> Large Lot <b>Residential</b>	1500m <sup>2</sup>	<p>a. In the Samarang and Allandale areas (shown at <a href="#">Appendix 8.10.1210</a> and <a href="#">8.10.1311</a>) no subdivision shall occur unless in general compliance with the relevant development plans.</p> <p><del>b. In the Cashmere and Worsleys area (shown at <a href="#">Appendix 8.10.7</a>) the minimum net site area shall be 4ha unless in compliance with the development plans at <a href="#">Appendix 8.10.7 (a), (b) and (d).</a></del></p> <p><del>c.</del> b. In the Residential Large Lot Zone Akaroa Hillslopes Density Overlay the minimum net site area shall be 5000m<sup>2</sup>.</p> <p><del>d.</del> c. In the Residential Large Lot Density Overlay the minimum net site area shall be 3000m<sup>2</sup>.</p> <p><b>d. In the Large Lot Residential (Rural Hamlet Precinct) the minimum net site area shall be 2000m<sup>2</sup>.</b></p> <p><b>e. In the Residential Mixed Density Precinct – Redmund Spur:</b></p> <p>i. <u>the minimum allotment size shall be 650m<sup>2</sup>, however a minimum of 30% of sites shall have a minimum of 1,500m<sup>2</sup>; and</u></p> <p>ii. <u>the maximum number of allotments shall be 400.</u></p> <p><b>f. In the Residential Mixed Density Precinct – 86 Bridle Path Road (Lot 1 DP412440) the maximum number of allotments shall be 9.</b></p>
<b>ki.</b>	Residential Small Settlement	1000m <sup>2</sup>	
<b>lj.</b>	Residential Small Settlement Kainga Overlay Area 1 and 2	450m <sup>2</sup>	a. Additional allotments shall not be created within 100m of the centre line of the primary stopbank as shown on the planning maps.
<b>mk.</b>	Residential Small Settlement (Takamatua)	1500m <sup>2</sup>	a. Not more than 25 allotments are to be created (excluding those for reserves, roads or utilities).

	Zone	Minimum net site area	Additional standards
<del>nl.</del>	Residential Banks Peninsula Zone - Diamond Harbour Density Overlay	600m <sup>2</sup>	
<del>om.</del>	Papakāinga	<p>a. <b>Māori Land</b> – no minimum</p> <p>b. Other Land – as applies to Rural Banks Peninsula Zone (refer <a href="#">Rule 8.6.1</a> Table 5 minimum net site area – rural zones)</p>	
<del>pn.</del>	Residential <del>Guest Visitor accommodation</del>  (Plan Change 4 Council Decision subject to appeal)	<p>a. Kilmarnock, 197 Lincoln Road, 15 Sioux Avenue - 200m<sup>2</sup></p> <p>b. 456 Papanui Road - 330m<sup>2</sup></p> <p>c. 14 Henry Wigram Drive and 110 Marshlands Road - 450m<sup>2</sup></p>	
<del>qr.</del>	<del>Accommodation and community facility overlay</del>	<p><del>a. Land zoned Residential Medium Density on either <a href="#">Planning Map 31</a> or <a href="#">32</a> 200m<sup>2</sup></del></p> <p><del>b. Land zoned Residential Suburban on either <a href="#">Planning Map 31</a> or <a href="#">32</a> 450m<sup>2</sup></del></p>	
<del>rr.</del>	<del>Residential Central City Zone</del>	<p><del>a. All allotments shall have a minimum net site area that meets the minimum residential site density requirement in <a href="#">Rule 14.6.2.11</a>, or</del></p> <p><del>b. as approved through land use consent.</del></p>	

**Table 2. Minimum net site area – commercial and industrial zones**

	Zone	Minimum net site area
a.	<del>Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zone, Commercial Core, Commercial Office, Commercial-Mixed Use Zone, Commercial Retail Park Large Format Retail Zone, Commercial Local, and Commercial Banks Peninsula Zones</del>	250m <sup>2</sup>
b.	Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone	500m <sup>2</sup>
c.	Industrial Heavy Zone where no connection to a Council owned reticulated sanitary sewage disposal system is provided	4ha
d.	<del>Commercial Central City Business City Centre Zone</del>	No minimum net site area
e.	<del>Commercial-Central City Mixed Use Zone</del>	500m <sup>2</sup>

**Table 3. Minimum net site area — open space zones**

	Zone	Minimum net site area
a.	Open Space (McLeans Island) and Open Space Community Park Zones	300m <sup>2</sup>
b.	Open Space Metropolitan Facilities Zone – Kearneys Park, and Shirley, Avondale and Waimairi Golf Courses	450m <sup>2</sup>
c.	Open Space Metropolitan Facilities Zone – Addington and Riccarton Racecourses	330m <sup>2</sup>
d.	Open Space Metropolitan Facilities Zone – Lancaster Park	500m <sup>2</sup>

**Table 4. Minimum net site area - specific purpose zones**

	Zone	Minimum net site area

a.	Specific Purpose (Hospital)	<p>a. For <b>hospitals</b> — no minimum <b>net site area</b>.</p> <p>b. For activities other than <b>hospitals</b>, the minimum <b>net site area</b> for the alternate zones specified below apply.</p> <table border="1" data-bbox="576 349 1449 786"> <thead> <tr> <th data-bbox="576 349 663 412"></th> <th data-bbox="663 349 1082 412"><b>Hospital</b></th> <th data-bbox="1082 349 1449 412"><b>Alternate Zone</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="576 412 663 472"><del>i.</del></td> <td data-bbox="663 412 1082 472"><del>Lady King Hospital</del></td> <td data-bbox="1082 412 1449 472"><del>Residential Hills</del></td> </tr> <tr> <td data-bbox="576 472 663 647"><del>ii.</del></td> <td data-bbox="663 472 1082 647">St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.</td> <td data-bbox="1082 472 1449 647"><del>Residential Medium-High Density</del> <b>Residential</b></td> </tr> <tr> <td data-bbox="576 647 663 786"><del>iii.</del></td> <td data-bbox="663 647 1082 786">Princess Margaret Hospital</td> <td data-bbox="1082 647 1449 786"><del>Medium Density Residential Suburban Density Transition</del></td> </tr> </tbody> </table>		<b>Hospital</b>	<b>Alternate Zone</b>	<del>i.</del>	<del>Lady King Hospital</del>	<del>Residential Hills</del>	<del>ii.</del>	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	<del>Residential Medium-High Density</del> <b>Residential</b>	<del>iii.</del>	Princess Margaret Hospital	<del>Medium Density Residential Suburban Density Transition</del>
	<b>Hospital</b>	<b>Alternate Zone</b>												
<del>i.</del>	<del>Lady King Hospital</del>	<del>Residential Hills</del>												
<del>ii.</del>	St Georges, Nurse Maude, Southern Cross, Mary Potter, Montreal House and Christchurch Hospitals.	<del>Residential Medium-High Density</del> <b>Residential</b>												
<del>iii.</del>	Princess Margaret Hospital	<del>Medium Density Residential Suburban Density Transition</del>												
b.	Specific Purpose (Airport)	a. No minimum <b>net site area</b> .												
c.	Specific Purpose (School)	<p>a. No minimum <b>net site area</b>;</p> <p>b. for activities other than <b>education activities</b>, the rules for the alternate zones specified in Chapter 13 apply</p>												
d.	Specific Purpose (Tertiary education)	<p>a. No minimum <b>net site area</b>;</p> <p>b. for activities other than <b>education activities</b>, the rules for the alternate zones specified in <b>Chapter 13</b> apply.</p>												
e.	Specific Purpose (Golf Resort)	<p>a. No minimum <b>net site area</b> in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Whisper Creek Golf Resort.</p> <p>b. Concept Plan</p> <p>i. No <b>subdivision</b> shall take place within Academy Activity Areas A, A1 &amp; A2 Whisper Creek Golf Resort shown on the development plan in <b>Appendix 13.9.7.2</b> to Chapter 13.9, unless a concept plan has been lodged with and approved by the <b>Council</b> for that activity area in accordance with <b>Rule 13.9.5.1.6</b> RD6 Concept plans.</p> <p>c. Sequencing standards – Whisper Creek Golf Resort</p> <p>i. Prior to the <b>Council</b> signing a section 224 certificate under the Act, for the 71st residential <b>allotment</b> in the Resort Community Activity Areas,</p> <p>A. The golf course and <b>wetlands</b> within the golf course shall have been constructed and planted in accordance with <b>13.9.5.1.6</b> RD6; and</p> <p>B. A Management Plan for the <b>adjoining</b> Open Space-Margins and Water Zone shall have been lodged with and approved by the <b>Council</b>, which makes provision for indigenous planting (indicating</p>												

		<p>species, layout and density), and which is in accordance with the development plan for the Whisper Creek Golf Resort at <a href="#">Appendix 13.9.7.2</a> to Chapter 13.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public <b>vehicle access</b> across the Styx River;</p> <p>C. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and</p> <p>D. Legal instruments shall have been registered against the head title, securing:</p> <p>I. Public pedestrian access over the access track identified in the Management Plan, and</p> <p>II. Public access for the purpose of a bridleway from the Styx River to Spencerville Road.</p> <p>ii. Prior to the <b>Council</b> signing a section 224 certificate under the Act, for the 120th residential <b>allotment</b> in the Resort Community Activity Areas,</p> <p>A. All of the planting identified in the concept plan for <b>adjoining</b> Open Space – Margins and Water Zone approved by the <b>Council</b> shall have been completed; and</p> <p>B. The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.</p> <p>d. Any <b>subdivision</b> shall only be for the purpose of creating <b>allotments</b> to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes, permitted <b>utilities</b> or <b>boundary</b> adjustments.</p> <p>e. <b>Allotments</b> for <b>residential units</b>, <b>resort apartments</b> or <b>resort hotel</b> bedrooms shall only be subdivided when a <b>building</b> or <b>buildings</b> are still allowable for that <b>allotment</b> within the maximum number limited specified for the zones.</p>
f.	Specific Purpose (Ōtākaro Avon River Corridor) Zone	<p>a. Within the Edge Housing Area Overlay identified in <a href="#">Appendix 13.14.6.1</a> – 330m<sup>2</sup>;</p> <p>b. On a site listed in <a href="#">Appendix 13.14.6.2</a>, and which is in private ownership, the minimum <b>net site area</b> shall be that which applies in <a href="#">Rule 8.6.1</a> Table 1 to the zoning specified as the Alternative Zone in <a href="#">Appendix 13.14.6.2</a>; or</p> <p>c. No minimum <b>net site area</b> in all other cases.</p>

**Table 5. Minimum net site area - rural zones**



	<b>Zone</b>	<b>Minimum net site area</b>
a.	Rural Urban Fringe	4ha
b.	Rural Waimakariri	20ha
c.	Rural Port Hills	100ha
d.	Rural Templeton	4ha
e.	Rural Quarry (Miners Road and Pound Road)	4ha
f.	Rural Quarry (McLeans Island)	20ha
g.	Rural Banks Peninsula	<p>a. 40ha where the site is below or partly below the 160m contour.</p> <p>b. 100ha where the site is entirely above the 160m contour.</p>
h.	Papakāinga/Kāinga Nohoanga	<p>a. Māori Land – No minimum</p> <p>b. Other Land – as applies to Rural Banks Peninsula Zone (refer Rule 8.6.1 Table 5 Minimum net site area - rural zones)</p>

### 8.6.2 Allotments with existing or proposed buildings

- a. Where an allotment is to be created around an existing building (that has been constructed to the extent that its exterior is fully closed in), or a proposed building (where the subdivision consent is to be issued at the same time as, or after, the building consent for that building is issued):
  - i. the provisions of Rule 8.6.1 do not apply to that allotment; and
  - ii. the existing or proposed building(s) shall either meet all relevant standards for a permitted activity in relation to the proposed allotment boundaries, or have been approved through a resource consent in relation to any standards that are not met, to the extent provided for in that resource consent, including any non-compliance with site coverage standards; and
  - iii. no allotment shall be less than the minimum net site area specified in Table 6 to this rule.
- b. Where a. above applies and a building is not yet constructed, the subdivision consent holder shall be required 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.

**Table 6. Allotments with existing or proposed buildings**

	<b>Zone</b>	<b>Minimum net site area</b>
a.	Residential Suburban Zone (except as provided for below) <b><u>Low Density Residential Airport Influence Zone (except as provided for below)</u></b>	400m <sup>2</sup>
b.	Residential Suburban Density Transition Zone (except as provided for below)- <b><u>Low Density Residential Airport Influence Zone – Airport Influence Density Precinct (except as provided for below)</u></b>	300m <sup>2</sup>
c.	Allotments for comprehensive developments provided through the Enhanced development mechanism (Chapter 14, Rule 14.13), or the Community housing redevelopment mechanism (Chapter 14, Rule 14.14)	No minimum
<del>d.</del> c.	Allotments for residential units which have been converted into two residential units in compliance with or the subject of land-use consent under Chapter 14	No minimum
<del>e.</del> d.	Allotments for a residential unit where a family flat has been converted into a separate residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
<del>f.</del> e.	Allotments for each residential unit where two residential units replace a single residential unit in compliance with or the subject of land-use consent under Chapter 14	No minimum
<del>g.</del> f.	Allotments for a residential unit where an elderly person's housing unit has been converted to a separate residential unit that may be occupied by any person(s) in compliance with Chapter 14	No minimum
h.	<del>Allotments for a residential unit which is an older person's housing unit or is part of a multi-unit residential complex, retirement village, or a social housing complex, within the Residential Suburban or Residential Suburban Density Transition Zones</del>	<del>No minimum</del>
i. g.	<del>Residential Medium Density Residential Zone and High Density Residential Zone, where the 'building' is not a residential unit/s. and Residential New Neighbourhood Zone</del>	<del>No minimum</del> <u>400m<sup>2</sup> in the Medium Density Residential Zone</u> <u>650m<sup>2</sup> in the Residential Hills Precinct</u> <u>300m<sup>2</sup> in the High Density Residential Zone</u>
<del>j.</del> h.	Industrial General, Industrial Heavy, Industrial Park, Commercial Office, <b><u>Neighbourhood Centre, Local Centre, Town Centre, City Centre</u></b> <del>Commercial Core, Commercial Local</del> , Commercial Banks Peninsula, <del>Commercial</del> Mixed use, <b><u>Central City Mixed Use</u></b> and <del>Commercial Retail Park</del> <b><u>Large Format</u></b> Zones	No minimum
<del>k.</del> i.	Specific Purpose (Airport) Zone	No minimum

	Zone	Minimum net site area
<del>h</del> <u>j.</u>	Specific Purpose (Wigram) Zone	No minimum
<del>m</del> <u>k.</u>	Any zone within the Central City	No minimum

### 8.6.3 Access

- a. All sites shall have access which ~~is able to~~ allows **legal and physical access for vehicles and/or pedestrians vehicles** to pass to and from a **formed road**, and such access shall be in accordance with [Appendix 8.10.2](#) to this chapter and the standards set out in [Chapter 7](#).
- b. Access shall not be to a state highway, limited access road or across a rail line.

### 8.6.4 Roads

- a. All roads shall be laid out, constructed and vested in accordance with the standards set out in [Appendix 8.10.3](#), and in [Chapter 7](#), except where alternative standards are set out in an **outline development plan**.
- b. In the Industrial Park Zone (Tait Campus) the **subdivision** shall be in accordance with the provisions of the **outline development plan** shown in Chapter 16 [Appendix 16.8.9](#) and specific road and access requirements as follows:
  - i. There shall be two main **vehicle access** points to the Industrial Park zoned part of the site. These access points shall be located on Wooldridge Road as indicated in Chapter 16 [Appendix 16.8.9](#);
  - ii. Prior to the creation of **vehicle access** from the site to Stanleys Road, giveaway markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
  - iii. Any access from Stanleys Road shall be in the locations marked on the **outline development plan** in [Appendix 16.8.9](#) as 'Secondary access';
  - iv. Within 6 months of access being established to Stanleys Road, a left turn lane shall be provided on the Stanleys Road approach to the Stanleys / Harewood Road intersection;
  - v. Any **subdivision** with access to Stanleys Road shall include a footpath along the **road frontage** with Stanleys Road, linking the site with Wairakei Road;
  - vi. All work associated with design and construction of **vehicle access** to the zone, intersection works, internal roads and footpaths within the zone, and a footpath along the **road frontage** of Stanleys Road carried out at the cost of the developer or their successor/s in title;
  - vii. A shared **cycle way** and footpath of minimum 2.5 metre width from Wooldridge Road to Stanleys Road shall be provided, as marked on the **outline development plan** in [Appendix 16.8.9](#) as 'Public shared walk and cycle connection', connecting with pedestrian and cycle facilities **adjoining** the zone;
  - viii. Any pedestrian and **cycle way** through the site shall be illuminated to a level between 2 and 10 lux; and

- ix. Any roads or accessways shall be setback from trees identified on the outline development plan in Appendix 16.8.9 as 'Existing trees not to be affected by road layout' by a distance of at least 10 metres.
- c. In the Industrial General Zone (Stanleys Road) shown in Chapter 16 Appendix 16.8.9 a footpath along the Industrial General Zone road frontage shall be provided.
- d. In the Industrial General Zone bound by Deans Avenue and the railway line, any allotments shall only have access from Lester Lane.
- e. In the Industrial General Zone (Trents Road), subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.6 and specific road and access requirements as follows:
  - i. Access from Trents Road shall be provided at the two vehicle access points defined on the outline development plan shown in Chapter 16 Appendix 16.8.6, comprising:
    - A. a northern road connection designed, and with signage, to limit its use to vehicles entering the zone (as shown on the outline development plan in Appendix 16.8.6);
    - B. a southern road connection designed, and with signage, to limit its use to vehicles exiting the zone (as shown on the outline development plan in Appendix 16.8.6);
  - ii. Access from Main South Road shall be provided at the one road connection shown on the outline development plan shown in Chapter 16 Appendix 16.8.6, which shall be designed to restrict its use to light vehicles, and designed and signage displayed to restrict vehicle movements to left entry into the zone and left exit out of the zone as shown on the outline development plan in Appendix 16.8.6; and
  - iii. An internal road shall be provided as shown on the outline development plan in Chapter 16 Appendix 16.8.6 as 'internal roading / access way layout', including a footpath along one side of the internal road.
- f. In the Industrial Park Zone (Wairakei Road) subdivision shall be in accordance with the provisions of the outline development plan shown in Chapter 16 Appendix 16.8.14 and specific road and access requirements as follows:
  - i. Any new road within the Industrial Park Zone (Wairakei Road) shall only intersect with Wairakei Road, Stanleys Road and/or Wooldridge Road at the locations shown on the outline development plan in Appendix 16.8.14 as "Road access point – Proposed controlled intersection".
  - ii. Any subdivision of allotments that the "Collector road" runs through, as shown on the outline development plan in Appendix 16.8.14, shall incorporate a collector road that follows that alignment. Provision shall be made for a shared cycle way and footpath of a minimum width of 2.5m parallel to the "Collector road", which shall be illuminated to a level between 2 and 10 lux.
  - iii. Any subdivision of Lot 2, DP 54992 (580 Russley Road) and Lot 1, DP 54992 (570 Russley Road) shall incorporate a local road that follows the alignment of "Local Road" as shown on the outline development plan in Appendix 16.8.14.

## 8.6.5 Service lanes, cycle ways and pedestrian access ways

- a. [Service lanes](#), [cycle ways](#) and pedestrian [access ways](#) shall be laid out and vested in accordance with the standards set out in Table 7 below.

**Table 7.**

		Minimum Legal Width (m)	Minimum Formed Width (m)	Turning Area	Passing Area	Sealed and Drained	Height (m)
a.	<a href="#">Service lanes</a>	6.0	4.0	Only where the <a href="#">service lane</a> has a blind end	No	Yes	4.5
b.	<a href="#">Cycle ways</a> and pedestrian <a href="#">access ways</a> (public)	8.0	2.5	N/A	N/A	Yes	3.5
c.	Pedestrian <a href="#">access ways</a> (private)	1.5	1.5	N/A	N/A	Yes	3.5

Advice note:

1. [Chapter 7](#) (Transport) sets out requirements for the provision of [right of ways](#).

## 8.6.6 Esplanade reserve, strip or additional land

- a. [Esplanade reserves](#) and strips shall be provided in accordance with [Appendix 8.10.1](#).
- b. Within [Banks Peninsula](#), where any [allotment](#) of less than 4 hectares is created, an [esplanade reserve](#) 20 metres in width shall be set aside from that [allotment](#) along the mark of mean high water springs of the sea, and along the bank of any river or along the margin of any lake.
- c. In accordance with section 237A of the Act, any part of the land contained in the title to which that Section applies, forming the bed of a river or within the coastal marine area, shall vest in the [Council](#) or the Crown as appropriate.
- d. An [esplanade reserve](#) or esplanade strip 20 metres in width shall be required for any [subdivision](#) along the margins of Wairewa and Te Waihora.

## 8.6.7 Water supply

- a. All [allotments](#) shall be provided with the ability to connect to a safe potable water supply.
- b. Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the [New Zealand Fire Service Firefighting Water Supplies Code of Practice \(SNZ PAS:4509:2008\)](#), except where the [allotment](#) is for a [utility](#), [road](#), [reserve](#) or [access](#) purposes.

### 8.6.8 Wastewater disposal

- a. All **allotments** shall be provided with the ability to connect to a wastewater system.
- b. A valid certificate, issued in accordance with [Rule 8.4.1.3](#), is held which certifies that the wastewater system has adequate capacity for the respective potential land uses on all proposed **allotments**, except where a relevant **outline development plan** shows that adequate wastewater capacity is available.
- c. Where a reticulated sewer is available, and discharge is accepted in the **Council's** network, each new **allotment** shall be provided with a piped outfall connection laid at least 600mm into the **net site area** of the **allotment**.
- d. Where a reticulated sewer is not available, all **allotments** shall be provided with a means of disposing of sanitary sewage within the **net site area** of the **allotment**.
- e. ~~In the case of the Meadowlands Exemplar Overlay in the Residential New Neighbourhood Future Urban Zone (North Halswell) Zone, the outfall for wastewater disposal shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.~~

Advice note:

1. The certification process at clause (b) is described in [Rule 8.4.1.3](#).

### 8.6.9 Stormwater disposal

- a. All **allotments** shall be provided with a means for the management of collected surface water from all **impervious surfaces**. Where discharge is accepted in the **Council's** network, each new **allotment** shall be provided with a piped outfall laid at least 600mm into the **net site area** of the **allotment**.
- b. In the Industrial General Zone (Trents Road) shown in Chapter 16 [Appendix 16.8.6](#), all stormwater discharge shall be treated and discharged to ground within the **outline development plan** area so that:
  - i. no discharge to surface water takes place from any **site** for all events up to the critical duration 2% **annual exceedance probability** event; and
  - ii. where the stormwater treatment and discharge system is to be vested in **Council**, the following requirements are met:
    - A. treatment of the first 25mm of runoff from **roads** and hardstanding areas; and
    - B. design conforms with the relevant **Council** guidelines for stormwater management systems.
- c. Creation of stormwater drainage ponding areas shall not occur within 15 metres of the rail corridor.
- d. In the Industrial Park Zone (Tait Campus), stormwater shall be treated and attenuated in accordance with the following requirements:
  - i. First flush treatment for the first 25mm of runoff from hardstanding areas shall be provided using vegetated dry sedimentation basins;

- ii. Flows in excess of the first flush and including the 50 year return events (9 hour duration) shall be attenuated in the locations defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'On site stormwater treatment and attenuation';
- iii. Stormwater discharge from the zone to the [Council](#) stormwater network shall be attenuated to pre-development levels (for up to 50 year storm events); and
- iv. Any stormwater from any activity shall be conveyed by open naturalised swales (defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'Open naturalised stormwater conveyance/swales') running through the zone from west to east via a series of basins as defined on the [outline development plan](#) in [Appendix 16.8.9](#) as 'On site stormwater treatment and attenuation' to a point defined on the [outline development plan](#) from where stormwater shall be piped to an existing drain on the east side of Wooldridge Road.

#### **8.6.10 Additional standards for South West Hornby**

- a. Any [subdivision](#) within the area shown as “rural wastewater irrigation area” on the [outline development plan](#) at Chapter 16 [Appendix 16.8.8](#) for the Industrial Heavy Zone (South West Hornby) shall not occur until the following works have been undertaken:
  - i. the construction and opening for traffic of the full southern spine [road](#) between Main South Road and Shands Road (marked as ‘C’) on the [outline development plan](#); and
  - ii. the commencement of the physical construction works for capacity upgrades at both the following intersections -
    - A. the intersection of the southern spine [road](#) and Shands Road (marked as ‘A’ on the [outline development plan](#)); and
    - B. the intersection of the northern spine [road](#) and Shands Road (marked as ‘B’ on the [outline development plan](#)).
- b. Any [subdivision](#) within the Industrial Heavy Zone (South West Hornby) as identified on the [outline development plan](#) in Chapter 16 [Appendix 16.8.8](#), south west of the area identified as “rural wastewater irrigation area” , shall not occur until the following works have been undertaken:
  - i. the commencement of the physical construction works for the traffic signalised intersection of Shands Road and the southern spine [road](#) (marked as ‘A’ on the [outline development plan](#)).
- c. Any [subdivision](#) of more than 15 hectares (excluding [roads](#)) within the Industrial Heavy Zone (South West Hornby) as identified in Chapter 16 [Appendix 16.8.8](#), south west of the area identified as “rural wastewater irrigation area”, shall not occur until physical construction works of the Christchurch Southern Motorway have commenced.

#### **8.6.11 Additional standards for the ~~Residential New Neighbourhood~~ Future Urban Zone**

- a. [Outline development plan](#)
  - i. The [subdivision](#) shall be in accordance with the development requirements specified in the relevant [outline development plan](#).

- b. Residential **net density**
- i. Except as provided for in (ii) - (iv):
    - A. a **subdivision** shall achieve a minimum **net density** within residential development areas of 15 households per hectare, except the **subdivision** of an area of land to which B applies;
    - B. a **subdivision** of land that the **outline development plan** identifies an area as development constrained, shall achieve the minimum **net density** (if any) specified in the **outline development plan** for that land (and, if the **outline development plan** does not specify a minimum **net density** for that land, no minimum density shall apply to that land).
  - ~~ii. **Subdivision in the following outline development plan areas shall achieve the minimum net density specified for any specific density areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016:**~~
    - ~~A. **Prestons Outline Development Plan** [Appendix 8.10.25](#)~~
    - ~~B. **Wigram Outline Development Plan** [Appendix 8.10.29](#)~~
    - ~~C. **Yaldhurst Outline Development Plan** [Appendix 8.10.28](#)~~
  - ~~iii.~~ **ii.** **subdivision** shall be exempt from achieving the minimum **net density** required in (i) ~~or (iii)~~, if the following requirements are met:
    - A. the consent application nominates **site(s)** within the **subdivision** and **outline development plan** area (whether or not the **site(s)** is/are outside any areas in (i) ~~or (iii)~~) for future higher density for the purpose of ensuring any shortfall in achieving the relevant minimum **net density** requirements under (i) ~~(iii)~~ through the **subdivision** would be made up by future **subdivision** and development of the nominated **site(s)**; and
    - B. the consent application includes the written approval of each of owner of the nominated **site(s)** (if not the applicant) and an associated legal instrument that specifies the minimum **net density** for the **site(s)**, binds all owners and the applicant, is enforceable by the **Council** (to the **Council's** reasonable satisfaction) and satisfies C hereof; and
    - C. the legal instrument effectively prevents **subdivision** and land use at the nominated **site(s)** below its specified density in order to ensure that any shortfall in achieving the relevant minimum **net density** requirements of (i) ~~and (ii)~~ through the **subdivision** can be made up by future **subdivision** and development of the nominated **site(s)**, in accordance with ~~(iviii)~~.
  - ~~iv.~~ **iii.** The **subdivision** of a nominated **site** to which ~~(iii-ii)~~(B) applies shall achieve the minimum **net density** specified in the relevant legal instrument.
  - iv. The subdivision occurs within the residential development areas identified within the Cashmere and Worsley development area ([Appendix 8.10.6](#)) or the Moncks Spur development area ([Appendix 8.10.7](#))**
- c. Land area for **subdivision**
- i. Where the **subdivision** is not associated with **comprehensive residential development**, the land subject to the **subdivision** application shall have a minimum area of 4 hectares.



- ii. Where the **subdivision** is associated with **comprehensive residential development** where land use consent is being sought concurrently, the **site** being comprehensively developed and subdivided shall have a minimum **net site area** of 6,000m<sup>2</sup>.
  - iii. Where the **subdivision** is associated with **comprehensive residential development** where land use consent has already been obtained, there is no minimum **net site area** for the **site** being subdivided.
- d. **Net site area of allotments**
- i. **Allotments** shall have the minimum and, where applicable, maximum **net site area** specified in Table 8.

**Table 8: Minimum and maximum net site areas for allotments**

	<b>Activity</b>	<b>Net site area</b>
A.	All <b>subdivisions</b> unless specified below:	<ul style="list-style-type: none"> <li>a. Corner <b>allotments</b> - Minimum 400m<sup>2</sup></li> <li>b. All other <b>allotments</b> - Minimum 300m<sup>2</sup> except that 20% of <b>allotments</b> in the <b>subdivision</b> may be 180 – 299m<sup>2</sup> in size.</li> </ul>
B.	Comprehensive residential development	Nil
C.	<b><u>Within the Cashmere and Worsleys area (<a href="#">Appendix 8.10.6</a>)</u></b>	<ul style="list-style-type: none"> <li>a. <b><u>No more than 380 residential allotments shall be created or enabled by subdivision.</u></b></li> <li>b. <b><u>No more than 380 residential units shall be created or enabled by subdivision.</u></b></li> <li>c. <b><u>The historic stonewalled drain shown at <a href="#">Appendix 8.10.6(d)</a> shall be protected.</u></b></li> </ul>
D.	<b><u>Within the Moncks Spur area shown at <a href="#">Appendix 8.10.7</a></u></b>	a. <b><u>The minimum net site area shall be 850m<sup>2</sup>.</u></b>
E.	Within the Highfield Outline Development Plan area ( <a href="#">Appendix 8.10.2620</a> ), <b>allotments</b> adjacent to Hills Road and Hawkins Road.	a. Minimum 800m <sup>2</sup>

	Activity	Net site area
D.	<del>Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the <b>outline development plan</b> or on an approved <b>subdivision consent</b>:</del>	<del>a. Density A:  i. Minimum 200m<sup>2</sup>  ii. Maximum 250m<sup>2</sup>  b. Density B  i. Minimum 450m<sup>2</sup>  ii. Maximum 500m<sup>2</sup></del>
E.	<del>Within the Wigram Outline Development Plan area (Appendix 8.10.29), in Density A and B areas defined in the <b>outline development plan</b> or on an approved <b>subdivision consent</b>:</del>	<del>a. Density A:  i. Minimum 200m<sup>2</sup>  ii. Maximum 250m<sup>2</sup>  b. Density B  i. Minimum 450m<sup>2</sup>  ii. Maximum 500m<sup>2</sup></del>
F.	<del>Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28):  i. in Density A areas defined in the <b>outline development plan</b> or on an approved <b>subdivision consent</b>;  ii. Rear lane serviced <b>allotments</b>.</del>	<del>a. Minimum 250m<sup>2</sup></del>

- e. Minimum **allotments** dimension
- i. The standards below do not apply in respect of **comprehensive residential developments**.
  - ii. Corner **allotments** shall have a minimum dimension of 14m on **road boundaries** (each **boundary**) except where (iii) applies.
  - iii. **Allotments** for **terrace** developments shall have a minimum dimension of 7m except for **corner sites** and end **sites** which shall have a minimum width of 10m.
  - iv. All residential **allotments** with a **boundary** shared with **public open space** shall have a minimum dimension along that **boundary** of 10m except mid-block **terrace allotments** which shall have a minimum dimension along that **boundary** of 7m.
  - v. All other **allotments**, other than **access** or rear **allotments**, shall have a minimum dimension of 10m on **road boundaries**.
  - ~~vi. In the following **outline development plan** areas, the standards in (ii) to (v) above do not apply and there is no minimum dimension for Density A and B areas defined either in the **outline development plan** or on an approved **subdivision consent**:  
A. ~~Prestons Outline Development Plan Appendix 8.10.25~~  
B. ~~Wigram Outline Development Plan Appendix 8.10.29~~  
C. ~~Yaldhurst Outline Development Plan Appendix 8.10.28~~~~
- f. Maximum cul-de-sac length
- i. Where there is a pedestrian connection from the cul-de-sac head to an adjacent street the maximum cul-de-sac length shall be 150m.
  - ii. All other culs-de-sac shall have a maximum length of 100m.
- g. **Road frontage** to public **reserves**

- i. The minimum **road frontage** to a public **reserve** to which the public has a general right of access (excluding local purpose **reserves** for walkways) shall be 25% of the length of the **reserve** perimeter.
- h. **Reserve width**
  - i. A **reserve** vested in **Council** for **utility**, pedestrian access or stormwater conveyance purposes shall have a minimum width of 8m.
- i. **Walkable block size**
  - i. Any block containing residential **allotments** shall have a publicly **accessible** maximum perimeter length of 800m.

### 8.6.12 Radiocommunications

- a. Any new **allotment(s)** within 1km of Radio New Zealand Limited’s facilities on Gebbies Pass Road shall be of a size and shape to allow a permitted **residential unit** (or permitted commercial/industrial activity) to be located no closer than 1km from Radio New Zealand’s facilities. This standard shall not apply to any **subdivision** carried out to enable Radio New Zealand’s operations.

### 8.6.13 Neighbourhood plan – East Papanui-Meadowlands Exemplar Overlay (North Halswell)

- a. A **Neighbourhood Plan** shall consist of the following:
  - i. **Context and Site Analysis**
  - ii. Detailed Design Statement
  - iii. Neighbourhood Plan Set

Advice note:

1. A **Neighbourhood Plan** provides the basis to understand how a larger **subdivision** is to be comprehensively developed and is an overarching document against which the combined subdivision consent and land use consent requirements for larger **sites** is assessed. The minimum area of land covered by a **Neighbourhood Plan** is 8ha.
  2. A **Context and Site Analysis** is a means for the applicant to outline details of the nature of the **site** and its setting and will provide a description of the key elements and influences of the proposed development and any relevant opportunities and constraints.
  3. The Detailed Design Statement should outline how the development’s structure and form was shaped, balancing competing influences identified in the **context and site analysis**, in conjunction with the underlying design principles. The statement should also, as required, discuss any alternative responses that may have been rejected as part of decision making process.
  4. The Neighbourhood Plan Set must include a set of plans that illustrate the design rationale within the **Neighbourhood Plan** area inclusive of matters contained within the **Context and Site Analysis** and the Detailed Design Statement.
- b. Context and **Site Analysis**

- i. Details the key existing elements and influences in the vicinity of the proposed development and explains the relationship of the comprehensive subdivision consent and land use consent application area to the surrounding area.
- ii. The **Context and Site Analysis** is required to include:
  - A. topography, natural and built environment features, views and vistas;
  - B. adjacent land use zoning and land use including required setbacks from adjacent activities and interfaces where buffers will be required;
  - C. **subdivision** pattern, internal access and block layout;
  - D. existing and potential vehicle, pedestrian and cyclist access points (including natural desire lines), **parking areas** and potential connections through the **site**;
  - E. **public open space** and **publicly accessible space**;
  - F. location of **community facilities** (shops, schools, sports and cultural facilities, etc);
  - G. existing and proposed public transport routes and stops, and public **access ways** from the bus stops to the **site**;
  - H. movement networks including vehicle, cycle and pedestrian routes;
  - I. protected **buildings**, places and objects, protected trees, **historic heritage**;
  - J. **archaeological sites**;
  - K. recognition of Ngāi Tahu cultural values, history and identity associated with specific places;
  - L. character and other existing **buildings** and structures;
  - M. **site** orientation, including a north point on the plans;
  - N. existing trees and **landscaping** to be retained;
  - O. hazardous features, such as areas of soil contamination, unstable land and overhead power lines; and
  - P. climatic conditions – including prevailing winds.
- c. Detailed Design Statement must include:
  - i. An overall vision statement for the **site** which identifies key deliverables/outcomes which may be linked to **Resource Management Act 1991** outcomes (objectives and policies) or **site** specific outcomes (giving a clear steer to buyers and developers that these outcomes would be secured via covenants or other binding mechanisms).
  - ii. An analysis in support of the overall development structure provided by the **Outline Development Plan**, and more refined development proposal for the area that is covered by the **Neighbourhood Plan** including urban form, movement network, open space, and infrastructure.
  - iii. An analysis of **allotment** arrangement, size and allocation of defined housing typologies. The **Neighbourhood Plan** should contain sufficient analysis to demonstrate that relevant development

standards in the **subdivision** and residential chapters can be met (notably those related to daylight and **outdoor living space**).

- d. Neighbourhood Plan Set.
  - i. A set of plans to accompany the detailed design statement including:
    - A. **Allotment** arrangement
    - B. **Allotment** size
    - C. Allocation of housing typologies
    - D. **Landscaping**
    - E. Shading Analysis
    - F. Movement network (including cross sections)
    - G. Infrastructure (including cross sections)
    - H. Open Space

#### **8.6.14 Industrial General Zone (North Belfast) - Wāhi taonga, wāhi tapu and urupā**

- a. A protocol with Te Ngāi Tūāhuriri Rūnanga, comprising the following, shall be implemented:
  - i. The person responsible for the works shall advise the Te Ngāi Tūāhuriri Rūnanga of the proposed works, and, if requested by the Rūnanga, within 20 working days of the Rūnanga receiving advice of the proposed work in writing, agree to any request for:
    - A. a representative approved by the Rūnanga and contracted by the person responsible for the works to be present during the **subdivision** and/or **earthworks** to act as an advisor in the identification or protection of wāhi tapu, wāhi taonga, urupā, or historic cultural sites; and
    - B. any matters of protocol which tangata whenua wish to undertake in relation to the commencement, during the course of, or at the end of, any **subdivision** and/or **earthworks**.
  - ii. The person responsible for the works shall ensure that all persons working on-site have received training, including the requirement to monitor activities to enable the identification of wāhi tapu, wāhi taonga, urupā, or cultural sites.
  - iii. A copy of this protocol shall be provided to all staff and contractors involved in **subdivision** or **earthworks** activities on-site prior to them coming on-site.
  - iv. Immediately following the discovery of material suspected to be taonga, kōiwi, or Māori **archaeological site**, the following steps shall be taken:
    - A. All work on-site will cease immediately;
    - B. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed;
    - C. The person responsible must notify Te Ngāi Tūāhuriri Rūnanga and the Area Archaeologist of Heritage New Zealand Pouhere Taonga and provide access to those parties to confirm the

nature of the discovered materials. In the case of kōiwi (human remains), the New Zealand Police must also be notified;

- D. There shall not be any **earthworks** operations in the affected area until Te Ngāi Tūāhuriri Rūnanga representatives, the Police and Heritage New Zealand Pouhere Taonga staff have each given notice to the person responsible that the **earthworks** may recommence; and
- E. Any person responsible for the works shall abide by any decision of Te Ngāi Tūāhuriri Rūnanga representatives and the archaeologist as to what happens to any kōiwi tangata discovered.

Advice note:

- 1. An Archaeological Authority may be required under the [Heritage New Zealand Pouhere Taonga Act 2014](#).
- 2. The 'person responsible', when used in this protocol, means the consent holder, where a resource consent has been issued for the **subdivision** or **earthworks** concerned or the landowner when the **earthworks** are a permitted activity.

#### **8.6.15 North Halswell**

- a. **Any subdivision within the Medium Density Residential or High Density Residential Zones adjaced to the North Halswell ODP in Appendix 8.10.4 must be in accordance with the following DEVELOPMENT REQUIREMENTS 8.10.4.D**
  - i. **OPEN SPACE, RECREATION AND COMMUNITY FACILITIES, 3.a and b**
  - ii. **ACCESS AND TRANSPORT, 4. a- g**
  - iii. **STORMWATER, 5. a-f**