

THIS SECTION HAS RULES THAT HAVE LEGAL EFFECT. PLEASE CHECK THE EPLAN TO SEE WHAT THE LEGAL EFFECT IS OR SUBJECT TO APPEAL.

SUB - Wāwāhia whenua - Subdivision

Introduction

Subdivision provides a framework for land ownership so that development and activities can take place. Subdivision can take place at a variety of scales, from a boundary adjustment or two-lot subdivision through to larger scale land development incorporating provision of cost effective and sustainable infrastructure and land for other uses such as open space.

Subdivision plays an important role in determining the location and density of development and its effect on the character and sustainability of rural and urban environments. It also implements national direction for urban development and enables land use anticipated by the various zone provisions.

The subdivision process can also include the provision of services for development and activities, including open space, infrastructure and community facilities. The adverse effects of activities are addressed by district wide or zone provisions, however some activities and their effects are managed at the time of subdivision, such as earthworks and the forming of roads.

Subdivision also provides an opportunity to consider matters such as natural hazards, protection and enhancement of riparian margins, rural character, reverse sensitivity, urban design, and the recognition and protection of cultural values.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Subdivision include:

- Energy and Infrastructure.
- Transport.
- Special Purpose Zone (Kāinga Nohoanga): how the Subdivision provisions apply in the Special Purpose Zone (Kāinga Nohoanga) is set out in SPZ(KN)-APP1 to SPZ(KN)-APP5 of that chapter.
- Any other District wide matter that may affect or relate to the site or sites.
- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones.



Objectives	
SUB-O1	<p>Subdivision design Subdivision design achieves an integrated pattern of land use, development, and urban form, that:</p> <ol style="list-style-type: none"> 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones;

	<ol style="list-style-type: none"> 2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development; 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards.
SUB-O2	<p>Infrastructure and transport</p> <p>Efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, well connected transport system for all transport modes.</p>
SUB-O3	<p>Esplanade reserves and esplanade strips</p> <p>Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to:</p> <ol style="list-style-type: none"> 1. the protection of conservation values; 2. public access to or along rivers and lakes or the coast; or 3. enable public recreational use where it is compatible with conservation values.
Policies	
SUB-P1	<p>Design and amenity</p> <p>Enable subdivision that:</p> <ol style="list-style-type: none"> 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, form and function for the relevant zone.
SUB-P2	<p>Allotment layout, size and dimension</p> <p>Ensure that allotment layout, size and dimensions:</p> <ol style="list-style-type: none"> 1. in Residential Zones: <ol style="list-style-type: none"> a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs; b. supports the achievement of high quality urban design principles for multi-unit residential development; 2. in Rural Zones: <ol style="list-style-type: none"> a. retains the ability for rural land to be used for primary production activities; and 3. in Open Space and Recreation Zones: <ol style="list-style-type: none"> a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.
SUB-P3	<p>Sustainable design</p> <p>Ensure that subdivision design:</p> <ol style="list-style-type: none"> 1. maximises solar gain, including through: <ol style="list-style-type: none"> a. road and block layout; and b. allotment size, dimension, layout and orientation; 2. in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and 3. promotes: <ol style="list-style-type: none"> a. water conservation, b. on-site collection of rainwater for non-potable use, c. water sensitive design, and

	<p>d. the treatment and/or attenuation of stormwater prior to discharge, and</p> <p>4. recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties.</p>
SUB-P4	<p>Integration and connectivity</p> <p>Achieve integration and connectivity by ensuring:</p> <ol style="list-style-type: none"> 1. in urban environments that there is effective integration of subdivision patterns and multi-modal transport connections within new development and to existing development; 2. subdivision on the boundaries between new and existing development is managed to: <ol style="list-style-type: none"> a. avoid or mitigate significant adverse effects, including reverse sensitivity effects, through the use of setbacks, landscaping to achieve screening, and other methods; and b. continuation of transport and pedestrian or cycle linkages.
SUB-P5	<p>Density in Residential Zones</p> <p>Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified for the zone.</p>
SUB-P6	<p>Criteria for Outline Development Plans</p> <p>Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:</p> <ol style="list-style-type: none"> 1. be prepared as a single plan; and 2. be prepared in accordance with the following: <ol style="list-style-type: none"> a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development; b. any land to be set aside: <ol style="list-style-type: none"> i. for community facilities or schools; ii. parks and land required for recreation or reserves; iii. for business activities; iv. the distribution of different residential densities; v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; vi. from development for environmental or landscape protection or enhancement; and vii. from development for any other reason, and the reasons for its protection. c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained; e. indicate how required infrastructure will be provided and how it will be funded; f. set out the phasing and co-ordination of subdivision and development; g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including: <ol style="list-style-type: none"> i. transport connectivity for active, public and other transport modes;

	<ul style="list-style-type: none"> ii. connection to any other open space or community facility and other zones; and iii. potential use of open space for stormwater management; i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; k. include any other information which is relevant to an understanding of the development and its proposed zoning; and l. demonstrate that the design will minimise any reverse sensitivity effects.
SUB-P7	<p>Requirements of Outline Development Plans</p> <p>Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP.</p>
SUB-P8	<p>Infrastructure</p> <p>Achieve integrated and comprehensive infrastructure with subdivision by ensuring:</p> <ol style="list-style-type: none"> 1. upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, such as financial contributions, that are proportional to the benefit received; 2. adequate infrastructure provision and capacity to service the scale and nature of anticipated land uses, including: <ol style="list-style-type: none"> a. wastewater disposal that will maintain public health and minimise adverse effects on the environment, while discouraging small-scale standalone community facilities; b. water supply; c. stormwater management; d. phone, internet and broadband connectivity can be achieved, with new lines being underground in urban environments, except within the Special Purpose Zone (Kāinga Nohoanga); e. electricity supply, with new lines being underground in new urban environments except within the Special Purpose Zone (Kāinga Nohoanga); 3. where reticulated wastewater disposal is available, that any new site is to be provided with a means of connection to the system; and 4. where a reticulated wastewater system is not available, ensure that onsite treatment systems will be installed.
SUB-P9	<p>Access to, protection and enhancement of the margins of water bodies</p> <p>During subdivision development:</p> <ol style="list-style-type: none"> 1. ensure the protection and enhancement of the margins of water bodies; and 2. maintain the diversity, quality and quantity of any resources valued for mahinga kai through protection or restoration.
SUB-P10	<p>Esplanade reserves and esplanade strips</p> <p>Provide for the creation of esplanade reserves or esplanade strips in areas where there is an actual or potential benefit for access, recreation, conservation or natural hazard mitigation by:</p> <ol style="list-style-type: none"> 1. identifying water bodies where such reserves or strips will be provided, regardless of subdivision site size; 2. recognising that provision of other areas that provide public benefit will be desirable; and 3. providing for minimum site sizes to be calculated as if any esplanade reserve resulting from the subdivision was part of the overall subdivision area.

Activity Rules

SUB-R1	Boundary adjustment	
All Zones	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> SUB-S2 to SUB-S18  are met. <p>Matters of control are restricted to: SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design SUB-MCD3 - Property access SUB-MCD5 - Natural hazards</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards
SUB-R2	Subdivision	
<p>All Zones Commercial and Mixed Use Zones Rural Zones Industrial Zones Open Space and Recreation Zones Special Purpose Zones Large Lot Residential Zone General Residential Zone Settlement Zone¹</p>	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> SUB-S1 to SUB-S18  are met, except where: <ol style="list-style-type: none"> the allotment is for any unstaffed infrastructure, accessway or road; the subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, and where only SUB-S5 will apply; the subdivision site is a reserve created under the Reserves Act 1977, or any esplanade reserve allotment; or otherwise specified in this chapter. <p>Matters of control/discretion are restricted to: SUB-MCD1 - Allotment area and dimensions SUB-MCD2 - Subdivision design</p>	Activity status when compliance not achieved: as set out in the relevant subdivision standards

¹ V1

	<p>SUB-MCD3 - Property access SUB-MCD4 - Esplanade provision SUB-MCD6 - Infrastructure SUB-MCD7 - Mana whenua SUB-MCD8 - Archaeological sites SUB-MCD409 - Reverse sensitivity SUB-MCD132 - Historic heritage, culture and notable trees</p> <p>Notification An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p><u>Medium Density Residential Zone</u></p>	<p><u>Activity status: CON</u> <u>Where:</u></p> <p>2. <u>SUB-S1 to SUB18 are met, except where:</u></p> <ul style="list-style-type: none"> a. <u>the allotment is for any unstaffed infrastructure, accessway or road;</u> b. <u>the subdivision is of a fee simple allotment from an approved cross lease site, where the exclusive use areas shown on the existing cross lease plan are not altered, and where only SUB-S5 will apply;</u> c. <u>the subdivision site is a reserve created under the Reserves Act 1977, or any esplanade reserve allotment; or</u> d. <u>where otherwise specified in this chapter.</u> <p>3. <u>Either:</u></p> <ul style="list-style-type: none"> a. <u>for every site with an existing residential unit, either:</u> <ul style="list-style-type: none"> i. <u>the subdivision does not increase the degree of any non-compliance with the built form</u> 	<p><u>Activity status when compliance not achieved: as set out in the relevant subdivision standards for SUB-S1 to SUB-S18.</u> <u>Activity status when compliance not achieved with SUB-R2(2a): DIS</u> <u>Activity status when compliance not achieved with SUB-R2(2b): DIS⁵</u></p>

⁵ V1



	<p><u>standards of this zone; or</u></p> <ul style="list-style-type: none">ii. <u>land use consent for the non-compliance has been granted.</u> <p>b. <u>for every site without an existing residential unit, either:</u></p> <ul style="list-style-type: none">i. <u>the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or</u>ii. <u>Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building square not less than 8mx15m²</u>iii. <u>every site (including sites that are subject to a legal mechanism restricting the number of residential units which can be erected):</u>	
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² Carolina Homes et al [V1 58.8]

<ol style="list-style-type: none"> 1. <u>is practicable to construct as a permitted activity a residential unit; and</u> 2. <u>complies with the built form standards of this zone for each residential unit constructed; and</u> 3. <u>Every vacant site (other than a site used exclusively for access, reserves, or infrastructure, or which is wholly subject to a designation) has a dimension not less than 16mx23m and a building square not less than 8mx15m</u> 4. <u>No vacant allotments are created³</u> <p><u>For the purpose of 3(a)(i), if a subdivision is proposed between residential units that share a common wall, the requirements as to height in relation to boundary in the district plan do not apply along the length of the common wall.</u></p> <p><u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.⁴</u></p>	
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³ Carolina Homes et al [V1 58.8]

⁴ V1

SUB-R3 Subdivision within the Liquefaction Overlay		
Liquefaction Overlay	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> a building platform is identified on the subdivision plan; and SUB-S1 to SUB-S18 are met. <p> Matters of control are restricted to: Matters of control listed in SUB-R2 SUB-MCD121 - Liquefaction hazard overlay</p>	<p>Activity status when compliance with SUB-R3 (1) not achieved: NC Activity status when compliance with SUB-R3 (2) not achieved: as set out in the relevant subdivision standards</p>
SUB-R4 Subdivision within flood hazard areas		
Urban Flood Assessment Overlay Non-Urban Flood Assessment Overlay Coastal Flood Assessment Overlay	<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> a building platform is identified on the subdivision plan; and if located within the non-urban flood assessment overlay, the building platform is not located within a high flood hazard area; and if located within the coastal flood assessment overlay, the building platform is not located within a high coastal flood hazard area; and SUB-S1 to SUB-S18 are met. <p> Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD5 - Natural Hazards</p>	<p>Activity status when compliance with SUB-R4 (1) not achieved: NC Activity status when compliance with SUB-R4 (2) or SUB-R4 (3) not achieved: NC Activity status when compliance with SUB-R4 (4) not achieved: as set out in the relevant subdivision standards</p>
<p>Advisory note:</p> <ul style="list-style-type: none"> A Flood Assessment Certificate issued in accordance with NH-S1 will confirm if the site is located within a high hazard area. 		
SUB-R5 Subdivision containing a site or area of significance to Māori		
Wāhi Tapu Overlay	<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> SUB-S1 to SUB-S18 are met. 	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>

<p>Wāhi Taonga Overlay Ngā Tūranga Tūpuna Overlay Ngā Wai Overlay</p>	<p>Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD7 - Mana whenua</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being notified, but may be limited notified only to Te Ngāi Tūāhuriri Rūnanga where the consent authority considers this is required, absent its written approval.</p>	
<p>SUB-R6 SUB-R6 Subdivision within the National Grid Yard / Subdivision Corridor</p>		
<p>Qualifying matter - <u>National Grid subdivision corridor / National Grid Yard</u></p>	<p>Activity status: RDIS <u>National Grid subdivision corridor / National Grid Yard</u></p> <p>Where: <u>1. a building platform is identified on the subdivision plan that is inside outside of the National Grid Yard Subdivision Corridor, to be secured by way of a consent notice; and</u></p> <p><u>2. SUB-S1 to SUB-S18 are met.</u></p> <p>Matters of discretion are restricted to: <u>Matters of control/discretion listed in SUB-R2</u> <u>SUB-MCD10 - Effects on or from the National Grid</u></p> <p>Notification <u>An application for a restricted discretionary activity under this rule is precluded from being publicly and limited notified⁶</u></p>	<p>Activity status when compliance with not achieved: NC</p>
<p>National Grid Yard Overlay</p>	<p>Activity status: RDIS -</p> <p>Where: 3. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice; and 4. SUB-S1 to SUB-S18  are met.</p>	<p>Activity status when compliance with SUB-R6 (3) not achieved: NC -</p> <p>Activity status when compliance with SUB-R6 (4) not achieved: as set out in the relevant subdivision standards</p>

⁶ Para 72, Ms Hayes, EiC, https://www.waimakariri.govt.nz/__data/assets/pdf_file/0032/166964/STREAM-7B-STATEMENT-OF-EVIDENCE-5-SUBMITTER-V1-42-FS-2-TRANSPower-AINSLEY-MCLEOD-PLANNING.pdf

	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Matters of control/discretion listed in SUB-R2 • SUB-MCD110 - Effects on or from the National Grid <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</p>	
<p>SUB-R7 Subdivision of a site containing a historic heritage item or heritage setting, or notable tree</p>		
<p>Heritage Building or Item Overlay Heritage Area Overlay Notable Trees Overlay</p>	<p>Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 SUB-MCD132 - Historic heritage and notable trees</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
<p>SUB-R8 Subdivision to create a bonus allotment</p>		
<p>Rural Zones</p>	<p>Activity status: RDIS Where: 1. SUB-S1 to SUB-S18 are met. Matters of discretion are restricted to: Matters of control/discretion listed in SUB-R2 ECO-MD3 - Bonus allotment or bonus residential unit</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>
<p>SUB-R9 Subdivision</p>		
<p>Outstanding Natural Feature and Landscape Overlay Significant Natural Areas (SNA) Overlay Fault Awareness Overlay</p>	<p>Activity status: DIS Where: 1. SUB-S1 to SUB-S18 are met.</p>	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>

Ashley Fault Avoidance Overlay	Activity status: NC	Activity status when compliance not achieved: N/A
SUB-R10 Subdivision		
General Rural Zone	Activity status: NC Where: 1. subdivision creates an allotment with a minimum allotment area less than 20ha, except where a subdivision takes place to accommodate infrastructure.	Activity status when compliance not achieved: N/A
SUB-R11 Subdivision resulting in an allotment that is less than 4ha within the 50dBA Ldn noise contour for Christchurch International Airport		
Rural Lifestyle Zone 50 dBA Ldn Noise Contour for Christchurch International Airport ⁷	Activity status: NC	Activity status when compliance not achieved: N/A

Subdivision Standards

SUB-S1 Allotment size and dimensions	
1. All allotments created shall comply with Table SUB-1.	Activity status when compliance not achieved: 1. In the Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS 2. In any other zone: NC

Table SUB-1: Minimum allotment sizes and dimensions

The following shall apply:

- For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.
- Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones and Residential Zones shall be the net site area.
- Allotments for unstaffed infrastructure, excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.

Zone	Minimum allotment area	Internal square	Frontage (excluding rear lots)
Residential Zones			

⁷ V1

Large Lot Residential Zone	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
General Residential Zone	500m ²	15m x 15m	15m
<u>Medium Density Residential Zone (without qualifying matters)</u> 8	<u>200m² n/a for the purpose of the construction and use of residential units</u> No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved ⁹	<u>n/a</u>	<u>n/a</u>
<u>Medium Density Residential Zone (with qualifying matter - airport noise)¹⁰</u>	<u>200m² (except if subject to qualifying matter - natural hazards)¹¹</u>	<u>n/a</u>	<u>n/a</u>
<u>Medium Density Residential Zone (with qualifying matter - natural hazards)¹²</u>	<u>Kaiapoi Area A 200m²</u> <u>Kaiapoi Area B</u> <u>500m²¹³</u>	<u>n/a</u>	<u>n/a</u>
<u>Medium Density Residential Zone (with qualifying matter - national grid subdivision corridor) also refer to rule SUB-R6¹⁴</u>	<u>200m²</u>	<u>n/a</u>	<u>n/a</u>
Settlement Zone	600m ²	15m x 15m	15m
<i>Rural Zones</i>			
General Rural Zone	20ha	n/a	n/a
Rural Lifestyle Zone	4ha	n/a	n/a
Bonus allotment	1ha	n/a	n/a
<i>Commercial and Mixed Use Zones</i>			

8 V1

9 V1

10 V1

11 V1

12 V1

13 V1

14 V1

Town Centre Zone	No minimum	n/a	n/a
Neighbourhood Centre Zone	No minimum	n/a	n/a
Local Centre Zone	No minimum	n/a	n/a
Mixed Use Zone	No minimum	n/a	n/a
Large Format Retail Zone	1,000m ²	n/a	n/a
<i>Industrial Zones</i>			
Light Industrial Zone	500m ²	n/a	n/a
General Industrial Zone	1,000m ²	n/a	n/a
Heavy Industrial Zone	5,000m ²	n/a	n/a
<i>Open Space Zones</i>			
Natural Open Zone	No minimum	n/a	n/a
Open Space Zone	No minimum	n/a	n/a
Sport and Active Recreation Zone	No minimum	n/a	n/a
<i>Special Purpose Zones</i>			
Special Purpose Zone (Hospital)	500m ²	15m x 15m	15m
Special Purpose Zone (Museum and Conference Centre)	700m ²	n/a	n/a
Special Purpose Zone (Kāinga Nohoanga)			
<ul style="list-style-type: none"> Māori land including within the Tuahiwi Precinct and the Large Lot Residential Precinct; 	No minimum	n/a	n/a
<ul style="list-style-type: none"> Other land outside the Tuahiwi Precinct and the Large Lot Residential Precinct 	4ha	n/a	n/a
<ul style="list-style-type: none"> Other land within the Tuahiwi Precinct 	600m ²	15m x 15m	15m

<ul style="list-style-type: none"> Other land within the Large Lot Residential Precinct 	2,500m ² with a minimum average of 5,000m ² for allotments within the subdivision	n/a	n/a
Special Purpose Zone (Kaiapoi Regeneration)	500m ²	n/a	n/a
Special Purpose Zone (Pines Beach and Kairaki Regeneration)	600m ²	15m x15m	15m
Special Purpose Zone (Pegasus Resort) <ul style="list-style-type: none"> Areas 1, 2 and 4 All other areas 	No minimum 4ha	n/a n/a	n/a n/a

SUB-S2 Identified building platforms and disposal areas in Rural Zones

1. Any new allotment in the Rural Zones shall include one or more identified building platform, and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.	Activity status when compliance not achieved: NC
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SUB-S3 Residential yield

1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha.	Activity status when compliance not achieved: NC
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SUB-S4 Areas subject to an ODP

1. Any subdivision shall comply with the relevant ODP and rules for the ODP, as set out in the Development Areas Chapter of the District Plan.	Activity status when compliance not achieved: DIS
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SUB-S5 Legal and physical access

1. Any allotment created shall have legal and physical access to a legal road.	Activity status when compliance not achieved: NC
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SUB-S6 Access to a strategic road or arterial road

1. Any subdivision of a site in any Rural Zone that creates two or more new allotments that access onto a strategic road or arterial road, shall be jointly served by a single accessway.	Activity status when compliance not achieved: DIS
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SUB-S7 Corner sites on road intersections in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones

1. Any allotment created adjacent to any road intersection in Residential Zones, Commercial and Mixed Use Zones, Special	Activity status when compliance not achieved: NC
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<p>Purpose Zones or Industrial Zones, shall, on the boundaries adjacent to the intersection, either:</p> <ol style="list-style-type: none"> a. have a corner splayed with a diagonal line reducing each boundary by a minimum of 6m; or b. have a corner rounded to a radius of a minimum of 6m; and c. show the corner splay or corner rounding vesting as road. 	
<p>SUB-S8 Corner sites on road intersections in Rural Zones</p>	
<ol style="list-style-type: none"> 1. The corner of any allotment at any road intersection in any subdivision in any Rural Zones, shall be splayed with a diagonal line reducing each boundary by: <ol style="list-style-type: none"> a. a minimum of 6m on local road or collector road; and b. a minimum of 15m on any strategic road or arterial road. 	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S9 Potable water in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones</p>	
<ol style="list-style-type: none"> 1. Any new allotment created in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones or Industrial Zones shall be served with: <ol style="list-style-type: none"> a. community reticulated potable water supply, where available, to the boundary; or b. where community reticulated potable water supply is not available, as described in rule EI-R45, potable water supply is to be provided by private reticulated potable water supply or potable groundwater. 	<p>Activity status when compliance not achieved with SUB-S9 (1)(a): NC Activity status when compliance not achieved with SUB-S9 (1)(b): DIS</p>
<p>SUB-S10 Potable water in Rural Zones</p>	
<ol style="list-style-type: none"> 1. Any new allotment in Rural Zones shall be served with community reticulated potable water supply, where available, private reticulated potable water supply or potable groundwater. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SUB-S11 Water supply for firefighting</p>	
<ol style="list-style-type: none"> 1. All new allotments intended for residential use shall demonstrate at the time of application for subdivision that: <ol style="list-style-type: none"> a. sufficient water supply and access to water supplies for firefighting is available to all residential units via the District Council's urban reticulated system (where available) in accordance 	<p>Activity status when compliance not achieved: NC</p>

<p>with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice; and</p> <p>b. where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008 water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.</p>	
<p>SUB-S12 Reticulated wastewater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones</p>	
<p>1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones shall be served:</p> <ol style="list-style-type: none"> 1. to the boundary by a reticulated wastewater system, where available; or 2. where a reticulated wastewater system is not available as described in EI-R45, wastewater disposal is to be provided by on site waste water treatment services. 	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S13 Offsite wastewater disposal fields</p>	
<p>1. Any allotments developed for a community wastewater scheme that includes a separate wastewater disposal field on another site shall be held together in a manner that they cannot be disposed of separately without the express permission of the District Council.</p>	<p>Activity status when compliance not achieved: NC</p>
<p>SUB-S14 Electricity supply and communications connectivity</p>	
<ol style="list-style-type: none"> 1. Any new allotment shall be served by electricity supply and shall demonstrate at the time of application for subdivision that connection to communication infrastructure including phone, internet and broadband can be achieved. 2. Where two or more allotments share an accessway, the electricity supply and any communication lines necessary to achieve (1) shall be available where the accessway joins the main body of each allotment. 	<p>Activity status when compliance not achieved: DIS</p>
<p>SUB-S15 Stormwater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones</p>	

<p>1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones shall demonstrate at the time of application for subdivision that it can be:</p> <ul style="list-style-type: none"> a. served by reticulated stormwater infrastructure where it is available at the boundary of the allotment; or b. where no such infrastructure is available, provided with on-site stormwater disposal. 	<p>Activity status when compliance not achieved: NC</p>
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SUB-S16 Rural drainage

<p>1. Any new allotment in Rural Zones shall connect to a public drain if the allotment is within a rural drainage area.</p>	<p>Activity status when compliance not achieved: DIS</p>
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SUB-S17 Esplanade reserves or strips

<p>1. An esplanade reserve or esplanade strip shall be created or set aside in the following circumstances:</p> <ul style="list-style-type: none"> a. except where provided by (c), an esplanade reserve or esplanade strip shall be created or set aside for any allotment which is created on subdivision regardless of the size of the allotment created where any part of the land to be subdivided: <ul style="list-style-type: none"> i. adjoins or is crossed by a water body listed in Table SUB-2; or ii. adjoins the CMA boundary; b. the minimum width of an esplanade reserve or esplanade strip required under (a)(i) and (a)(ii) above shall be 20m. c. where any allotment of less than 4ha is created on subdivision an esplanade reserve or esplanade strip shall be created or set aside from that allotment along the bank of any other river or along the mark of MHWS of the sea; <ul style="list-style-type: none"> i. for the purpose of (c) above a river means a river whose bed has an average width of 3m or more where the river flows through or adjoins an allotment. 	<p>Activity status when compliance not achieved: NC</p>
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Table SUB-2: Esplanade Reserve or Esplanade Strip Requirements for water bodies



Water body	Reach	Purpose (as set out in section 229 of the RMA)

Cam River	From 52 Kippenberger Avenue (inclusive), legally described as Lot 2 DP 394668 Lot 2 DP 452196 Lot 2 DP 12090 Lot 2 DP 24808 Pt Lot 2 DP 9976 Pt Rural Sec 267 to Kippenberger Avenue From Kippenberger Avenue to the confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
Coastal Margins	The length of the CMA boundary including the Ashley River/Rakahuri, Saltwater and Waimakariri Estuaries	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access
Courtenay Stream	From the crossing of Main North Road to confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Cust River	From crossing of Tippings Road to crossing of Rangiora — Oxford Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Kaikanui Stream	From crossing of Tram Road to confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Kaiapoi River (upper reaches sometimes referred to as Silverstream)	From crossing of Heywards Road to the confluence with the Waimakariri River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Middle Brook	From crossing of King Street to confluence with the South Brook	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
North Brook	From crossing of Rangiora-Oxford Road to confluence with the South Brook	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Ohoka Stream (North and Central Branch)	From crossing of Bradleys Road to Christmas Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
	From Christmas Road to the confluence with the Kaiapoi River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access

		<ul style="list-style-type: none"> • Recreational use
Saltwater Creek at Pines/Kairaki	Downstream of a point west of the top of Featherstone Avenue to the coastal marine area boundary	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
South Brook	From crossing of Lehmans Road to confluence with the Cam River	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Taranaki Stream	From Lot 2 DP 1799 and Lot 1 DP 76141 Preeces Road	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation
Taranaki Stream	Preeces Road to the confluence with the Ashley River/Rakahuri	<ul style="list-style-type: none"> • Conservation • Natural hazard mitigation • Access • Recreational use
Waikuku Stream	From most western crossing of Gressons Road to the Ashley River//Rakahuri	<ul style="list-style-type: none"> • Conservation • Access • Recreational use
SUB-S18 Subdivision to create a bonus allotment		
<p>1. Any subdivision for the protection and restoration of a mapped SNA listed in ECO-SCHED1 shall meet the requirements of Appendix APP2.</p>		<p>Activity status when compliance not achieved: NC</p>

Advice Notes

SUB-AN1	Resource consent may be required where land is being subdivided under the NESCS. Reference must be made to the NESCS to determine whether such consents are required.
SUB-AN2	Communication infrastructure includes mobile network capacity where physical network connection does not exist.

Matters of Control and Discretion

SUB-MCD1	<p>Allotment area and dimensions</p> <ol style="list-style-type: none"> 1. The extent to which allotment area and dimensions enables activities to take place in accordance with the function, role and character of the zone. 2. Area and dimensions of allotments for access, utilities, reserves and roads. 3. Area and dimensions of allotments created for conservation, restoration or enhancement or for any notable tree or historic heritage item with heritage values, and any significant indigenous vegetation or significant habitat of indigenous fauna, or wāhi taonga.
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	<p>4. Any effect that the balance area of a residential subdivision will have on the achievement of any required minimum net household density.</p>
SUB-MCD2	<p>Subdivision design</p> <ol style="list-style-type: none"> 1. The extent to which design and construction of roads, service lanes, and accessways will provide legal and physical access that is safe and efficient. 2. The extent to which the proposal complies with any relevant ODP or concept plan. Where a proposal does not comply with an ODP or concept plan, the extent to which the proposal achieves the same, or better urban design and environmental outcomes, than provided through the ODP or concept plan. 3. The extent to which allotments provide for solar orientation of buildings to achieve passive solar gain. 4. Design of the subdivision and any mitigation of reverse sensitivity effects on infrastructure. 5. The provision and location of walkways and cycleways, the extent to which they are separated from roads and connected to the transport network. 6. The provision and use of open stormwater channels, wetlands and waterbodies, excluding aquifers and pipes and how they are proposed to be maintained. 7. The provision, location, design, protection, management and intended use of reserves and open space. 8. The extent to which areas of significant indigenous vegetation or significant habitats of indigenous fauna, the natural character of freshwater bodies, springs, watercourses, notable trees, historic heritage items, or wāhi taonga are protected and their values maintained. 9. The extent to which subdivision subject to an ODP: <ol style="list-style-type: none"> a. provides for the protection of routes for future roads, and other public features of the subdivision, from being built on; and b. will not undermine or inhibit the future development of identified new development areas.
SUB-MCD3	<p>Property access</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision makes provision for: <ol style="list-style-type: none"> a. the location, design, lighting, alignment and pattern of roads in relation to allotments; b. the provision of access; c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure and street trees in the roading corridor; d. the location and design of footpaths and cycleways including their convenience, safety and separation from roads by visual and/or physical means; and e. road reserves and links to future subdivision on adjoining land.
SUB-MCD4	<p>Esplanade provision</p> <ol style="list-style-type: none"> 1. Esplanade reserve or esplanade strip provision and management where any subdivision adjoins the CMA or a river identified in SUB-S17; 2. The purpose of any esplanade reserve or esplanade strip as set out in section 229 of the RMA. 3. Any need for reduction in the width of the esplanade reserve or esplanade strip to take account of topography, subdivision design or expected land use; 4. The extent to which the esplanade reserve or esplanade strip provides for the protection or enhancement of: <ol style="list-style-type: none"> a. archaeological sites or historic heritage items with heritage values; b. SNAs; c. any notable tree; d. sites and areas of significance to Māori as set out in SASM-SCHED1; or

	<ul style="list-style-type: none"> e. the habitat of trout and salmon. 5. The extent to which the area to be provided connects, or matches the width of, existing esplanade strips or esplanade reserves for the purpose of conservation, access, recreation or natural hazard mitigation. 6. Where the purpose of the esplanade reserve or esplanade strip is to provide for or enhance an ecological corridor, the need to ensure that the integrity of the vegetation is not vulnerable or ineffective due to its narrowness or edge effects.
<p>SUB-MCD5</p>	<p>Natural hazards</p> <ul style="list-style-type: none"> 1. The extent to which risk from natural hazards has been addressed, including any effects on the use of the site for its intended purpose, including: <ul style="list-style-type: none"> a. provision of works for the subdivision including access and infrastructure; b. the location and type of infrastructure; c. location of structures and any identified building platform or platforms for natural hazard sensitive activities; d. any restriction on, or requirement for floor levels, floor levels and freeboard, and land levels as a result of flood hazard risk; and e. location and quantity of filling and earthworks that can be affected by the following hazards or which could affect the impact of those hazards on any allotment or other land in the vicinity: <ul style="list-style-type: none"> i. erosion; ii. flooding and inundation; iii. landslip; iv. rockfall; v. alluvion; vi. avulsion; vii. unconsolidated fill; viii. defensible space for fire safety; ix. soil contamination; x. subsidence; and xi. liquefaction. 2. The extent to which necessary overland flow paths are maintained, including consideration of any culvert development or road access that may impede overland flow. 3. Any effects from fill or difference in finished ground levels on stormwater management on the site and adjoining properties and the appropriateness of the fill material.
<p>SUB-MCD6</p>	<p>Infrastructure</p> <ul style="list-style-type: none"> 1. The quantity, security and potability of the water and means, location and design of supply, including: <ul style="list-style-type: none"> a. for fire-fighting purposes; and b. the location, scale, construction and environmental, including public health, effects of water supply infrastructure and the adequacy of existing supply systems outside the subdivision. 2. The means, design, scale, construction and standard of stormwater infrastructure (including soakage areas and the means and location of any outfall). 3. The effectiveness and effects of any measures proposed for mitigating the effects of stormwater runoff, including the control of water-borne contaminants, litter and sediments. 4. The location, scale, construction and environmental effects of stormwater infrastructure, and whether or not the proposal requires on-site or area wide stormwater detention (either individually or collectively) to achieve stormwater neutrality or to meet any condition of regional network discharge consents. 5. Capacity of the stormwater drainage network.

	<ol style="list-style-type: none"> 6. The effect of the subdivision on water quality. 7. The extent to which the design of the stormwater infrastructure necessitates specific landscape treatment to mitigate any adverse effects on amenity values. 8. The means, design and standard of sewage treatment and disposal where a public reticulated wastewater system is not available. 9. The location, scale, construction, maintenance and environmental effects of the proposed wastewater system. 10. The adequacy and standard of electricity supply and connectivity to communication infrastructure including phone, internet and broadband.
SUB-MCD7	<p>Mana whenua</p> <ol style="list-style-type: none"> 1. The extent to which protection of sites and areas of significance to Māori as set out in SASM-SCHED1 is provided for through the subdivision. 2. Provision of public access along and in the vicinity of the Taranaki Stream. 3. The effectiveness and environmental effects of any measures proposed for mitigating the effects of subdivision on wāhi taonga identified by Te Ngāi Tuahuriri Rūnanga.
SUB-MCD8	<p>Archaeological sites</p> <ol style="list-style-type: none"> 1. Any archaeological sites are identified on the allotments, and any provisions to identify and/or protect archaeological sites. 2. Any protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites. 3. Processes that protect the interests of Te Rūnanga o Ngāi Tahu and Te Ngāi Tuahuriri Rūnanga.
SUB-MCD9	<p>Airport and aircraft noise</p> <ol style="list-style-type: none"> 1. Any reverse sensitivity effect on the operation of the Christchurch International Airport from subdivision; and 2. Any effects from aircraft noise on the use of the site for its intended purpose.¹⁵
SUB-MCD109	<p>Reverse sensitivity</p> <ol style="list-style-type: none"> 1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming.
SUB-MCD110	<p>Effects on or from the National Grid</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms. 4. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.

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	<ol style="list-style-type: none"> 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. 6. The outcome of any consultation with Transpower New Zealand Limited. 7. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms.
SUB-MCD1 21	<p>Liquefaction Hazard Overlay</p> <ol style="list-style-type: none"> 1. The extent of liquefaction remediation measures to mitigate the effect on future development and associated inground infrastructure through ground strengthening, foundation design and geotechnical or engineering solutions, especially in the case where infrastructure including roads, water supply, and wastewater system are required to be extended to service the subdivision. 2. The location and layout of the subdivision, identified building platform or platforms and service locations in relation to the liquefaction hazard.
SUB-MCD1 32	<p>Historic heritage, culture and notable trees</p> <ol style="list-style-type: none"> 1. Any effect on historic heritage, its heritage values and on any associated heritage setting. 2. The extent that HNZPT has been consulted and the outcome of that consultation. 3. The extent that the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Te Ngāi Tūāhuriri Rūnanga. 4. Opportunities to incorporate representation of the association of Te Ngāi Tūāhuriri Rūnanga into the design of residential and commercial subdivision. 5. Opportunities to enhance the physical condition of historic heritage and its heritage values. 6. Any mitigation measures proposed to be implemented to protect historic heritage and its heritage values. 7. The extent to which the subdivision layout and design provides for the protection of any notable tree. 8. Any effect on a notable tree as a result of the subdivision or identified building platform or platforms, and whether alternative methods or subdivision design are available to retain or protect the tree.