

Notice of Submission on Proposed Selwyn District Plan

Resource Management Act 1991 - Form 5

Name of Submitter: Canterbury Regional Council (Environment Canterbury)

Physical Address: 200 Tuam Street, Christchurch, 8011

Address for service: Canterbury Regional Council
PO Box 345
Christchurch 8140

Contact Person: Deidre Francis

Email: deidre.francis@ecan.govt.nz

Telephone: [REDACTED] 027 274 3948

This is a submission on the Proposed Timaru District Plan

Environment Canterbury thanks the Timaru District Council (the Council) for the opportunity to provide a formal submission on the Proposed Timaru District Plan. We wish to acknowledge the extensive work that has been undertaken by the Council in preparing the Proposed District Plan, including the early engagement with Environment Canterbury at each stage of development.

Environment Canterbury's primary interest is in ensuring that the District Plan gives effect to the Canterbury Regional Policy Statement. Without derogating from this general submission, we have attached general points on specific provisions within the District Plan. Environment Canterbury is very supportive of the District Plan review process that the Council has undertaken, and the proposed provisions are generally consistent with the regional planning framework. In acknowledgement of this the Environment Canterbury submission contains many submission points in full support of a number of proposed provisions.

Our submission also contains submission points that seek amendments to the proposed provisions. The submission points generally support the intent of the proposed provisions but are seeking amendments to better align with the Canterbury Regional Policy Statement and Canterbury regional planning framework.

These submission points have been included as a table in Appendix A to indicate the relevant provisions submitted on, the relief sought, and our reasons for seeking amendments. The order of the table follows the same structure of the Proposed Plan. Appendix A has also been included as an attached excel version (Attachment 1), as requested by your planning officers.

Where amendments have been sought, we have used underlined text to indicate recommended additions to the provisions and ~~strikethrough~~ to indicate recommendations for the removal of the proposed text.

Thank you again for this opportunity to provide a submission. For any clarification on the submission points contained within Appendix A, please contact Deidre Francis (deidre.francis@ecan.govt.nz) and she will be happy to assist the Hearing Officers.

We could not gain an advantage in trade competition through this submission.

We wish to retain the opportunity speak in support of our submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.



Jeff Smith
Team Leader
Strategy and Planning
(Authorised under delegated authority from the Canterbury Regional Council)
Date: 15/12/2022

Proposed Timaru District Plan - multiple submission point table

You can attach this table when making your submission via the online PDP submission form <https://timaru.isoplan.co.nz/eplan>
 Or by downloading our submission form https://www.timaru.govt.nz/_data/assets/pdf_file/0005/17987/636102-Template-Form-5-Submission-on-proposed-plan,-change-or-variation.pdf and then emailing it to pdp@timdc.govt.nz



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
 LAND USE PLAN

Submitter Name: Environment Canterbury (Canterbury Regional Council)

Please add a new row for every specific and unique point you would like to submit on.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
<i>Please identify what part of the plan your submission point relates to – this could be a subpart or chapter heading within the plan. i.e. General Rural Zone</i>	<i>Please identify the specific provision or matter your submission point relates to – this could be a specific objective, policy, rule, standard, or a more general matter that relates to a whole chapter, topic, zone, or overlay. i.e. GRUZ-01</i>	<i>Please indicate whether you support, oppose, or seek to amend the specific provision / matter. i.e. Support</i>	<i>Please provide reasoning to support your position. This could be a detailed explanation, technical information, or simply stating you support the intent of the provision. i.e. support the direction or GRUZ-01 to provided for rural activities.</i>	<i>Please indicate whether you are seeking to retain the provision as notified in the PDP, delete the provision, or are seeking amendment. If you are seeking to amend a provision please set this out using strikethrough to indicate deletion and underline to indicate additional text. i.e. Retain GRUZ-01 as notified</i>
Interpretation/Definitions	Natural Hazard Mitigation Works Definition	Amend	<p>The current definition of Natural Hazard Mitigation Works refers to natural hazards mitigation as part of its definition in relation to different types of engineering work. This may cause confusion and lacks clarity.</p> <p>Natural hazard mitigation works encompasses flood and erosion protection works and drainage works instead of natural hazard mitigation works.</p> <p>There is already a definition for flood protection works in the proposed Plan (Referred to in ECO-R1). Building on this could assist with providing greater clarity and certainty.</p>	<p>Either</p> <p>(a) delete reference to "Natural Hazard Mitigation Works" and instead refer to flood and erosion protection works and drainage works and then define those terms OR</p> <p>(b) define Natural Hazard Mitigation Works to be consistent with the description in the Canterbury Regional Policy Statement (CRPS) Issue 11.1.3: Natural Hazard mitigation works are works intended to control the effects of natural events and provide benefits to people and the community. They include flood control works such as stop-banks, or land stabilisation works such as tree planting or retaining walls, OR</p> <p>(c) Rewrite the current Natural Hazard Mitigation Works definition to encompass the definition for "flood protection works", already defined in the Plan and broaden it to include retaining walls required to control the effects of natural events.</p> <p>Or adopt an alternative approach that provides greater clarity and certainty.</p>
Interpretation/Definitions	Earthquake awareness fault areas	Amend	They are not only mapped to ensure that landowners and service providers are aware – there are rules to require mapping and avoidance in some cases.	<p>Amend the definition as follows:</p> <p>means land located on either side of an identified active or suspected active earthquake fault line that is mapped to ensure that land owners and service providers are aware of the presence of a fault line before they decide to build <u>could be permanently deformed (ripped, buckled or warped) during an earthquake on that fault.</u></p>
Interpretation/Definitions	Improved Pasture	Support	This definition reflects the draft NPSIB. While the NPSIB definition may change before the NPSIB becomes operative, it provides helpful guidance in lieu of a definition in the CRPS.	Retain
Interpretation/Definitions	Indigenous Vegetation	Support	The definition reflects the definition contained within the draft NPS on Indigenous Biodiversity.	Retain

Interpretation/Definitions	Natural hazard sensitive activities	Amend	Prefer a definition (like Kaikoura Plan) that is based on the physical characteristics of the building, rather than the use of the building. This would make it easier for applicants and council staff to determine if a given building meets the definition or not. The physical characteristics of the building are also less likely to change than the use of the building, and if they do change, would often require building consent. There is limited opportunity for the council to pick up change in building use. Would also be easy for people to work around this definition (e.g., I've got 100 staff in a building, but none of them are full time).	Use an amended definition similar to Kaikoura District Plan
Interpretation/Definitions	Overland flow path	Delete	The definition is insufficiently clear, as all surface water will flow over land in a rain event on saturated ground. This term can be relied on for its natural meaning and does not require its own definition where referenced.	Delete the following definition: Overland flow path: means the route along which stormwater flows over land in a rain event, and excludes permanent watercourses or intermittent rivers or streams.
Interpretation/Definitions	Liquefaction Awareness Area		The land within the liquefaction awareness area won't necessarily liquefy during an earthquake (in most cases it won't), but the sediments underlying these areas are such that there could be liquefiable sands and silts within them, and a site-specific assessment is required to determine this.	Amend the definition as follows: Liquefaction Awareness Area: means land at risk from where liquefaction and lateral spreading is possible during an earthquake, but which requires site specific assessment to determine the <u>actual</u> level of risk to property.
Interpretation/Definitions	<u>Significant Natural Area or SNA</u>	Amend	CRPS Policy 9.3.1 states that significance with respect to ecosystems and biodiversity will be determined by assessing areas and habitats against 4 listed matters. It continues that the assessment of each matter will be made using the criteria listed in Appendix 3 of the CRPS (TDC uses the same criteria and lists them in Appendix 5 of the proposed Plan). Areas or habitats are considered to be significant if they meet one or more of the criteria in Appendix 3. SNAs are to be protected to ensure no net loss of indigenous biodiversity or indigenous biodiversity values as a result of land use activities. The proposed Plan defines SNAs as areas of significant indigenous vegetation and significant habitats of indigenous fauna, as set out in ECO-SCHED2 and shown on the Planning Maps. This definition of SNAs would only be consistent with the CRPS if all SNAs across the Timaru District had been mapped and listed in ECO-SCHED2. Environment Canterbury would support this definition if that were the case but until that happens the definition needs to include Significant Natural Areas that meet the criteria of Schedule 3 but have not yet been mapped or listed in ECO-SCHED2.	Amend the definition as follows or with words to the same effect, so that all SNAs must meet the Appendix 3 criteria, but are not necessarily listed in ECO-SCHED2 &/or shown on the planning maps: <u>Means areas of significant indigenous vegetation and significant habitats of indigenous fauna that meet the criteria for a SNA as described in APP5-Criteria for Identifying Significant Natural Areas. (While areas meeting one or more of the SNA criteria have not been comprehensively identified across the entire district, SNAs that have already been identified are shown on the Planning Maps and set out in ECO-SCHED2).</u> OR amend the definition as follows: Means areas of significant indigenous vegetation and significant habitats of indigenous fauna: <ul style="list-style-type: none"> • as shown on the Planning maps and • as set out in ECO-SCHED2 and/or • that meet the criteria for a SNA as described in APP5 – Criteria for Identifying Significant Natural Areas.
Interpretation/Definitions	Urban development definition	Amend	Definition of urban development relies on Urban Development Act which is specific to Kainga Ora. That definition has been prepared for a specific purpose, but as drafted would pick up rural residential activities. Urban Area similarly has a confined definition relying on the size of the township. Suggest new drafting in line with the definition of Urban in the CRPS and ensure that there is a clear delineation between urban, rural, and rural residential (rural lifestyle).	Delete definition of urban development and replace as follows: <u>Urban development: means development within an area zoned as a Residential Zone, Settlement Zone, Commercial and Mixed Use Zone, General Industrial Zone, or an Open Space Zone that is adjacent to the aforementioned zones. It also includes development outside of these zones which is not of a rural or rural-lifestyle character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. For the avoidance of doubt, it does not include the provision of regionally significant infrastructure in Rural Zones.</u>

Interpretation/Definitions	Urban area	Amend	Definition applies to a number of provisions in the plan, including roading design, coastal environment, Energy and Infrastructure, and Versatile Soils. The definition does not sit comfortably in terms of the application of this term across these areas, and would be better tied to the definition of Urban Development	Amend the definition
Interpretation/Definitions	Rural residential development	Delete	This term is not used in the plan and has been superseded by the National Planning Standard provisions for the rural lifestyle zone	Delete the following definition: Rural Residential development (CRPS definition) means zoned residential development outside or on the fringes of urban areas which for primarily low density residential activities, ancillary activities and associated infrastructure.
Interpretation/Definitions	Versatile Soils	Delete	The NPSHPL has now been released changing the focus to highly productive land. The TDC Plan will need to be amended to be consistent with this terminology and approach.	1. Delete reference to versatile soils and instead refer to highly productive land. 2. Adopt the definition for highly productive land contained in the NPSHPL.
Interpretation/Definitions	All activities referring to "facility" or "activity"	Amend	A number of definitions refer to either "facility" or "activity", and the terms are not used consistently. It is necessary to ensure that both the activity, and the buildings, are covered by the definitions.	Amend any definition containing "facility" or "activity" to ensure that both the land use and the building is covered by the definition.
General submissions	Whole plan	Amend	A large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of buildings, and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary.	Review all references to the size of buildings and link to either building footprint or gross floor area which are defined terms in the National Planning Standards.
General submissions	Whole plan	Amend	There are very few activities that propose to dispense with public or limited notification, whereas there are many activities where either public or limited notification is not warranted (for example, breach of outdoor living space provisions). It is recommended that all rules in the plan be considered as to whether limited or public notification can be dispensed with.	Review all rules in the plan and consider whether public or limited notification can be dispensed with where resource consent is required.
General submissions	Whole plan	Amend	There are a number of inconsistencies across zones within the plan in terms of assessment criteria for activities, whereas the assessment criteria should be drafted the same, unless there is a good reason not to, for the same activity.	Review all assessment criteria across the plan to ensure that the same assessment criteria for activities across different zones are consistent.
General submissions	Whole plan	Amend	Many references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.	Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.

General submissions	Natural hazard mitigation works – operation, maintenance, repair, replacement and upgrading of existing works and other rules in the Plan concerning earthworks and vegetation clearance.	Amend	<p>Canterbury Regional Council has a responsibility through the Soil Conservation and Rivers Control Act (1941), Land Drainage Act (1908) and Local Government Act (2002) to protect communities from the impacts of flooding, erosion and poor drainage. There are a number of established River and Drainage Rating Districts set up under those enactments where Canterbury Regional Council have an agreed level of service to members of the Timaru district community, also protecting critical infrastructure and assets from flood hazards.</p> <p>The delivery of public flood, erosion and drainage works requires the integration of many "works" types, including structures, earthworks, and vegetation works. These "works" may occur within the areas identified as established rating districts to ensure resilience to, or in response to, a variety of erosion and flood risks. Agreements for these "works" are recorded in the relevant Environment Canterbury Asset Management Plans. The delivery of these "works" is planned in accordance with the Canterbury Regional Code of Practice for Defences Against Water and Drainage Schemes, which addresses the broad range of potential effects that need to be considered when planning this work. The Code of Practice requires annual works plans to be generated that identify any sensitive areas and particular work practices needed in to avoid or minimise any adverse effects. Those annual plans are discussed at annual hui with Papatipu Rūnanga and Fish and Game.</p>	<p>Either: amend NH-R3-1 to reflect that this is an overarching permitted activity rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</p> <p>OR: Create a new rule to reflect the intent of this change</p> <p>AND: Add an advisory note or heading note to vegetation clearance and earthworks rules including ECO-R5, NATC-R1-3 & CE R9 & R14 to make it clear that it is the Natural Hazards Rule and not these Rules that applies to existing public flood and erosion protection works operation, maintenance, repair, upgrading and replacement.</p> <p>Either(a) Change the "natural hazard mitigation works" terminology OR(b) Change the definition of "natural hazard mitigation works" in line with our submission on the definition.</p>
District Wide Matters Strategic Direction	SD-01	Support	This Objective is consistent with CRPS Objective 5.2.1. Particularly support clauses ii & iii	Retain as notified or preserve the original intent.
District Wide Matters Strategic Direction	SD-02	Amend	This Objective is consistent with CRPS objectives 8.2.4, 9.2.3, 12.2.2 & 13.2.1. However, the objective only refers to important landscapes and not outstanding natural features and landscapes and is therefore inconsistent with CRPS Policy 12.2.1.	Amend to include reference to the identification and protection of outstanding natural features and landscapes.
District Wide Matters Strategic Direction	SD-03	Support	The Regional Council supports the specific consideration of climate change and an integrated management approach and note it is consistent with CRPS Objective 11.2.3	Retain as notified or preserve the original intent.
District Wide Matters Strategic Direction	SD-04	Support	This Objective is consistent with CRPS Objective 11.3.2 and Policies 11.3.8 & 11.3.9(1) and gives effect to the CCRPS natural hazards management hierarchy.	Retain as notified or preserve the original intent.
District Wide Matters Strategic Direction	SD-08	Support	This objective is consistent with CRPS Policy 5.2.2.	Retain as notified or preserve the original intent.
District Wide Matters Urban Form and Development	UFD-01	Amend	The Regional Council generally supports this objective but notes that the reference to versatile soils needs to be changed to refer to highly productive land to be consistent with the NPS for highly productive land 2022. Objective UFD-01 should be amended to address housing choice to reflect Objective 5.2.1b of the CRPS.	<p>Amend the objective clause vii as follows: vii. minimises the loss of versatile soils protects highly productive land;</p> <p>All references in the Plan to "versatile soils" should be changed to "highly productive land" and the provisions made consistent with the NPSHPL2022.</p> <p>Amend the objective to recognise housing choice as an outcome for settlement patterns.</p>

District Wide Matters Urban Form and Development	Whole chapter	Amend	A number of the objectives and policies in the Future Development Area chapter are relevant at a strategic level, and should be incorporated in the Strategic Directions chapter, and/or the Urban Form and Development chapter. Those two chapters are extremely important when considering applications for private plan changes. In addition, more detail is required to ensure that the National Policy Statement on Urban Development is given effect, and meaning in the local context.	Reconsider the objectives and policies and consider movement of relevant objectives and policies from the Future Development Areas chapter to the Strategic Directions chapter and/or Urban Form and Development Chapter, and ensure the provisions give effect to the NPS-UD and meaning is provided in the local context.
District Wide Matters Urban Form and Development	New UFD-PX	Amend	There is no minimum yield for new urban areas in the plan. Minimum yields are an important part of ensuring that a range of housing choices are provided, that infrastructure is developed in an efficient manner, and that the rural land resource on the urban fringe is also developed so that it is maximised. This also contributes to a compact urban form, and ensuring that a range of densities are built also contributes to housing affordability.	Include a policy to ensure that housing in Future Development Areas are developed with a minimum yield of 12 household per hectare over the area of an FDA, and provide for a range of densities within the FDA to ensure that housing choice is provided within new development areas.
Energy, Infrastructure and Transport Energy and Infrastructure	EI-O2	Support	This Objective is consistent with CRPS Objective 5.2.2 (2b).	Retain as notified or preserve the original intent.
Energy, Infrastructure and Transport Stormwater	SW-P2	Support	We particularly support the use of clause (1) to improve stormwater quality and hence improve water quality outcomes in a way that the regional council is unlikely to be able to do unless resource consent for stormwater discharge is required.	Retain as notified or preserve the original intent.
Hazards and Risks Natural Hazards	General submission	Amend	The natural hazards chapter could be significantly simplified to ensure that it is easily applicable to a similar range of activities to other district plans that have recently been through plan review processes (e.g. Kaikōura and Selwyn). Given the regional council's resourcing in identifying flood hazards, a consistent approach is highly beneficial for both the regional council, but also developers and designers who undertake work across local authority boundaries.	Without derogating from the more specific points set out below, provide a framework for hazard management that is consistent with general framework set out in the Kaikōura District Plan and proposed Selwyn District Plans.
Hazards and Risks Natural Hazards	General submission	Amend	The chapter uses various references to a 0.5% AEP rainfall event or flood event. This should be amended throughout the chapter to refer to a 0.5% AEP flood event, as rainfall can be variable within a catchment and does not necessarily address the hazard of concern, which is the flood, and associated flood heights.	Amend all references in the chapter from " rainfall event " to " <u>flood event</u> "
Hazards and Risks Natural Hazards	General submission	Amend	The certificates being issued, rather than assessing risk, assess the flood hazard impacting the site.	Amend all references in the chapter from " Flood Risk Certificate " to " <u>Flood Hazard Assessment Certificate</u> "
Hazards and Risks Natural Hazards	General submission	Amend	Many of the restricted discretionary assessment matters in the Natural Hazards chapter address the same matters, but are ordered differently and worded slightly differently. They should be consistent.	Amend the restricted discretionary assessment matters so that they are in the same order, and provide consistent wording.
Hazards and Risks Natural Hazards	General submission	Amend	The definition of high hazard in the CRPS is wider than just fresh water flooding. The definition includes areas subject to coastal flooding and coastal erosion. These matters need to be addressed in a consistent manner across the plan, and the definition updated.	Amend the definition of "high hazard" to be consistent with the definition in the CRPS, with consequential amendments in the Coastal Environment chapter to ensure that activities are treated in the same manner (except as required by the NZCPS, which places some higher requirements on the provisions of coastal hazards). Include cross references to coastal hazards in the Coastal Environment chapter.
Hazards and Risks Natural Hazards	NH-O1: Areas subject to natural hazards	Support	This Objective is consistent with Objective 11.2.1 in the CRPS	Retain
Hazards and Risks Natural Hazards	NH-O2: Regionally Significant Infrastructure	Support	It is sensible to locate regionally significant infrastructure outside high hazard areas where practicable.	Retain

Hazards and Risks Natural Hazards	NH-03: Natural hazard mitigation works	Amend	We support the objective that these works reduce risks to people and property, with a preference for the use of natural features and buffers. It is noted that the Objective is similar to CE-05, and that it would be preferable to align the two objectives so that they are saying the same thing. In addition we believe that a clearer way to address these activities is to either refer to flood and erosion protection works or to change the definition of Natural hazard mitigation works to be more consistent with the description in the CRPS Issue 11.1.3.	Amend NH-03 to align with the wording in CE-05. Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in line with our submission on the definition.
Hazards and Risks Natural Hazards	NH-P3 Role of natural features and vegetation in hazard mitigation	Support	The policy provides for protection, maintenance and restoration of natural features which is an important part of hazard prevention.	Retain as notified or preserve the original intent.
Hazards and Risks Natural Hazards	NH-P4	Amend	NH-P4.4 would appear to require all buildings to achieve minimum floor levels, which is only a requirement for natural hazard sensitive activities.	Assuming natural hazard sensitive activities definition is modified in line with our previous submission: Amend NH-P4.4 as follows: 4. <u>for natural hazard sensitive activities</u> , a minimum floor level above the 0.5% AEP design flood level can be achieved;
Hazards and Risks Natural Hazards	NH-P5	Amend	This policy is relatively strongly worded for liquefaction risk, and it is considered that the wording could be better drafted to recognise the level of risk associated with liquefaction. It is noted that the only control for liquefaction for regionally significant infrastructure is in the subdivision provision NH-R8.2, so it is questionable whether or not regionally significant infrastructure should be removed from the policy, and the subsequent assessment matter for NH-R8.2. Where regionally significant infrastructure does form part of a subdivision, the amendment by removing it would not restrict consideration of risk to the infrastructure as part of the subdivision assessment.	Delete NH-P5 and replace with the following, or to similar effect: <u>Provide for subdivision in the Liquefaction Awareness Area Overlay, where the liquefaction risk has been identified and assessed, and can be appropriately remedied or mitigated.</u>
Hazards and Risks Natural Hazards	NH-P7 Slope stability and subsidence risk	Support	The policy recognises CRPS Policy 11.3.5, which references avoiding unacceptable risk from natural hazards. It is considered that avoiding significant hazard risk to people and property is appropriate, noting that this will need to be determined on a case by case basis.	Retain as notified or preserve the original intent.
Hazards and Risks Natural Hazards	NH-P9 Natural hazard mitigation works	Amend	CRPS Policy 11.3.7 states that new physical works to mitigate natural hazards will be acceptable only where the natural hazard risk cannot reasonably be avoided and any adverse effects of those works on the natural and built environment and on the cultural values of Ngāi Tahu, are avoided, remedied and mitigated. This Policy is consistent with that. However either the definition or the use of the term "natural hazard mitigation works" needs to change to provide greater clarity concerning the activities covered.	Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in line with our submission on the definition.
Hazards and Risks Natural Hazards	NH-P10	Support	Support the requirement that development does not increase reliance on emergency services in addition to echoing the CRPS policy.	Retain as notified or preserve the original intent.
Hazards and Risks Natural Hazards	Mapping	Amend	We consider that the areas identified as potentially subject to flooding are too narrow. Revised mapping is recommended.	Amend the planning maps to encompass a wider area potentially subject to flood hazard risk.

Hazards and Risks Natural Hazards	NH-R1: Earthworks, excluding land disturbance and for natural hazard mitigation works	Amend	The purpose of the Rule would be clearer if the title was amended to reflect that it applies to all earthworks except for those associated with natural hazards mitigation works and the land disturbance associated with those works. In addition, the same provisions for non-hazard sensitive buildings and structures can be covered by this rule. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	Amend Rule title as follows: NH-R1: Earthworks, <u>and building and structures for non-natural hazard sensitive activities,</u> excluding land disturbance and for natural hazard mitigation works <u>and associated land disturbance.</u> Either <u>(a) Change the "natural hazard mitigation works" terminology OR</u> <u>(b) Change the definition of "natural hazard mitigation works" in line with our submission on the definition.</u>
Hazards and Risks Natural Hazards	NH-R1 Earthworks PER-1 , excluding land disturbance for natural hazard mitigation works	Amend	The rule need only capture areas of earthworks that are subject to flooding, rather than the whole site. This will reduce the number of consents that will need to be applied for.	Amend PER-1 as follows: PER-1 If the area <u>subject to the earthworks site</u> is subject to flooding in a 0.5% AEP rainfall <u>flood event</u> , NH-S2 is complied with; and
Hazards and Risks Natural Hazards	NH-R1 PER-2	Amend	The definition of overland flow path is not sufficiently clear, and any area identified as an overland flow path will show up in an assessment of whether the site is impacted by a 0.5%AEP flood event. In addition, "overland flow path" would not necessarily pick up ponding areas, so it is better to refer to areas subject to flooding in a 0.5%AEP flood event. The addition of the words "If a" at the beginning of the standard does not indicate the status of the activity if no certificate has been issued, as the standard would then only apply if a certificate had been issued, and should be deleted.	Amend PER-2 as follows: PER-2 If a Flood Risk Certificate Flood Hazard Assessment Certificate <u>Flood Hazard Assessment Certificate</u> for the site has been issued in accordance with NH-S1, and the certificate states that the activity is not located on land that is within an overland flow path <u>subject to flooding in a 0.5% AEP flood event or high hazard area; and</u>
Hazards and Risks Natural Hazards	NH-R1 - New Per-3	Add	We consider this standard is desirable to ensure that earthworks that might be undertaken as a permitted activity do not have offsite flooding effects. This will ensure that even if earthworks are minor in nature, that the effects of the earthworks are retained within the site. It also ensures that compliance or enforcement action can be undertaken if offsite effects occur. It is important that the concept of not just diversion of overland flow paths is addressed, but also displacement of floodwaters, as these can have an impact in non-flow ponding areas.	Add new Per-3 as follows: PER-3 <u>The earthworks, or buildings and structures for non-natural hazard sensitive activities, will not worsen flooding on another property through the diversion or displacement of flood water.</u>
Hazards and Risks Natural Hazards	NH-R1 - Matters of discretion	Amend	Displacement of floodwaters (for example in ponding areas) can have off site impacts and that the effects of earthworks is not limited to overland flow paths. In addition, the assessment matters should include "any increased flood risk for people, property, or public spaces" which is a matter of discretion for flood-related matters elsewhere in the chapter.	Amend the matters of discretion for NH-R1 to: 1. any adverse effects on the rate of flow and direction of overland flow path(s); and 2. any adverse effects on property, from blockage of or disturbance to the overland flow path(s) <u>or displacement of floodwater;</u> and 3. <u>any increased flood risk for people, property, or public spaces;</u> 4. the effectiveness and potential adverse effects of any proposed mitigation measures.
Hazards and Risks Natural Hazards	NH-R2 Matters of discretion	Amend	The assessment matters address potential effects, which can be simplified to "effects". That way, it covers the full set of effects which include actual or potential effects, and any cumulative effect. Grammar can be improved by changing "of" to "from".	Amend NH-R2 Matters of discretion as follows: 1. the type of fencing and materials proposed and the potential to obstruct water flow; and 2. any potential adverse effects <u>of from</u> diverting or blocking overland flow path(s), including upstream and downstream flood risks; and 3. any increased flood risk for people, property, or public spaces; and 4. the effectiveness and potential adverse effects of any proposed mitigation measures.
Hazards and Risks Natural Hazards	NH-R3	Amend	NH-R3 and NH-R9 can be combined so that any Natural Hazard Mitigation Works are undertaken in a single location, regardless of whether it is for new hazard mitigation works, or operation, repair, maintenance or upgrade.	Amend the title of Rule NH-R3 as follows: Natural hazard mitigation works —maintenance, replacement and upgrading <u>including associated earthworks and incidental vegetation removal</u>

<p>Hazards and Risks Natural Hazards</p>	<p>NH-R3: Natural hazard mitigation works - maintenance, replacement and upgrading</p>	<p>Amend</p>	<p>Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<p>Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.</p> <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works".</p>
<p>Hazards and Risks Natural Hazards</p>	<p>NH-R3-1</p>	<p>Amend</p>	<p>Combining NH-R3 and NH-R9 would ensure that any natural hazard mitigation works are addressed in a single rule, creating greater certainty and clarity for Plan users. Adopting this approach requires additional matters where compliance with the proposed new PER-2 are not met (from NH-R3), and utilisation of the RD assessment matters for maintenance, operation and upgrading, which are more comprehensive than the assessment matters for new natural hazard mitigation works.</p> <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works".</p>	<p>Combine NH-3 and NH-9 to include a restricted discretionary activity for new hazard mitigation works. Add the following new standards which address new natural hazard mitigation works: <u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u> <u>Where RDIS-1</u> <u>The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u> <u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u> <u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u> <u>4. any increased flood risk for people, property, or public spaces; and</u> <u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u> <u>6. any positive effects of the proposal on the community.</u></p> <p><u>Activity status where compliance with RDIS-1 not achieved: Discretionary</u></p>
<p>Hazards and Risks Natural Hazards</p>	<p>NH-R3-1</p>	<p>Amend</p>	<p>RD assessment matters require an update due to the recommended insertion of PER-1. The assessment matters address potential effects, which can be simplified to "effects". That way, it covers the full set of effects which include actual or potential effects, and any cumulative effect. Grammer can be improved by changing "of" to "from".</p>	<p>Activity status where compliance not achieved with PER-1 or PER-32 or PER-43: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the likely effectiveness of the natural hazard mitigation works and the need for them; and 2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and 3. any potential adverse effects of from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and 4. any increased flood risk for people, property, or public spaces; and 5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and 6. any positive effects of the proposal on the community.</p> <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works".</p>

<p>Hazards and Risks Natural Hazards</p>	<p>NH-RX: Natural hazard mitigation works, including associated earthworks – New</p>	<p>Amend</p>	<p>While we support the need to obtain resource consent when establishing new protection schemes, there is sometimes the need for small scale one-off work to protect a particular area, which would be captured by Rule NH-R3 (which is recommended to be combined with NH-R9).</p> <p>Examples of activities that could be classified as new under this rule however are small scale and have little environmental effect include: proactive works where the movement of the river is signalling potential for bank erosion or overtopping in the next flood or repairs to areas where rivers have broken out in a flood.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<p>Consider developing a permitted activity rule that provides for small scale one-off work to protect people and property and:</p> <ul style="list-style-type: none"> (i) is structured to prevent any consequential adverse effects that could occur if the work is not done well, and (ii) is certain, and (iii) can only occur at an acceptable scale and (iv) ensures the work is part of an integrated protection scheme <p>Adopt the approach suggested in our submission on the Natural Hazard Mitigation Works definition to either</p> <ul style="list-style-type: none"> (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works".
<p>Hazards and Risks Natural Hazards</p>	<p>NH-R4</p>	<p>Amend</p>	<p>The combination of NH-R4 and NH-R7 could be significantly simplified, and they are best located next to each other (which would require consequential renumbering). It is recommended to provide a clear description in the title of the Rule and utilising the National Planning Standard definition of "building footprint". Remove PER-3 as it will be covered by amended PER-2.1. Amend PER-1 as this rule would require that the building can only be built to the minimum finished floor level, and not above it. Simplify provisions so that anything that requires a Flood Hazard Assessment Certificate fall under a single permitted standard. Similar to the provisions for earthworks, it is recommended that a standard is included which ensures that any building will not worsen flooding through the diversion or displacement of floodwater. It is recommended that this is included as a new PER-3.</p>	<p>Amend NH-R4 as follows: Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m² or more<u>Natural hazard sensitive activities with a building footprint over 30m², extensions to natural hazard sensitive activities that increase the building footprint by more than 30m² in any continuous 5 year period, and change of use buildings greater than 30m² for natural hazard sensitive activities.</u></p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 the building complies with <u>is built to</u> the minimum finished floor level specified in an existing consent notice that is less than five years old; or</p> <p>PER-2 A Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> for the activity has been issued in accordance with NH-S1; and</p> <p>PER-3 The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is within an overland flow path; and</p> <p>1. PER-4 <u>The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is identified as a High Hazard area; or</u></p> <p>PER-5 2. The building or structure complies with the minimum floor level specified in the Flood Hazard Assessment Certificate<u>The Flood Risk Certificate issued under PER-2 states either:</u> <u>1. the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall</u></p>

<p>Hazards and Risks Natural Hazards</p>	<p>NH-R4</p>	<p>Amend</p>	<p>Changes to NH-R4 require changes to the restricted discretionary matters, in line with other submissions points.</p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any potential adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks; and 2. any increased flood risk for people, property, or public spaces; and 3. the effectiveness and potential adverse effects of any proposed mitigation measures; and 4. any operational need or functional need for the activity to be established in this location; and 5. the extent to which it will require new or upgraded public natural hazard mitigation works; and 6. the extent of any additional reliance on emergency services; and 7. any positive effects of the proposal. <p>Activity status where compliance not achieved with PER-1, <u>or</u> PER-2 or, PER 4 or Per 5.2: Non-complying</p>
<p>Hazards and Risks Natural Hazards</p>	<p>NH-R4.2</p>	<p>Delete</p>	<p>Using both a map and a definition to determine if a given site is high hazard could create potential confusion (e.g., you look at this rule, check the map, conclude you are not in the high hazard area overlay, then later get told you are high hazard based on a flood assessment, and that you are actually NC). This rule (and the corresponding overlay) could be removed as High Hazard areas will get picked up under NH-R4 anyhow. Indicative information on High Hazard areas could still be made available outside of the plan.</p>	<p>Delete Rule NH-R4.2</p>
<p>Hazards and Risks Natural Hazards</p>	<p>NH-R5 - Matters of discretion</p>	<p>Amend</p>	<p>Earthworks from infrastructure can displace flood storage capacity (i.e. additional fill taking up flood storage space in a ponding area). This will not always be disturbance to an overland flow path as defined in the plan, which is the route along which stormwater flows over land in a rain event.</p>	<p>Amend the matters of discretion for NH-R5 as follows:</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects arising from locating the regionally significant infrastructure in this location; and 2. any potential adverse effects of diverting or blocking overland flow path(s), including upstream and downstream flood risks <u>or displacement of floodwater</u>; and 3. the effectiveness and potential adverse effects of any proposed mitigation measures; and 4. alternative locations for the regionally significant infrastructure; and 5. any positive effects of locating the regionally significant infrastructure at this location; and 6. the ability for the regionally significant infrastructure to be efficiently recovered after a hazard event; and 7. the operational need or functional need for the activity to be established in this location.

Hazards and Risks Natural Hazards	NH-R6.1	Amend	Simplify the provisions by removing reference to overland flow paths in line with previous submissions, and make PER-2 a subset of PER-1, with a new PER-1b to address flooding hazards, incorporating the second part of the rule (NH-R6.2) which relates to activities in overland flow paths.	<p>PER-1 A Flood Hazard Assessment Certificate for the activity has been issued in accordance with NH-S1; and</p> <p>PER-2 The Flood Risk Certificate issued under PER-1 states that the activity is not located on land that is within an overland flow path; and</p> <p>PER-3 1. The Flood Risk Certificate issued under PER-1 states that the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall flood event.; or</p> <p>PER-3 2. The Flood Risk Certificate issued under PER-1 states that the activity is located on land that is subject to flooding in a 0.5% AEP flood event (but not a high hazard area) and: 1. The infrastructure is below ground; or 2. The above ground infrastructure is less than 10m2; or 3. The infrastructure is located within a road corridor.</p>
Hazards and Risks Natural Hazards	NH-R6.2	Delete	Delete NH-R6.2 and incorporate into NH-R6.1 so there is a single permitted rule. Otherwise there are multiple crossovers with the rule e.g. infrastructure that is above ground, or it is more than 10m2, which triggers RD activities requiring consent under both rules.	Delete NH-R6.2
Hazards and Risks Natural Hazards	NH-R6.3	Amend	Amend the title for the overlay to recognise the term Flood Hazard Assessment Certificate	<p>Amend the trigger for the overlay as follows:</p> <p>High Hazard Area Overlay</p> <p>High Hazard Area identified in a Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> issued in accordance with NH-S1</p>
Hazards and Risks Natural Hazards	NH-R7	Amend	Relocate NH-R7 so it can be read in conjunction with NH-R4	Relocate NH-R7 to NH-R5 with consequential re-numbering.
Hazards and Risks Natural Hazards	NH-R7	Amend	Amend NH-R7 to simplify it in line with NH-R4.	Make amendments to NH-R7 in line with the amendments made to NH-R4, and consider whether this rule can be combined with NH-R4.
Hazards and Risks Natural Hazards	NH-R8	Delete	Natural Hazards are already an assessment matter for subdivision under SUB-R3 Matter of discretion 9(a). Natural hazards are also a matter to be considered prior to grant of consent under s106, and where there is significant risk from natural hazards, a subdivision can be declined. As such, the additional rules for subdivision in the natural hazard chapter are somewhat redundant, as all of the assessment matters mentions fall within the scope of what is already being assessed.	Consider deletion of Rule NH-R8.

Hazards and Risks Natural Hazards	NH-R8.1	Amend	If NH-R8 is retained, make amendments to ensure that both access and building platforms are not subject to high hazard to ensure safety and wellbeing.	Amend the subdivision matters in the Flood Assessment Overlay as follows: Activity status: Restricted Discretionary Where: RDIS-1 A Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> for the subdivision is issued in accordance with NH-S1; and RDIS-2 The site is <u>Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Risk Certificate <u>Flood Hazard Assessment Certificate</u> issued under RDIS-1.</u> ...
Hazards and Risks Natural Hazards	NH-R8.2	Amend	Depending on the final activity status for subdivision, if it is changed to controlled, then consideration of liquefaction should also be controlled, as there is always a technical engineering solution.	If the general activity status for subdivision is changed to controlled, amend the activity status for NH-R8.2 to controlled.
Hazards and Risks Natural Hazards	NH-R9	Delete	It is recommended that all natural hazard mitigation works are addressed under a single rule, NH-R3, which would result in this rule becoming redundant	Delete Rule NH-R9
Hazards and Risks Natural Hazards	NH-R9	Amend	Depending on whether NH-R3 and NH-R9 are combined, the assessment matters for new hazard mitigation works should be the same as for NH-R3 for operation, maintenance and upgrade of hazard mitigation works	Amend the restricted discretionary criteria to be consistent with NH-R3.
Hazards and Risks Natural Hazards	NH-R9 Matters of discretion	Amend	The assessment matters for new hazard mitigation works should be the same as for NH-R3 for operation, maintenance and upgrade of hazard mitigation works	Amend the restricted discretionary criteria to be consistent with NH-R3.
Hazards and Risks Natural Hazards	NH-S1	Amend	The standards can improved for clarity.	Amend the standards to ensure that the wording of the standard is consistent throughout the plan, including ensuring freeboard levels are consistent, and climate change is taken into account for all sources of flooding. This also requires a consequential amendment to the definition (currently flood risk certificate, recommended to be flood hazard assessment certificate) to remove reference to the distance from stop banks, as any flood risk regardless of distance from the stop bank will be assessed.
Historical & Cultural Values Historic Heritage	HH-O1 Identification and documentation of Historic Heritage Items	Support	This objective is consistent with CRPS Objective 13.2.1	Retain as notified or preserve the original intent.
Historical & Cultural Values Historic Heritage	HH-O2 Protection of values	Support	This objective is consistent with CRPS Policy 13.3.1	Retain as notified or preserve the original intent.
Historical & Cultural Values Historic Heritage	HH-P1 Identification and assessment of Historic Heritage Items	Support	This Policy is largely consistent with CRPS Policy 13.3.1, except where the CRPS identifies "Traditional" as one of the matters on which criteria are made, this Policy identifies "Craftmanship"	Retain
Historical & Cultural Values Historic Heritage	HH-P4 Maintenance, repairs and internal alterations to Historic Heritage Items	Support	This Policy contributes to giving effect to CRPS Objective 13.2.3 and Policy 13.3.4	Retain
Historical & Cultural Values Historic Heritage	HH-P7 Management of heritage settings	Support	Consistent with CRPS Policy 13.3.3	Retain as notified or preserve the original intent.
Historical & Cultural Values Historic Heritage	HH-R1 Maintenance, repair or internal alterations of a Historic Heritage Item	Support	This Rule contributes to giving effect to CRPS Objective 13.2.3 and Policy 13.3.4	Retain

Historic and Cultural Values Sites and Areas of Significance to Māori	SASM-O1 Decision making	Support	Environment Canterbury supports active involvement of mana whenua in decision making in matters and areas that support their tākiwā.	Retain as notified or preserve the original intent.
Historic and Cultural Values Sites and Areas of Significance to Māori	SASM-O2 Access and use	Support	Environment Canterbury supports providing for mana whenua to access, maintain and use resources and areas of cultural value	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-O3 Protection of Sites and Areas of Significance	Support	Environment Canterbury supports protection of the values of identified areas and sites of significance to mana whenua.	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-P1 Involvement of Kāti Huirapa in resource management decisions	Support	Environment Canterbury supports active involvement of mana whenua in decision making in matters and areas that support their tākiwā.	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-P2 Consultation and engagement with Kāti Huirapa	Support	Environment Canterbury supports the encouragement of landowner engagement with mana whenua.	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-P3 Use of sites and areas for cultural practices	Support	Environment Canterbury supports the facilitation of customary harvest and other cultural practices	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-P4 Cultural access	Support	Environment Canterbury supports enhancing access for mana whenua to sites and areas of significance to them.	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-P5 Protection of values of Sites and Areas of Significance to Kāti Huirapa	Support	Environment Canterbury supports the protection of the identified values of the sites and areas listed in SCHED6	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-R1: Earthworks not including quarrying and mining in the Wāhi Tūpuna Overlay (excluding the Māori Purpose Zone)	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-R1: Earthworks not including quarrying and mining in the Wāhi Taoka and Wai Taoka Overlay	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-R3: Indigenous vegetation clearance Wāhi taoka, wāhi tapu, wai taoka, and wai tapu overlays	Support	The rule adopts a practical approach. Particularly support PER 6 & PER 7.	Retain as notified or preserve the original intent.
Historical & Cultural Values Sites and Areas of Significance to Māori	SASM-R5: Mining and quarrying Permission Clause 2 Wāhi tūpuna Overlay	Amend	While we support the intention of TDC to clarify that gravel extraction in the beds of lakes and rivers requires Regional Council resource consents. We believe that including it as a permission clause may cause confusion because beds of lakes and rivers are not under District Council jurisdiction.	Delete Permission clause 2: in the "2. Wai taoka overlay" - "in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council" as part of the Rule and instead include an advice note to the same effect. Make this same amendment wherever reference to Regional Plans and CRC resource consents occurs in the District Plan.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-O1: Protection of significant indigenous biodiversity	Amend	Support the intention of this Objective as its intent is consistent with CRPS objective 9.2.3 Protection of significant indigenous vegetation and habitats, however ECO-O1 refers to "The values of significant indigenous vegetation ..." rather than "The values of areas of significant indigenous vegetation ..."	Amend to: The values of <u>areas</u> of significant indigenous vegetation and and significant habitats of indigenous fauna across the District are protected."
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-O2: Maintenance and enhancement of indigenous biodiversity	Support	Objective is consistent with CRPS objective 9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity	Retain as notified or preserve the original intent.

Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-O3: Recognition of Ngāi Tahu	Support	Environment Canterbury supports the recognition and provision for the relationship of Ngāi Tahu whānui with indigenous biodiversity	Retain the intent of this provision.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-P1: Assessment and identification of significant indigenous biodiversity	Support	Policy is consistent with CRPS Policy 9.3.1	Retain as notified or preserve the original intent.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-P2: Appropriate indigenous vegetation clearance in significant natural areas	Amend	Policy adopts a practical approach while protecting SNAs, however this Policy could be interpreted as being inconsistent with ECO-P5 which is to avoid clearance of indigenous vegetation in SNAs.	Review ECO-P2 & ECO-P5 to ensure consistency of Policy and avoid confusion.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-P3: Protection of indigenous biodiversity in sensitive areas	Support	Policy is consistent with CRPS Objective 9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity and CRPS Policy 9.3.5 wetland protection and enhancement.	Retain as notified or preserve the original intent.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-P4: Protection for long-tailed bats	Support	Policy is consistent with CRPS Objective 9.2.3 Protection of significant indigenous vegetation and habitats and CRPS Policy 9.3.1 Protecting significant natural areas.	Retain as notified or preserve the original intent.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-P5 Protection of Significant Natural Areas	Amend	Policy is consistent with CRPS Objective 9.2.3 Protection of significant indigenous vegetation and habitats and CRPS Policy 9.3.1 Protecting significant natural areas. However this Policy could be interpreted as being inconsistent with ECO-P2 which provides for appropriate indigenous vegetation clearance in SNAs.	Review ECO-P2 & ECO-P5 to ensure consistency of Policy and avoid confusion.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R1: Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities) 1. Significant Natural Areas Overlay	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R1: Clearance of indigenous vegetation (except as provided for in ECO-R2 for flood protection works or ECO-R3 for National Grid activities) 1. Significant Natural Areas Overlay	Amend	<p>The proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While Environment Canterbury congratulates TDC for the work they have done to identify and map SNAs in the District, we believe there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected by Rules in the District Plan.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of the Rule so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>

Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R2: Clearance of indigenous vegetation for natural hazard mitigation works	Amend	<p>The proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While Environment Canterbury congratulates TDC for the work they have done to identify and map SNAs in the District, we believe there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected by Rules in the District Plan.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of the Rule so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R2: Clearance of indigenous vegetation for natural hazard mitigation works	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.

Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R3: Clearance of indigenous vegetation associated with the National Grid	Amend	<p>The proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While Environment Canterbury congratulates TDC for the work they have done to identify and map SNAs in the District, we believe there are areas that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected by Rules in the District Plan.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of the Rule so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R4 Clearance of trees in the Long-Tailed Bat Protection Area	Amend	<p>Sometimes a tree(s) within the Bat Protection Overlay may impact on the effective operation of a public flood or erosion protection scheme. If the tree(s) are not roosting habitat for bats, it should be possible to remove them in these circumstances.</p> <p>We support the need to have a suitably qualified ecologist make this assessment but consider that this should be possible through a permitted activity rule that requires a written statement to confirm the ecologist's findings.</p>	<p>Consider adding an additional clause to PER-1 as follows or words to this effect: <u>(4) "are impacting the effective operation of a public flood or erosion protection scheme administered by the Regional Council or Timaru District Council, AND agreement has been provided by a suitably qualified ecologist that the tree(s) are not currently utilised by roosting bats".</u></p>

Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R5: Earthworks in a Significant Natural Area	Amend	<p>The proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While Environment Canterbury congratulates TDC for the work they have done to identify and map SNAs in the District, we believe there are areas that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected by Rules in the District Plan.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of the Rule so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>
Natural Environment Values/Ecosystems and Indigenous Biodiversity	ECO-R6	Amend	<p>The proposed Plan only provides rules for SNAs that are mapped in the SNA Overlay. While Environment Canterbury congratulates TDC for the work they have done to identify and map SNAs in the District, we believe there are SNAs that meet the criteria of Appendix 5 but that have not been identified or mapped. Because they have not been mapped, they are not protected by Rules in the District Plan.</p> <p>One of the criteria is "Indigenous vegetation or habitat of indigenous fauna that provides important habitat (including refuges from predation, or key habitat for feeding, breeding, or resting) for indigenous species, either seasonally or permanently." Roosting habitat for species such as pied shag has not been identified. It should be noted that these roosting areas are not necessarily on indigenous vegetation.</p> <p>While a desire to complete the mapping exercise and consider the work done is understandable, the nature of the criteria means that will not be possible. With Climate Change distribution limits for species are likely to change, as is their ecological status of whether they are threatened, at risk, or uncommon, nationally or within the relevant ecological district. These are examples of changes that will affect classification of SNAs.</p>	<p>Amend the applicability of the Rule so that it not only covers SNAs that are mapped in the SNA Overlay and are set out in ECO-SCHED2, but covers all areas that meet one or more of the criteria in Appendix 5.</p> <p>This could be done by using the same reference as used in ECO-R6: Sites containing a Significant Natural Area</p>
Natural Environment Values Natural Character	NATC-O1 Protection of natural character	Support	This Objective is consistent with CRPS Objective 7.2.1 and Policy 7.3.1	Retain as notified or preserve the original intent.
Natural Environment Values Natural Character	NATC-P2 Restoration and enhancement	Support	This Policy is consistent with CRPS Objectives 9.2.2 & 9.3.4 and Policies 7.3.3 & 9.3.5	Retain as notified or preserve the original intent.

Natural Environment Values Natural Character	NATC-P5 Anticipated activities in riparian margins	Amend	Particularly support NATC-P5(1) but as per previous submissions changes are required to clarify what activities this applies to.	Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."
Natural Environment Values Natural Character	NATC-R1 Vegetation clearance Riparian margins of a river that is not an HNWB	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Natural Environment Values Natural Character	NATC-R2: Vegetation planting	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Natural Environment Values Natural Character	NATC-R3: Earthworks 1. Riparian margins of a river that is not an HNWB 2. Riparian margins of an HNWB	Amend	We support this Rule as it is consistent with CRPS Policy 10.2.1 If requested PER is accepted, there will need to be a consequential change amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term. This will provide greater clarity about the activities this rule applies to.	If requests to change terminology re natural hazards mitigation works (see submission to definitions) amend the wording of this PER accordingly.
Natural Environment Values Natural Features and Landscapes	NFL-O1 Outstanding Natural Features and Outstanding Natural Landscapes	Support	Objective is consistent with CRPS Objective 12.2.1	Retain as notified or preserve the original intent.
Natural Environment Values Natural Features and Landscapes	NFL-P1 Identification of Outstanding Natural Features, Outstanding Natural Landscapes and Visual Amenity Landscapes	Support	Specifically support clause (2), and the identification of values for each site. Consistent with CRPS Objective 12.2.1 & Policy 12.3.1	Retain as notified or preserve the original intent.
Natural Environment Values Natural Features and Landscapes	NFL-R2 Earthworks not listed in NFL-R1 , NFL-R3 or NFL-R4 ONF overlay, ONL overlay	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Natural Environment Values Natural Features and Landscapes	NFL-R2 Earthworks not listed in NFL-R1 , NFL-R3 or NFL-R4 VAL overlay	Amend	Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading. Make consequential changes to this Rule to ensure consistency.
Natural Environment Values Natural Features and Landscapes	NFL-R5 Tree planting, other than plantation forestry ONF overlay, ONL overlay	Clarify	Restoration and conservation purposes are not defined. This makes it unclear whether planting for natural hazard mitigation purposes is part of this activity. Adopting the approach suggested in our general submission on	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.
Natural Environment Values Natural Features and Landscapes	NFL-R5 Tree planting, other than plantation forestry VAL overlay,	Clarify	Restoration and conservation purposes are not defined. This makes it unclear whether planting for natural hazard mitigation purposes is part of this activity. Adopting the approach suggested in our general submission on the rule for natural hazard mitigation works would address our concern and ensure greater clarity and certainty for Plan users.	Adopt the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading.
Natural Environment Values Natural Features and Landscapes	NFL- R7 Afforestation ONL overlay, ONF overlay & Val Overlay	Support	Environment Canterbury supports the assessment of impacts on Landscape Values when considering afforestation.	Ensure Plantation Forestry provisions within the Plan are consistent with the NESPF
Natural Environment Values Natural Features and Landscapes	NFL-R9: Subdivision ONF overlay, ONL overlay, VAL overlay	Support	Consistent with CRPS Objective 5.2.1,	Retain

Natural Environment Values Public Access	PA-P2 Requirements for public access	Support	Consistent with CRPS Provisions	Retain as notified or preserve original intent.
Natural Environment Values Public Access	PA-P4 Limiting public access	Support	Consistent with CRPS Provisions	Retain as notified or preserve original intent.
Natural Environment Values Versatile soils	Entire Chapter including all provisions	Amend	The NPSHPL has now been released changing the focus to highly productive land. The TDC Plan will need to be amended to be consistent with this terminology and approach.	Amend this chapter to give effect to the NPSHPL Remove reference to Versatile Soils and replace with reference to Highly Productive Land.
Natural Environment Values Versatile soils	VS-P1: Identification of versatile soils	Amend	The NPSHPL has now been released changing the focus to highly productive land. The TDC Plan will need to be amended to be consistent with this terminology and approach.	Remove reference to Versatile Soils and replace with reference to Highly Productive Land. In particular add reference to LUC 3 land, as the NPSHPL refers to highly productive soils as LUC 1, 2 or 3.
Subdivision	SUB-O2: Infrastructure	Support	This objective is consistent with the CRPS because it provides for infrastructure in a coordinated and integrated way.	Retain as notified or preserve original intent.
Subdivision	SUB-P2: Subdivision of land within sensitive environments	Support	This policy provides for the protection of the quality of the environment.	Retain as notified or preserve original intent.
Subdivision	SUB-P4: Quality of the environment and amenity	Support	This policy provides for the protection of the quality of the environment.	Retain as notified or preserve original intent.
Subdivision	SUB-P5 Reverse Sensitivity	Support	Consistent with CRPS Chapter 5 including Policy 5.3.12.	Retain as notified or preserve original intent.
Subdivision	SUB-P6: Infrastructure	Support	This policy provides for the protection of the quality of the environment.	Retain as notified or preserve original intent.
Subdivision	SUB-P15 Rural Lifestyle Zone	Support	Support the requirement for new Rural lifestyle allotments to connect to a reticulated system or else have a larger minimum allotment size.	Retain as notified or preserve original intent.
Subdivision	SUB-R3:Subdivision not listed in SUB-R1 and SUB-R2 All Zones	Amend	CRPS Objective 11.2.1 is to Avoid new subdivision, use and development of land that increases risks associated with natural hazards. Sometimes land adjacent to flood protection or drainage works is subdivided from rural sized blocks to tight housing. This limits access or ability to continue to provide public flood protection and drainage works. This should be a matter that the Council is able to consider when evaluating a subdivision application. Canterbury Regional Council's FPD Bylaw provides some protection in this space but this issue should be identified and addressed earlier in the subdividing process.	Add an additional matter of discretion to SUB-R3: " <u>the impact of the subdivision on the on-going delivery of existing public flood or erosion protection or drainage works</u> ".
Subdivision	SUB-R3: Subdivision not listed in SUB-R1 and SUB-R2 All Zones	Support	The requirement to comply with the Chapter's standards and in particular SB-R4 will ensure that consideration of wastewater disposal and servicing can be undertaken at the time of resource consent for the subdivision. In particular support SB-4 Standard 2. Rural Zones.	Retain reference to standards as notified or preserve original intent.
General District Wide Matters Activities on the Surface of Water	ASW-O1: Protecting the values of the District's rivers	Support	Consistent with CRPS	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	General	Amend	There appear to be a number of gaps in relation to the provisions for activities in the coastal environment, for example, implementation of Policy 11 relating to indigenous biological diversity. It is recommended that the chapter is reviewed in light of the NZCPS to ensure that it gives effect to all of the requirements of it. It is relevant to note that at the time of the development of the CRPS, it was not drafted to give effect to the NZCPS, which was notified part way through the development of the CRPS.	Include provisions in the chapter to ensure that it gives effect to all the requirements of the NZCPS 2010.

General District Wide Matters Coastal Environment	General	Amend	The certificates being issued, rather than assessing risk, assess the flood hazard impacting the site.	Amend any reference to "Flood Risk Certificate" to "Flood Hazard Assessment Certificate"
General District Wide Matters Coastal Environment	General	Amend	The Timaru District Plan does not recognise that "high hazard" as defined CRPS Policy 11.3.1 includes areas subject to coastal erosion, and coastal inundation. The planning framework required by 11.3.1 is not reflected in the coastal environment chapter	Amend the chapter to recognise areas subject to high hazard include areas subject to coastal erosion and coastal inundation, and provide a framework consistent with Policy 11.3.1 of the CRPS.
General District Wide Matters Coastal Environment	General	Amend	It is not clear how the provisions provide for the "bottom line" provisions in the NZCPS Policies 11, 13 and 15, which require an approach of "no adverse effects" on certain significant resources. This includes infrastructure, and the framework of the chapter provides a very permissive framework.	Ensure that appropriate rules are included, including for infrastructure, to ensure that "no adverse effects" are created in relation to those resources addressed in Policies 11(a), 13(1)(a) and 15(a) of the NZCPS. In relation to the secondary parts of those policies, ensure that the policy framework provides for "no significant adverse effects".
General District Wide Matters Coastal Environment	CE-O1: Coastal natural character	Support	Preservation of the natural character of the coastal environment is a matter of national importance under s6 RMA91. This objective is consistent with NZCPS Policy 13, and Policy 8.3.4 CRPS.	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-O2: Quality of the Coastal Environment	Support	Maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers is a matter of national importance under s6 RMA91. NZCPS Policy 19 includes the need to recognise public expectation of and need for walking access to and along the coast, the need to maintain and enhance public walking access to, along and adjacent to the coastal marine area and lists the circumstances under which a restriction on public walking access can be imposed. Policy 20 NZCPS considers vehicle access.	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-O3: Kāti Huirapa values	Support	Recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is a matter of national importance under s6 RMA91	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-O4: Coastal hazards	Amend	This objective could be better drafted to reflect Objective 5 of the NZCPS, including recognition of the impacts of climate change	Amend CE-O4 to reflect Objective 5 of the NZCPS
General District Wide Matters Coastal Environment	CE-P1: Identifying the Coastal Environment	Support	By identifying and mapping the extent, areas, elements and characteristics that comprise the coastal environment, this objective provides for giving effect to the NZCPS Policy 1, ensuring the coastal environment elements within the district will be recognised.	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-P2: Identifying areas of high coastal natural character	Support	Identifying natural character is an essential step towards preserving natural character as required by the RMA91. This policy is an essential step towards giving effect to NZCPS Objective 2 and Policy 13. This policy is also consistent with giving effect to CRPS Policy 8.3.4.	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-P3: Identifying coastal hazards	Amend	Identifying coastal hazards is consistent with NZCPS policy 24 and is necessary to ensure alignment with CRPS Policy 11.3.1 avoidance of inappropriate development in high hazard areas.	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-P4: Role of natural features and vegetation	Support	This Policy contributes to the implementation of NZCPS Policy 26. However, the NZCPS Policy is to "Provide where appropriate for the protection, restoration or enhancement ..." while the TDC Policy is "Protect and maintain ... where practicable restore ..." The Policy does not provide for "enhancement" as the NZCPS Policy does.	Amend to provide for "enhancement" within the Policy.
General District Wide Matters Coastal Environment	CE-P5: Coastal natural character matters	Support	This Policy reflects NZCPS Policy 13(2)	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-P6: Kāti Huirapa values	Support	This policy is consistent with s6 RMA91 and NZCPS Policy 2.	Retain as notified or preserve original intent.

General District Wide Matters Coastal Environment	CE:P7: Restoration or rehabilitation of natural character	Support	This policy is consistent with NZCPS Policy 14 and CRPS Policy 8.3.4	Retain as notified or preserve original intent.
General District Wide Matters Coastal Environment	CE-P8: Maintain or enhance the quality of the coastal environment	Amend	The drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend CE-P8 as follows: Outside of urban areas, enable-ensure subdivision, use and development where it maintains and/or enhances the following qualities that contribute to the quality, and the public's enjoyment of the coastal environment:
General District Wide Matters Coastal Environment	CE-P9: Anticipated activities	Amend	The drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend CE-P9 as follows: Enable Provide for activities that are a scale and type that:
General District Wide Matters Coastal Environment	CE-P10: Preserving the natural character of the Coastal Environment	Amend	The drafting of this policy uses very permissive language ("enable"), whereas the structure of the NZCPS, particularly in relation to Policy 7, is to consider how and when to provide for development in the coastal environment, and to identify where development is inappropriate.	Amend CE-P10 as follows: Enable Manage subdivision use and development outside of areas of coastal high natural character <u>so that it:</u>
General District Wide Matters Coastal Environment	CE-R4.4 - Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Amend	Amend the date in PER-1 to reflect the date that the plan becomes operative, as the rule does not currently have legal effect. It is noted the rule does not address whether an area is subject to high hazard, and there is no policy response that directs how high hazards are to be addressed. It is not clear why 25m2 is used as the threshold for additions in this chapter, while 30m2 is used for additions in the Natural Hazards flooding provisions. The Regional Council is concerned that under PER-2, large and/or high value buildings will be allowed under this rule, as they do not meet the 'natural hazard sensitive activity' definition, and there is no obvious mechanism to control their use after they have been built. It is also concerned that PER-4 permits any building to be constructed within areas subject to seawater inundation so long as it is made of watertight materials. A PA works well for raised floors, as the floor level (and thus compliance with the rule) is easily measurable. It is noted that this approach is not used for freshwater flooding. If the rule is to facilitate development at the port, the rule could apply to just the port area/zone.	Amend CE-R4.4 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and Policy 11.3.2 and the NZCPS. If Port specific activities require a more generous approach, include an appropriate new rule that provides for Port Activities. Update the date in PER-1 to be consistent with the date the plan becomes operative, rather than the date of notification, as the rules in this chapter do not have legal effect. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.
General District Wide Matters Coastal Environment	CE-R4.5 - Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Amend	Amend the date in PER-1 to reflect the date that the plan becomes operative, as the rule does not currently have legal effect. It is noted the rule does not address whether an area is subject to high hazard, and there is no policy response that directs how high hazards are to be addressed. It is not clear why 25m2 is used as the threshold for additions in this chapter, while 30m2 is used for additions in the Natural Hazards flooding provisions. The Regional Council is concerned that under PER-2, large and/or high value buildings will be allowed under this rule, as they do not meet the 'natural hazard sensitive activity' definition, and there is no obvious mechanism to control their use after they have been built.	Amend CE-R4.5 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and Policy 11.3.2 and the NZCPS. Update the date in PER-1 to be consistent with the date the plan becomes operative, rather than the date of notification, as the rules in this chapter do not have legal effect. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.

General District Wide Matters Coastal Environment	CE-R4.6 - Buildings and structures and extensions (excluding Regionally Significant Infrastructure and fences)	Amend	Amend the date in PER-1 to reflect the date that the plan becomes operative, as the rule does not currently have legal effect. It is noted the rule does not address whether an area is subject to high hazard, and there is no policy response that directs how high hazards are to be addressed. It is not clear why 25m2 is used as the threshold for additions in this chapter, while 30m2 is used for additions in the Natural Hazards flooding provisions. The Regional Council is concerned that under PER-2, large and/or high value buildings will be allowed under this rule, as they do not meet the 'natural hazard sensitive activity' definition, and there is no obvious mechanism to control their use after they have been built.	Amend CE-R4.6 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and the NZCPS. Update the date in PER-1 to be consistent with the date the plan becomes operative, rather than the date of notification, as the rules in this chapter do not have legal effect. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.
General District Wide Matters Coastal Environment	CE-R7.1		Amend the date in PER-2 to reflect the date that the plan becomes operative, as the rule does not currently have legal effect. The Regional Council is concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these types of activities that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CCRPS as a high hazard.	Amend CE-R7.1 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and the NZCPS. Update the date in PER-1 to be consistent with the date the plan becomes operative, rather than the date of notification, as the rules in this chapter do not have legal effect. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.
General District Wide Matters Coastal Environment	CE-R8.1		Amend the date in PER-1 to reflect the date that the plan becomes operative, as the rule does not currently have legal effect. The Regional Council is concerned that the proposed rule would allow new buildings as a permitted activity if they are less than 200 m2, or they don't accommodate a natural hazard sensitive activity, or they are built above the flood level (noting that there may not be any flooding issues, but could be significant erosion issues), or they are watertight. Many of these types of activities should that fall within these thresholds as a permitted activity should require some form of assessment. In addition, the rule does not appear to address risk to any of those activities from coastal erosion, which is identified in the CRPS as a high hazard.	Amend CE-R8.1 to be consistent with the approach for activities in the Natural Hazards chapter, in particular high hazard activities, in order to give effect to Policy 11.3.1 and the NZCPS. Update the date in PER-1 to be consistent with the date the plan becomes operative, rather than the date of notification, as the rules in this chapter do not have legal effect. Include provisions in any new rule for the conversion of existing buildings to a natural hazard sensitive activity.

General District Wide Matters Coastal Environment	CE-R9: Natural hazard mitigation works, including earthworks - maintenance, replacement and upgrading Coastal Environment Overlay	Amend	<p>To add clarity, regarding when these works require resource consent from the Regional Council rather than the District Council, an advisory note would be useful.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<p>Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</p> <p>Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</p>
General District Wide Matters Coastal Environment	CE-R9: Natural hazard mitigation works including maintenance, replacement and upgrading	Amend	<p>Aligning the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.</p> <p>The title of CE-R9, through the use of the word "including" would appear to apply to all natural hazard mitigation works, so if two rules are retained (one being maintenance, replacement and upgrading, and the other being new), this word should be deleted.</p> <p>CE-R9 and CE-R12 can be combined so that any natural hazard mitigation works are addressed in a single rule. Support the permitted activity status for Council to maintain, repair and upgrade existing structures for flood and erosion protection, however this rule should also include "operation" and make it clear that earthworks and vegetation clearance associated with this activity are also permitted, so that this rule becomes an over-riding rule for this activity. Raising proposed PER-3 to PER-1 makes it clearer that this permitted activity rule only applies to the Crown, CRC & TDC or people acting on their behalf.</p> <p>The delivery of public flood, erosion and drainage works requires a wider works programme that just maintaining the structures and devices The extent of existing works undertaken in accordance with the Soil Conservation and Rivers Control Act 1941 and Land Drainage Act 1908 is recorded within the relevant Environment Canterbury Asset Management Plans.</p>	<p>Align the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading to ensure consistency of approach across hazard mitigation works.</p> <p>Delete all of the words after "Natural hazard mitigation works" in the title of the rule (except for the exception for planting of vegetation).</p> <p>Amend CE-R9 permitted standards as follows:</p> <p>Consider how best to identify the relationship between this permitted activity rule and any other rules that could be interpreted to cover activities that are an integral part of this activity such as associated earthworks and incidental vegetation removal, to ensure clarity and certainty for Plan users.</p> <p>Activity status: Permitted</p> <p>Where: PER-1 <u>The activity is undertaken by or on behalf of the Crown, Canterbury Regional Council or the Council; and</u> PER-2 <u>The natural hazard mitigation works are for operation, maintenance, replacement or upgrading; and</u></p>

General District Wide Matters Coastal Environment	CE-R9	Amend	<p>Aligning the approach suggested in our general submission on the rule for natural hazard mitigation works would ensure greater clarity and certainty for Plan users.;</p> <p>Combining CE-R9 and CE-R12 requires additional matters where compliance with the proposed new PER-2 are not met, and utilisation of the RD assessment matters for maintenance, operation and upgrading, which are more comprehensive than the assessment matters for new natural hazard mitigation works</p>	<p>Align the approach suggested in our general submission on natural hazard mitigation works to either amend NH-R3 or to create a new rule that provides for all earthworks and vegetation clearance associated with existing public flood and erosion protection works operation, maintenance, repair, replacement and upgrading to ensure consistency of approach across hazard mitigation works.</p> <p>Add the following new standards which address new natural hazard mitigation works: <u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u> <u>Where RDIS-1</u> <u>The works are undertaken by or on behalf of the Crown, Regional Council or the Council.</u></p> <p><u>Matters of discretion are restricted to:</u> <u>1. the likely effectiveness of the natural hazard mitigation works and the need for them; and</u> <u>2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and</u> <u>3. any adverse effects from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and</u> <u>4. any increased flood risk for people, property, or public spaces; and</u> <u>5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and</u> <u>6. any positive effects of the proposal on the community; and</u> <u>7. any relevant matter in the New Zealand Coastal Policy Statement 2010.</u></p> <p><u>Activity status where compliance with RDIS-1 not achieved: Discretionary</u></p>
General District Wide Matters Coastal Environment	CE-R9	Amend	RD assessment matters require an update due to the recommended insertion of PER-1. The assessment matters address potential effects, which can be simplified to "effects". That way, it covers the full set of effects which include actual or potential effects, and any cumulative effect. Grammar can be improved by changing "of" to "from".	<p>Activity status where compliance not achieved with PER-1 or PER-32 or PER-43: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the likely effectiveness of the natural hazard mitigation works and the need for them; and 2. the extent of any adverse social, cultural and environmental effects, including on any sensitive environments; and 3. any potential adverse effects of from diverting or blocking overland flow path(s), including upstream and downstream flood risks; and 4. any increased flood risk for people, property, or public spaces; and 5. the extent to which alternative locations and options for the natural hazard mitigation works have been considered and the merits of those; and 6. any positive effects of the proposal on the community.</p>
General District Wide Matters Coastal Environment	CE-R9	Amend	The rule could benefit from a note recognising that works in the CMA may require consent or assessment under the Regional Coastal Environment Plan. Clarification also required around the definition of natural hazard mitigation works in line with submissions on that definition.	<p>Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</p> <p>Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</p>
General District Wide Matters Coastal Environment	CE-R11	Delete	Intensification within the Sea Water Inundation Overlay as a restricted discretionary activity does not reflect the high hazard status prescribed in the CRPS	Consider making subdivision in the Sea Water Inundation Overlay non-complying or fully discretionary.

General District Wide Matters Coastal Environment	CE-R11	Amend	There is no consideration for minimum floor levels for hazard sensitive activities in the Sea Water Inundation Overlay. If restricted discretionary activity status is retained, RDIS standards should be included to require compliance with minimum floor levels, and access, with default to a non-complying activity status if not complied with.	<p>If restricted discretionary status for subdivision is retained in the Flood Assessment Overlay, amend as follows:</p> <p><u>Activity status: Restricted Discretionary</u></p> <p>- <u>Where:</u></p> <p>- <u>RDIS-1</u> A Flood Hazard Assessment Certificate for the subdivision is issued in accordance with NH-S1; and</p> <p>- <u>RDIS-2</u> Proposed building platforms and access to them (to be secured by way of a consent notice) are not subject to high hazard flooding as stated in a Flood Hazard Assessment Certificate issued under RDIS-1.</p> <p>- <u>Activity status when compliance with RDIS 1 and RDIS 2 is not achieved: non-complying</u></p>
General District Wide Matters Coastal Environment	CE-R12: Natural hazard mitigation works, including earthworks - New Coastal High Natural Character Area Overlay, Coastal Erosion Overlay, Sea Water Inundation Overlay	Delete	It is recommended that all natural hazard mitigation works are addressed under a single rule, CE-R9, which would result in this rule becoming redundant	Delete Rule CE-R12
General District Wide Matters Coastal Environment	CE-R12: Natural hazard mitigation works, including earthworks - New Coastal High Natural Character Area Overlay, Coastal Erosion Overlay, Sea Water Inundation Overlay	Amend	Depending on whether CE-R12 and CE-R9 are combined, the assessment matters for new hazard mitigation works should be the same as for CE-R9 for operation, maintenance and upgrade of hazard mitigation works	If CE-R12 is retained, amend the restricted discretionary criteria to be consistent with CE-R9.
General District Wide Matters Coastal Environment	CE-R12: Natural hazard mitigation works, including earthworks - New Coastal High Natural Character Area Overlay, Coastal Erosion Overlay, Sea Water Inundation Overlay	Amend	Delete CE-R12	<p>If CE-R12 is retained, add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</p> <p>Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</p>
General District Wide Matters Coastal Environment	CE-R14: Quarrying/Mining Activity (excluding for natural hazard mitigation works or reclamation within or adjacent the Port Zone) Coastal Environment Area Overlay, Coastal High Natural Character Area Overlay	Amend	<p>To add clarity, regarding when these works require resource consent from the Regional Council rather than the District Council, an advisory note would be useful.</p> <p>Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.</p>	<p>Add an advisory note to the effect that works in the coastal marine area i.e. below mean high water springs and/or work within the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.</p> <p>Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works."</p>
General District Wide Matters Coastal Environment	CE-S2	Amend	It is not clear how this standard relates to the requirement for all buildings to be not more than 150m2 under rule CE-R4. It is recommended that the lower limit apply. The definition of site coverage under the plan also includes impervious surfaces, which are not addressed by the rule.	Clarify the relationship of Standard CE-S2 with Rule CE-R4 and apply the lower threshold. Review the rule with reference to impervious surfaces as per the definition of "site coverage", and include appropriate standards.

General District Wide Matters Coastal Environment	Mapping - Coastal Erosion Overlay	Amend	The coastal erosion overlay is based on the Jacobs future shoreline modelling, but because Caroline Bay and South Beach are both accreting the erosion overlay doesn't exist (South Beach) or is well beyond the current shoreline (Caroline Bay). Therefore, the potential storm erosion/short term erosion which is still a hazard on these beaches is not represented.	Move the Coastal Erosion Overlay landward at Caroline Bay to include short term storm demand. Include a coastal erosion overlay at South Beach to include short term storm demand. Canterbury Regional Council can assist in determining appropriate positions.
General District Wide Matters Earthworks	EW-P1: Benefits and necessity	Amend	Support the Policy particularly the recognition of natural hazard mitigation works. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	Retain the recognition of the necessity of these earthworks. Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works".
General District Wide Matters Earthworks	EW-P4: Infrastructure	Support	CRC supports the protection of regionally significant infrastructure from adverse effects as this is consistent with the CRPS.	Retain as notified or preserve original intent.
General District Wide Matters Earthworks	EW-R1: Earthworks, excluding earthworks: (specified in a-h)	Amend	Support that this Rule adds no additional requirements for flood, erosion and drainage works. Amending the reference to natural hazard mitigation works or amending the definition, in line with our submission on the definition of this term, will provide greater clarity about the activities this rule applies to.	Retain intent of this Rule in relation to flood, erosion and drainage works. Either (a) Change the "natural hazard mitigation works" terminology OR (b) Change the definition of "natural hazard mitigation works" in accordance with the submission made on the definition of "natural hazard mitigation works".
General District Wide Matters Drinking Water Protection	DWP-O1: Protect drinking water supplies	Support	Consistent with the CRPS	Retain as notified or preserve original intent.
General District Wide Matters Drinking Water Protection	DWP-P1: Drinking Water Protection Area Overlay	Support	Consistent with the CRPS	Retain as notified or preserve original intent.
General District Wide Matters Drinking Water Protection	DWP-P2: Protect drinking water supplies	Support	Consistent with the CRPS	Retain as notified or preserve original intent.
General District Wide Matters Drinking Water Protection	DWP-R1: Camping grounds	Support	Rules aimed at protecting the safety of drinking water are consistent with the CRPS	Retain as notified or preserve original intent.
General District Wide Matters Drinking Water Protection	DWP-R2: Subdivision not connected to a community sewage system	Support	Rules aimed at protecting the safety of drinking water are consistent with the CRPS	Retain as notified or preserve original intent.
General District Wide Matters Drinking Water Protection	DWP-R3: Mining or quarrying, including prospecting and exploration DWPA - for Community Drinking Water Supply DWPA - within 100m from a private drinking water supply	Amend	Mining can include gravel extraction. Clarification is needed to make it clear that gravel extraction within the beds of lakes and rivers is under the jurisdiction of the Regional Council.	Add an advisory note to the effect that works in the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.
General District Wide Matters Noise	Noise-R8	Amend	The Regional Coastal Environment Plan also includes noise provisions for the Port Activity Area. Canterbury Regional Council would like to get a better understanding of the integration of the proposed rules with the provisions in the RCEP Rule 8.21.	Consider amendments to ensure alignment, where possible, with Rule 8.21 of the Canterbury Regional Coastal Environment Plan.
Area Specific Matters: General Rural Zone	Whole chapter	Amend	For many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of rural character and the permitted baseline.	Amend the activity rules to ensure that the built form standards apply to all activities, regardless of activity status.
Area Specific Matters: General Rural Zone	GRUZ-O3: Protecting primary production	Support	Consistent with protecting the productive capacity of rural land, including highly productive land.	Retain as notified or preserve original intent.
Area Specific Matters: General Rural Zone	GRUZ-P1: Primary production activities	Support	Contributes to fulfilling Policy 5.3.12 CRPS.	Retain as notified or preserve original intent.

Area Specific Matters: General Rural Zone	GRUZ-R16: Quarries and quarrying activities:	Amend	While we support the intention of TDC to clarify that gravel extraction in the beds of lakes and rivers requires Regional Council resource consents. We believe that this may cause confusion because beds of lakes and rivers are not under District Council jurisdiction.	Delete the second listed point in the title "2. in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council" and instead add an advisory note to the effect that works in the beds of lakes and rivers are within the jurisdiction of the Regional Council and will require resource consents unless a Regional Plan provides a permitted activity for them.
Area Specific Matters: General Rural Zone	GRUS-SX	Amend	There is no limit to building coverage in the General Rural Zone. This is an important component of rural character.	Include a new standard for buildings in the General Rural zone limiting building coverage to 10% of the net site area, with appropriate restricted discretionary assessment matters as found in other zones.
Area Specific Matters: Rural Lifestyle Zone	RLZ-O2: Character and qualities of the Rural Lifestyle Zone	Amend	While we support this Objective, we are concerned that clause (4) from the draft Plan Objective, which related to a coordinated pattern of development and an appropriate density level with reticulated network connections, has been removed	Reconsider having a clause in the Objective concerning reticulated network connections and a co-ordinated pattern of development and ensure the approach to Rural Lifestyle Zoning is consistent with the NPS-HPL.
Area Specific Matters: Rural Lifestyle Zone	Whole chapter	Amend	For many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of rural character and the permitted baseline.	Amend the activity rules to ensure that the built form standards apply to all activities, regardless of activity status
Area Specific Matters: Rural Lifestyle Zone	RLZ-S9: Water supply Rural Lifestyle Zone	Support	We support the need for a safe water supply and sufficient water for fire fighting.	Retain as notified or preserve original intent.
Area Specific Matters: Settlement Zone	Whole chapter	Amend	For many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of character for the zones and the permitted baseline.	Amend the activity rules to ensure that the built form standards apply to all activities, regardless of activity status
Area Specific Matters: Settlement Zone	SETZ-O3: Servicing in the Settlement Zone	Support	We particularly support clause (1) which relates to the provision of servicing in such a way that access to safe drinking water supplies is maintained.	Retain as notified or preserve original intent.
Area Specific Matters: Settlement Zone	SETZ-S5: Water supply	Support	Consistent with the CRPS in terms of maintaining safe reticulated water supplies.	Retain as notified or preserve original intent.
Area Specific Matters: Settlement Zone	SETZ: S6: Sewage treatment and disposal	Amend	Support the requirement to connect to a reticulated sewerage system. Clause 1 ensures that connecting to a reticulated sewerage system is the preference, with onsite disposal occurring only where there is not an available reticulated network. However the wording makes it unclear as to if a certificate of compliance is required if the activity is permitted under the Regional Plan.	Replace "approved" with "permitted"
Area Specific Matters: All residential zones	Whole chapter	Amend	For many activities built form standards are only referenced in some rules. It is important to ensure that the standards apply to all activities regardless of consent status, as these form an important part of settlement character and the permitted baseline.	
Area Specific Matters: Mixed Use Zones Large Format Retail Zone	LFRZ-O2: Character and qualities of the Large Format Retail Zone	Support	Particularly support clause (5) in relation to management of biodiversity and cultural values within and adjacent to Taitarakahi Creek (as well as its flood-carrying capacity)	
Area Specific Matters: Mixed Use Zones Large Format Retail Zone	LFRZ-P3: Effects on values of Taitarakahi Creek	Support	Recognises values of Taitarakahi Creek including maintaining its amenity, biodiversity, cultural values and maintaining the capacity of Taitarakahi Creek as a floodway.	Retain as notified or preserve original intent.
Area Specific Matters: Natural Open Space Zone	NOSZ-O2: Character and qualities of the Natural Open Space Zone	Support	This objective is consistent with protecting or managing values identified in the CRPS.	Retain as notified or preserve original intent.
Area Specific Matters: Natural Open Space Zone	NOSZ-P1: Appropriate activities and facilities	Support	Particularly support clause (2) which gives effect to Objective 9.2.3 of the CRPS.	Retain as notified or preserve original intent.

Area Specific Matters: Open Space	PREC4-P1: The character and qualities of the Holiday Hut Precinct	Support		Retain as notified or preserve original intent.
Area Specific Matters: Open Space	PREC4-P2: Buildings and structures in the Holiday Hut Precinct	Amend	We support the avoidance of buildings within the high hazard areas where there is a risk of loss of life or significant damage to structures or property. This is consistent with the natural hazards provisions of the CRPS.	Retain as notified or preserve original intent.
Area Specific Matters: Open Space	OSZ-R10: Buildings and structures 2. Holiday hut precinct	Support	The proposed rule gives effect to the CRPS by providing for development in hazard prone areas where mitigation can be undertaken but setting a higher bar for development in high hazard areas.	Retain as notified or preserve original intent.
Future development areas	Whole chapter	Amend	A number of the objectives and policies are relevant at a strategic level, and should be incorporated in the Strategic Directions chapter, and/or the Urban Form and Development chapter. Those two chapters are extremely important when considering applications for private plan changes. In addition, more detail is required to ensure that the National Policy Statement on Urban Development is given effect, and meaning in the local context.	Reconsider the objectives and policies and consider movement of relevant objectives and policies to the Strategic Directions chapter and/or Urban Form and Development Chapter, and ensure the provisions give effect to the NPS-UD and meaning is provided in the local context.
Future development areas	Mapping	Amend	A significant amount of land has been identified in the Planning Maps for Future Urban Development, along with sequencing. This is likely to lead to pressure to develop land ahead of time. It is recommended that only land that is identified as necessary in the short to medium term, as defined in the NPS-UD, is mapped and identified, with those other areas in the long term identified only in the relevant Future Development Strategy.	Amend the planning maps to only identify land as a future development area where it is required in the short to medium term as defined in the NPS-UD.
Appendices	APP5 – Criteria for Identifying Significant Natural Areas	Support	Reflects criteria in the CRPS	Retain as notified.
Schedules	Schedule 6: Schedule of Sites and Areas of Significance to Kāti Huirapa	Support	Environment Canterbury supports the recognition and protection of sites of significance to mana whenua. This is consistent with objectives and policies in CRPS chapter 13 and in particular Policy 13.3.2	
Schedules	Schedule 7: Schedule of Significant Natural Areas	Support	Environment Canterbury acknowledges the effort that TDC has made in identifying SNAs and congratulates them for doing this. Inclusion of this Schedule is consistent with supporting CRPS Objectives 9.2.1 & 9.2.3 and Policy 9.3.1. However, not all SNAs that fit the criteria in Appendix 5 have been identified. There should be some recognition that the listed sites will be added to over time.	Retain and add a sentence to make it clear that this is not a definitive list. If an area meets the criteria in APP5, it should be treated as a SNA. More sites will be added as they are identified.
Schedules	Schedule 8: Schedule of Outstanding Natural Landscapes	Support	Inclusion of this Schedule is consistent with CRPS Objective 12.2.1 and Policy 12.3.1	Retain
Schedules	Schedule 9: Schedule of Outstanding Natural Features	Support	Inclusion of this Schedule is consistent with CRPS Objective 12.2.1 and Policy 12.3.1	Retain and ensure all outstanding natural features of international, national and regional significance listed in the geopreservation inventory are included in the schedule
Schedules	Schedule 13: Fish Spawning Areas	Support	Inclusion of Fish Spawning Areas is consistent with CRPS Objective 9.2.1 & 9.2.3 and Policy 9.3.1.	Retain and add any other spawning areas identified through the submission process

Jane Marine

From: Deidre Francis <Deidre.Francis@ecan.govt.nz>
Sent: Thursday, 15 December 2022 4:55 pm
To: Megan Geng
Subject: Submission to TDC Plan
Attachments: Submission to TDC proposed District Plan December 2022.xlsx; TDC Submission Cover letter_signed.docx

Hi Megan

The submission won't load in the database, so this is just to make sure you get it before 5pm. Will sort the database later.

Thanks so much

Ngā mihi

Deidre

Deidre Francis
Principal Planner
Environment Canterbury
Christchurch Office

+64 27 274 3948
Deidre.Francis@ecan.govt.nz



PO Box 345, Christchurch 8140
Customer Services: 0800 324 636
24 Hours: 0800 76 55 88
ecan.govt.nz

