

Category	Action Required	Engineering Basis	Status	Report Reference
Supply	The applicant should demonstrate a sustainable groundwater yield through site-specific testing of the first two (N+1) production bores before consent is granted.	There is significant uncertainty regarding groundwater availability and yield in this area. The Council has previously experienced difficulties securing reliable groundwater supplies in this locality, and this risk should be adequately addressed. The development cannot rely on the existing Ōhoka supply, as it cannot provide residential firefighting (FW2) capacity and does not have a satisfactory N+1 source. The proposed Ōhoka borefield remains unproven. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Para 39, Page 7
Water Supply infrastructure locations	Confirm the proposed water treatment plant and bore site locations prior to approval of the scheme plan.	Production bores should not be located adjacent to residential allotments in isolation. All sources should be connected to a centralised water treatment plant for treatment of water prior to being distributed to the network. The Bore and water treatment infrastructure should be integrated with other utility sites where practicable (e.g. reserves or SMAs). This has implications for the layout of the Scheme Plan.		Paras 30, 39
Water treatment plant Facility	Confirm the treatment process, treatment plant layout, site footprint, operational access requirements, security provisions, ultimate treatment capacity, staging requirements, provision for future fluoride dosing and sufficient space for reservoirs and pump station infrastructure.	The suitability, size and location of the treatment facility cannot be confirmed before treatment requirements and ultimate infrastructure requirements are demonstrated. This information is required to assess whether adequate land has been provided and to inform any consent conditions relating to staging and long-term operation of the water supply system. This has implications for the layout of the Scheme Plan.		Paras 38-42, 55, 63, 66
Drawdown Effects	Undertake a cumulative drawdown assessment and evaluate potential interference effects on neighbouring bores.	Required to assess the potential effects of groundwater abstraction on existing groundwater users and the wider aquifer.	Critical Information Gap	Paras 13, 14, 39
Water Quality	Demonstrate that the proposed supply can consistently achieve compliance with the Drinking Water Quality Assurance Rules and relevant standards.	Required to confirm the feasibility of treatment and ongoing operational compliance.	Critical Information Gap	Paras 13, 15, 26, 39
Alternative Supply Options	Investigate and assess alternative water supply options if required.	Existing capacity is not available within the Mandeville, Rangiora, or Kaiapoi water supply schemes to service the development. Additional production bores would likely be required to accommodate demand in any of these schemes.	Can be Resolved by Condition / Design Revision	Paras 23, 24
Borefield Capacity	Each production bore should achieve a minimum sustainable yield of ≥13 L/s.	This will reduce reliance on a large number of smaller wells to achieve the required abstraction volume and minimise additional maintenance and operational complexity.	Can be Resolved by Condition / Design Revision	Para 13
Treatment Plant Design	Provide the proposed water treatment plant design and confirm treatment processes.	Required to demonstrate that the proposed infrastructure can reliably achieve drinking water standards and meet operational requirements.	Can be Resolved by Condition / Design Revision	Paras 26, 31, 32, 33, 35, 36, 39, 43
Reticulation	Confirm peak-hour demand and fire fighting flows calculations and provide reticulation layout and pipeline sizing details.	Required to verify network performance, capacity, and compliance with Council servicing requirements.	Can be Resolved by Condition / Design Revision	Paras 32, 38, 39, 43
Type of supply	Given that the majority of the development is zoned Residential, it would be expected that the water supply network operates as an on-demand urban reticulation system, with infrastructure sized to accommodate both peak domestic demand and urban firefighting requirements.	All lots, including large lots, should be provided with an on-demand water supply. Lots greater than 4,000 m² may be exempt from this requirement.	Can be Resolved by Condition / Design Revision	Paras 9, 32, 43
Redundancy	The scheme should be designed to provide N+1 supply redundancy, ensuring there are sufficient production wells available to maintain the required level of service during well outages or maintenance activities.	The scheme should be designed to provide N+1 supply redundancy, ensuring there are sufficient production wells available to maintain the required level of service during maintenance, outage, or failure of any single well.	Can be Resolved by Condition / Design Revision	Paras 8, 9, 11, 43

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Wastewater Servicing Strategy	Do not support the proposed connection to the existing Bradleys Road rising main. Require a revised servicing strategy that conveys wastewater via a dedicated pipeline to the Kaiapoi WWTP.	Bradleys Road Pump Station was designed for approximately 875 lots and was not intended to accommodate an additional ~900 lots. Connection would fundamentally alter system operation and increase overflow risk.	Critical Information Gap	Paras 11, 47, 53, 54, 56
Receiving WWTP Capacity	Demonstrate that the proposed receiving wastewater system has sufficient available capacity and confirm the intended discharge location.	Rangiora WWTP is capacity constrained and available theoretical capacity has largely been allocated to planned Rangiora growth. Kaiapoi is identified as the preferred long-term servicing solution.	Critical Information Gap	Pg 3 Background, Paras 53-55
Existing Ōhoka Level of Service	Demonstrate that the proposed development will not reduce the level of service currently provided to existing Ōhoka residents.	Existing on-property pumps can currently operate independently. The proposed arrangement may prevent operation during pump station discharge events.	Critical Information Gap	Paras 20-23
Wastewater Flow Assessment	Revise flow calculations to include an appropriate allowance for inflow and infiltration (I/I) and reassess infrastructure sizing accordingly.	Adopted wastewater flows appear to be based on dry weather conditions only and are likely to underestimate actual long-term demand.	Critical Information Gap	Paras 35-38, 51, 54
Existing Network Resilience	Reassess assumptions regarding spare capacity and system operation, including reliance on Bradleys Road pump run-times.	Bradleys Road operates primarily as a gravity transfer system. The proposal would increase dependence on pumping and alter the intended system operation.	Critical Information Gap	Paras 13-17
Raw Wastewater Storage	Redesign the system to exclude the storage of raw wastewater on site.	Raw wastewater storage is avoided because it can lead to odour generation, solids accumulation, increased maintenance requirements, and greater operational complexity, while providing a less reliable and more costly solution than direct conveyance and pumping.	Critical Information Gap	Paras 33-34
Ownership and Maintenance of On-site Pumps	Confirm ownership, operational responsibility and long-term maintenance arrangements for private wastewater pump systems.	WDC's existing pressure sewer schemes generally rely on private ownership and maintenance responsibilities.	Critical Information Gap	Para 33
Retirement Village Demand Assumptions	Review and justify retirement village wastewater demand assumptions, including communal facilities and future I/I.	Flow assumptions appear uncertain and may not account for ancillary facilities typically associated with retirement village developments.	Critical Information Gap	Para 34
Pressure Management and Existing Infrastructure	Assess the adequacy of the existing pressure relief valve and associated infrastructure under the proposed operating regime.	Increased pressures may exceed assumptions underpinning the existing system design and may require upgrades.	Critical Information Gap	Paras 16, 18
Emergency Storage	Provide separate calculations for emergency storage and operational storage and demonstrate compliance with WDC ECoP requirements.	Emergency storage and operational storage serve different purposes and should not be combined.	Can be Resolved by Condition / Design Revision	Paras 24-29
Gravity Sewer Assessment	Modify the design proposal to be a gravity sewer network, or provide an options assessment that aligns with wastewater policy.	Gravity reticulation is Council's preferred servicing approach for new developments under the ECoP.	Can be Resolved by Condition / Design Revision	Paras 30, 31, 39
Pump Station Design	Provide details of solids management, storage configuration, cleaning systems and odour control measures.	Management of raw wastewater, solids accumulation and odour generation has not been adequately demonstrated.	Can be Resolved by Condition / Detailed Design	Paras 27-28, 41, 43
Design Contingency	Revise design calculations to include an appropriate contingency allowance and demonstrate compliance with good engineering practice.	Existing infrastructure was designed with a 20% contingency. No equivalent contingency has been demonstrated for the proposed development.	Can be Resolved by Condition / Design Revision	Paras 9, 52, 54

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Hydraulic Modelling	Undertake integrated hydraulic modelling of the proposed stormwater system, including stormwater devices, upstream and downstream catchments, receiving waterways and tailwater effects. Model events up to 100-year ARI and durations up to 72 hours.	Current assessment does not demonstrate overall system performance, attenuation effectiveness, or downstream impacts. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Pages 7-8 (Items 59-61, 67-72), Pages 10-11 (Items 92, 103), Page 12 (Item 119)
Design Standards Compliance	Revise stormwater attenuation design to comply with WDC Code of Practice requirements for 5-, 10-, 50- and 100-year events across durations from 10 minutes to 72 hours.	Applicant's attenuation criteria do not align with current WDC standards. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Pages 2-3 (Items 11-16), Page 11 (Item 114a)
Downstream Flood Effects	Demonstrate no increase in downstream flood risk through hydraulic modelling of impacts on Ōhoka, Silverstream and Kaiapoi.	Existing assessment focuses on site boundary discharges and does not assess downstream flood coincidence effects. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Pages 7-8 (Items 67-72), Page 11 (Item 114b), Page 12 (Item 119b)
Groundwater / Tailwater Assessment	Provide hydraulic assessment demonstrating adequate performance under high groundwater and tailwater conditions, including hydraulic grade analysis.	Tailwater effects, groundwater assumptions and available hydraulic head have not been adequately demonstrated.	Critical Information Gap	Pages 3-4 (Items 17-27), Pages 6-7 (Items 52-61), Page 10 (Item 102)
Stormwater Management Area Footprint	Confirm stormwater management area sizing, functionality, maintenance requirements and land requirements through detailed design and hydraulic modelling.	Current pond and treatment area footprints may be insufficient to accommodate required storage and operational requirements. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Pages 8-9 (Items 73-83), Page 12 (Item 121b)
Stormwater Management Plan	Prepare a Stormwater Management Plan incorporating preliminary design development and hydraulic modelling prior to consent determination.	Further design development is required to confirm stormwater system performance and footprint requirements.	Critical Information Gap	Pages 9-10 (Items 90-93), Page 11 (Item 107)
First Flush and Attenuation Interaction	Demonstrate how attenuation performance is maintained when first flush storage is partially occupied and confirm available live storage during sequential events.	Potential conflict between treatment storage requirements and attenuation storage availability. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Pages 5-6 (Items 41-46)
Unattenuated Catchments	Undertake hydraulic modelling of combined catchment discharges and demonstrate acceptable performance where attenuation is offset to neighbouring catchments.	Reliance on over-attenuation elsewhere has not been demonstrated. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Page 7 (Items 62-66)
Retirement Village Stormwater Servicing	Undertake preliminary treatment and attenuation sizing for the retirement village and demonstrate sufficient land has been provided.	Stormwater servicing requirements for the retirement village have not been quantified.	Can be Resolved by Condition / Design Revision	Page 4 (Item 32), Page 7 (Item 66a)
Proprietary Treatment Devices	Demonstrate that proprietary treatment devices and raingardens will function under high groundwater conditions, including through hydraulic and maintenance assessments.	Device performance and available hydraulic head have not been demonstrated.	Can be Resolved by Condition / Design Revision	Page 9 (Items 84-89)
System Levels and Hydraulic Grade	Provide plans, longitudinal sections, hydraulic grade information and operational water levels throughout the stormwater network.	Insufficient information to verify system functionality and available freeboard.	Can be Resolved by Condition / Design Revision	Pages 3-4 (Items 22-27), Page 10 (Item 102)
Safety and Maintenance	Demonstrate compliance with safety-in-design requirements and provide suitable maintenance access arrangements.	Final stormwater management area layouts have not demonstrated safety and maintenance provisions.	Can be Resolved by Condition / Design Revision	Pages 8-9 (Items 78-80), Page 12 (Items 117-118)
Stormwater Management Area Design	Provide detailed storage volumes, operating levels, outlet structures, control arrangements and design calculations for all stormwater management areas. Provide HEC-HMS model inputs, assumptions, outputs and justification for attenuation volume calculations.	Insufficient information provided to verify operational performance and attenuation effectiveness. Insufficient information provided to verify attenuation sizing and methodology. This has implications for the layout of the Scheme Plan.	Can be Resolved by Condition / Design Revision	Pages 5-7 (Items 37-61), Page 10 (Item 102)

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Dynamic SMA modelling for flood-effect assessment	Represent basin stage-storage, inlets, outlets, spillways, initial water levels, groundwater constraints and routing for the final design. Demonstrate that SMA operation does not create unacceptable off-site or downstream flood effects for relevant events and durations.	Current modelling assumes SMAs are full to freeboard at the start of events and does not simulate actual detention, routing, outlet control or storage performance. The report identifies early-event downstream increases that are expected to be resolved through future SMA operation, but this operation has not been modelled. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Sections 5.2, 5.4, 7
Downstream volume and duration	Provide cumulative volumes, hydrographs, timing and threshold durations at each site outlet and downstream controls, with mass balance.	Peak-flow neutrality does not demonstrate hydraulic neutrality. Increased impervious area may increase runoff volume, flood duration and downstream storage filling despite reduced peak flows. Additional hydrograph and mass balance assessment is required.		Sections 5.4, 7, 9
Receiving drain and waterway condition	Provide asset/ownership classification, survey, condition inspection, maintenance responsibility and blockage sensitivity for all relied-on downstream reaches, including Council drains, informal drains and private/semi-formal drainage routes. Reconcile the LiDAR-based drainage-network representation, including any manual connectivity adjustments described by PDP at the 14 August 2026 applicant meeting, with surveyed invert, culvert, cross-section and asset information. Confirm whether any increased reliance is acceptable where maintenance is not assured.	The capacity, condition and blockage susceptibility of receiving waterways and drains have not been established. The assessment relies on drainage assets whose real-world performance remains unverified.		Sections 5.5, 7, 9
Smaller events	Model events below 50-year ARI with primary network and operational SMAs, including nuisance flooding and access/egress.	Flood events below the 50-year ARI have not been assessed, as per WDC ECOP. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Sections 4, 5.6, 7
Model audit material	Provide model package, control files, check files, logs, GIS layers, result grids and QA documentation for independent review.	The independent review of the model files should be carried out before acceptance.	Critical Information Gap	Sections 4, 5.1, 7
Final design change control	Define material-change triggers requiring remodelling, including earthworks, lot yield/imperviousness, road levels, culverts, SMA geometry/outlets and drainage routes.	Flood outcomes are sensitive to future changes in earthworks, drainage layout, storage volume, culverts, imperviousness and lot yield. Material design changes could invalidate assessment outcomes.	Critical Information Gap	Sections 4, 7, 8
Building and access consequence	Use surveyed floor/access levels for identified sensitive properties and confirm emergency access criteria.	Property-specific impacts and emergency access consequences have not been demonstrated.	Critical Information Gap	Sections 5.3, 7
Groundwater and operations	Confirm how high groundwater affects basin availability, rain gardens, outlet control, baseflow and maintenance.	High groundwater conditions may affect basin storage availability, outlet performance, rain gardens, drainage effectiveness and operational maintenance requirements. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Sections 4, 5.7, 7
Climate and temporal pattern sensitivity	Confirm adopted climate allowances and test alternative temporal/spatial storm patterns where they may control downstream coincidence.	Alternative rainfall patterns and climate assumptions may affect flood timing, downstream coincidence and flood response. Additional sensitivity testing is required to demonstrate robustness.	Can be Resolved by Condition / Design Revision	Sections 5.7, 7

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Liquefaction Hazard Assessment	Undertake additional deep geotechnical investigations (minimum three to >15 m depth) and complete a quantitative Level B liquefaction vulnerability assessment in accordance with MBIE (2017), including confirmation of whether TC1-equivalent foundation performance can be achieved.	Current investigations are generally shallow (<3 m), rely on ECan well logs, and do not include a quantitative liquefaction assessment. Observed liquefaction, shallow groundwater, and potential sand/silt lenses indicate a residual hazard.	Critical Information Gap	Paras. 11–18, 25(a)-(c), 26(a)-(b)
Detailed Geotechnical Design	Undertake further geotechnical assessment and detailed design for foundations, earthworks, waterways, and infrastructure, including confirmation of the proposed 2 m waterway batter setback once liquefaction vulnerability has been established.	The site appears suitable qualitatively; however, the effectiveness of mitigation measures depends on detailed design that has yet to be completed.	Can be Resolved by Condition / Design Revision	Paras. 20, 25(d), 26(c)
Earthworks & Fill Materials	Verify suitability of site-derived gravelly materials proposed for reuse as engineered fill through testing and construction quality assurance.	Reuse is likely suitable subject to testing, excavation controls, and quality assurance.	Can be Resolved by Condition / Design Revision	Para. 21
Construction Verification & QA	Verify key geotechnical design assumptions for foundations, pavements, earthworks, and subgrades through inspection, testing, field verification, and quality assurance during construction.	Performance depends on groundwater levels, soil conditions, construction practices, and any localised soft zones.	Can be Resolved by Condition / Design Revision	Paras. 22–23, 25(e)

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Waste Collection Service	Confirm the development is designed for wheelie bin collection only, as Council does not provide rubbish bag collection in this area.	Council service provision is limited to rubbish, recycling and potentially organics bins. This has implications for the layout of the Scheme Plan.	Can be Resolved by Condition / Design Revision	Council Memo para 4.1
Bin Presentation Space	Provide a minimum 1 m deep level shoulder adjacent to roads for bin placement and allow up to 2 m width per property.	Bins cannot be placed in live traffic lanes due to traffic management and health and safety risks. This has implications for the layout of the Scheme Plan. Roading design needs to meet WDC's ECoP requirements for urban developments.	Critical Information Gap	Council Memo para 5.1, 6.1.1
Swale Design	Redesign drainage and road to provide level bin collection areas adjacent to the carriageway.	Current swale arrangement does not provide adequate flat space for bins. Roading and drainage design needs to meet WDC's ECoP requirements for urban developments.	Critical Information Gap	Council Memo para 5.1, 6.1.1
Shared Driveways	Demonstrate sufficient frontage space for grouped bin collection areas.	Some shared access arrangements require additional frontage space (6 m, 8 m or 12 m depending on the number of dwellings served).	Critical Information Gap	Council Memo para 5.2, 6.1.1
Road 7-3	Review and redesign the frontage arrangement for Lots 308-315 to provide adequate bin presentation space.	Limited roadside space has been identified for collection servicing. This has implications for the layout of the Scheme Plan.	Critical Information Gap	Council Memo para 5.1, 6.1.1
Cul-de-sac Design	Demonstrate collection vehicle turning movements through swept-path analysis and modify geometry if required.	Collection trucks must be able to turn without making three-point turns or using private driveways, and must comply with Code of Practice requirements. This has implications for the layout of the Scheme Plan. Roading design needs to meet WDC's ECoP requirements for urban developments.	Critical Information Gap	Council Memo para 5.3, 6.1.2
Retirement Village Collection Access	Confirm whether collection will occur internally or from public roads and provide evidence of any required servicing agreements.	Council cannot guarantee internal collection services and is unlikely to provide remote small-lane collections.	Can be Resolved by Condition / Design Revision	Council Memo para 5.4, 5.5, 6.2

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Walking & cycling connectivity	The development needs to include new walking and cycling links to connect with adjacent centres (e.g., Mandeville, Kaiapoi West, Rangiora) and existing cycling network	Safe accommodation of all road users	Can be Resolved by Condition / Design Revision	Council memo, para 5.10-5.14
Existing speed environment	Transport assessment cannot rely on ultra vires speed limit reductions and needs to account for existing speed environment	Current assessment does not reflect actual conditions and relies on changes that are beyond the scope of the proposal	Critical Information Gap	Council memo, para 5.15-5.17
Safety and operations upgrades	There needs to be reasonable confidence that necessary infrastructure improvements will be funded for delivery in order to meet a threshold of "well-served." Council and Government are unlikely to have the necessary funding, so all upgrades should be fully funded through the development. Establish clear consent conditions requiring the developer to deliver or fund transport improvements.	Reliance on future Council funding creates uncertainty around delivery timing.	Can be Resolved by Condition / Design Revision	Council memo, para 5.28-5.41, 8.2 Beca memo, para 5.41-5.47
Additional safety upgrades required on Whites, Mill and Threlkelds Roads.	Provide shoulder widening, signage, markings, speed management and safety improvements.	Safe accommodation of all road users	Can be Resolved by Condition / Design Revision	Beca memo, para 5.35
Uncertainty regarding Tram Road Interchange queue lengths and off-ramp effects.	Provide queue length results, assess off-ramp queuing risks, and confirm mitigation effectiveness.	Insufficient information has been provided to demonstrate safe future operation of the interchange.	Critical Information Gap	Beca memo, para 6.4-6.7
NZTA agreement to proposed signal phasing changes has not been confirmed.	Engage with NZTA and obtain confirmation that proposed signal phasing is acceptable and implementable.	Current assessment does not reflect actual conditions and relies on changes that are beyond the scope of the proposal	Critical Information Gap	Beca memo, para 6.8
Transport effects of the commercial centre have not been assessed.	Complete a dedicated Integrated Transport Assessment for the commercial centre.	Current assessment does not capture extent of development enabled by proposal	Critical Information Gap	Beca memo, para 5.59-5.64
Transport effects of the polo grounds have not been assessed.	Complete a dedicated Integrated Transport Assessment for the polo grounds.	Current assessment does not capture extent of development enabled by proposal	Critical Information Gap	Beca memo, para 6.12
Safety improvements required at Tram Road / Whites Road intersection.	Implement a longer-term solution, e.g., a roundabout.	Safe accommodation of all road users	Can be Resolved by Condition / Design Revision	Beca memo, para 5.29-5.33, 8.6-8.7
The proposed development should be responsible for addressing adverse effects of which it is the primary cause and for funding upgrades from which it is the primary beneficiary, including: • Shared path upgrades on Mill Road from Whites Road to Ōhoka School • Safety upgrade works to Bradleys, Whites, Mill and Threlkelds Roads • Tram Road / Whites Road intersection safety improvements • Flaxton Road / Threlkelds Road roundabout, plus changes to the Mill Road / Threlkelds Road intersection	Prepare and implement a comprehensive package of transport upgrades, including road, intersection, and active transport improvements, to mitigate traffic generated by the development. Ensure upgrades are delivered in line with development staging.	The development is located in an area with limited public transport and active mode opportunities, resulting in a high dependence on private vehicles. Forecast traffic increases are significant and will place considerable pressure on the surrounding rural transport network.	Can be Resolved by Condition / Design Revision	Beca memo, para 5.41-5.47, 5.65-5.67
Tram Rd / SH1 motorway interchange modelling	There is a reasonable risk that the Stream 12C/D traffic model may be a better representation of future traffic behaviour, in which case the interchange operates at an unacceptable level of service due to traffic generated by the proposed development. This risk could be addressed through a substantive comparison between the two models (which would require more information than that provided in Appendix 11), and by sensitivity testing the model with changed inputs to understand how much spare capacity exists in the modelled network.	Mitigation of the proposal's effects is based on a traffic model with potential validation issues and an outcome that differs from a similar model built for the previous application at this site (the same general proposal considered during the WDC Proposed District Plan hearings).	Critical Information Gap	Council memo, para 6.2-6.6
Internal road layout	Redesign internal intersections and road layouts to comply with Council standards.	Several proposed intersections create safety and operational concerns.	Critical Information Gap	Beca memo, para 5.48-5.56, 8.19, 9.6

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Local Centre Zone	Reduce the proposed commercial centre to no more than 1 ha and cap total commercial GFA at 2,700 m². Reallocate the remaining land to more efficient uses, including additional housing.	Can be Resolved by Condition / Design Revision	Secs 8.5.5, 9; pp. 35–39
Development Staging and Timeframe	Provide a credible delivery programme with commencement and completion dates for all 11 stages, aligned with realistic demand and uptake. Revise the economic assessments to reflect the supported development timeframe and delayed benefit realisation.	Critical Information Gap	Secs 6.1–6.2; pp. 6–9
Residential Demand Evidence	Provide a quantified assessment of effective demand for the proposed scale, density and housing products, including annual sales and absorption. Correct the Preference Survey's response inconsistencies and restricted-choice, hypothetical and framing biases, and substantiate the Real Estate Commentary with market data.	Critical Information Gap	Secs 6.4–6.5, 8.2; pp. 12–15, 20–23
Economic Benefits Assessment	Recast construction and ongoing GDP and employment effects as net regional benefits, accounting for displacement, timing and an 8% commercial discount rate. Present net present values and demonstrate whether benefits are significant at the regional or national level.	Critical Information Gap	Secs 6.2, 8.4, 8.6; pp. 8–10, 25–28, 37–38
Economic Costs and Urban Efficiency	Quantify the proposal's full economic costs relative to accommodating growth in established urban areas, including loss of primary production, transport, infrastructure inefficiency, accessibility, productivity and other externalities. Complete a comparison of cost and benefit assessment on a common present-value basis.	Critical Information Gap	Secs 6.3, 8.5–8.6; pp. 10–11, 29–38
Housing Affordability and Competition	Provide likely dwelling sale prices and demonstrate any material affordability or competition benefit across Greater Christchurch using current development-capacity, price-to-cost and developer-activity evidence. Do not rely on unsupported claims of monopolistic conditions.	Critical Information Gap	Secs 6.2, 8.5.2; pp. 9–10, 30–32
Infrastructure Costs	Require the applicant to meet all infrastructure costs attributable to the proposal, including standard development contributions, project-specific infrastructure, financing impacts and consequential upgrades across the wider network, so the Council and community do not cross subsidise out-of-sequence development.	Can be Resolved by Condition / Design Revision	Secs 6.3, 8.5.3, 9; pp. 11, 33–34, 39
Retirement Village Delivery	Confirm an operator and secure the retirement village's delivery through binding commitments. If it is not secured, assess the additional conventional residential capacity, demand diversion and economic effects that could arise from alternative use of the land.	Critical Information Gap	Sec 6.1; pp. 7–8
Polo Field and Market	If the polo field and market are relied on as components or benefits, impose conditions specifying delivery, timing and ongoing use. Without binding commitments, the land may shift to unassessed alternative activities.	Can be Resolved by Condition / Design Revision	Secs 6.1, 9; pp. 7–8, 39
Social Impact Assessment	Provide a systematic social impact assessment by an appropriately qualified practitioner, addressing community wellbeing, access to services, local character and amenity, social infrastructure and effects on neighbouring and wider communities.	Critical Information Gap	Sec 6.6; p. 15

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Staging	Retain links between subdivision stages and planting, but strengthen implementation triggers. Complete strategic boundary planting in the first available planting season before, or at the outset of, substantive earthworks and before building construction wherever practicable. Clarify grouped boundary-planting triggers and complete relevant waterway, stormwater, reserve and street planting before certification of the corresponding stage.	Can be Resolved by Condition / Design Revision	Sec 6; p. 12
Whites Road and Bradleys Road Boundary Treatment	Revise approved boundary planting plans to respond to the varied vegetation character of the surrounding rural landscape. Vary species, height, density and arrangement, use setbacks and filtered views where appropriate, and avoid a uniformly continuous screen.	Can be Resolved by Condition / Design Revision	Sec 6; p. 12
Adjoining Residential Properties	Before consent is granted, prepare detailed landscape plans for each immediately adjoining residential property, or justified comparable receptor group. Address adjoining development, dwellings and outdoor areas, existing vegetation, built form, construction, lighting and mitigation timing. Increase Landscape Treatment C beyond 2 m to provide a layered buffer and seek neighbour agreement where possible.	Critical Information Gap	Sec 6; p. 12
Maintenance and Monitoring	Require at least 36 months of establishment and maintenance from certified practical completion of each landscape package. Continue maintenance until measurable performance standards are achieved and replace diseased or dead planting in the next available planting season to maintain equivalent screening or amenity.	Can be Resolved by Condition / Design Revision	Sec 6; p. 13
Ownership and Long-term Liability	Before consent is granted, identify ownership and long-term maintenance responsibility for every mitigation planting area, including the retirement village and polo ground. Secure strategic planting transferred from the consent holder through covenants or another enduring mechanism.	Critical Information Gap	Sec 6; p. 13
Built-form Design Parameters	Before consent is granted, establish parameters and design guidance to secure the described high-amenity outcomes, including for the commercial area, retirement village and polo centre facilities.	Critical Information Gap	Sec 6; p. 13

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Lizard Management Plan and Wildlife Approval	Update the Lizard Management Plan to address the identified information gaps, clearly identify effects on indigenous lizards and demonstrate how management will achieve no net loss. Update AEE point 239 to reflect the current approach, ensure the LMP, AEE and Wildlife Approval conditions are consistent, and require works to follow the latest approved LMP.	Critical Information Gap	Sec 7; p. 10
Avifauna Assessment	Provide the full desktop-survey species list and assess the potential for Threatened, At Risk and protected birds, including tōrea/South Island pied oystercatcher and pohowera/banded dotterel, to forage and nest on site. Correct Table 2 effect levels to align with EIANZ guidance, specify the timing of pre-construction nest surveys, and state the residual level of each effect after management.	Critical Information Gap	Sec 7; pp. 10–11
Wetland Assessment	Reassess whether the pond is a natural wetland with reference to site history and the former extent of wetland habitat. Assess wetland ecological values against the significance criteria in the CRPS and POWDP, recognising that regional wetland habitat has been reduced to less than 20% of its former extent.	Critical Information Gap	Sec 7; p. 11
Wetland Protection, Offset and Management	Require a minimum 30 m setback from ecologically significant or high-value wetlands. Offset or remediate any wetland loss at a ratio of at least 3:1. Require a suitably qualified ecologist to prepare a Wetland Management Plan covering mapping and protection, locally sourced non-cultivar indigenous species, planting extent and timing, maintenance and pest control, and five years of monitoring with response triggers.	Can be Resolved by Condition / Design Revision	Sec 7; p. 11

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Neighbourhood Park Provision	Revise the subdivision to provide at least 2.5 ha of neighbourhood parks within the site, based on the estimated 2,465 residents and the minimum Level of Service target of 1 ha per 1,000 residents. Do not rely on Ōhoka Domain, ecological corridors, stormwater areas or movement linkages as substitutes for growth-generated neighbourhood park provision.	Critical Information Gap	<i>Secs 4.10–4.13, 4.19–4.23, 4.42–4.46; pp. 4–7, 10–12</i>
Neighbourhood Park Size, Form and Distribution	Provide a legible and well-distributed network of functional neighbourhood parks within walkable catchments located within the application site. Each neighbourhood park should be at least 3,000 m ² , with approximately 5,000 m ² preferred, a regular usable form, adequate flat free-draining land, play and kick-about space, good visibility and preferably more than one road frontage.	Critical Information Gap	<i>Secs 4.14–4.18, 4.23; pp. 5–6; gaps p. 12</i>
Reserve Provision Schedule	Provide a reconciled AEE schedule identifying each reserve's type, area, ownership, vesting status and function. Update the schedule and calculations to match the revised masterplans and increased stormwater-management-area reserve requirements. All application documents and plans need to accurately and consistently illustrate greenspace provisions.	Critical Information Gap	<i>Secs 4.24–4.25; p. 8; gaps p. 12</i>
Distinct Reserve Functions for Separate Vesting	Separately identify and calculate neighbourhood parks, recreation and ecological linkages, stormwater areas, riparian margins, esplanade reserves, building setbacks and adjoining allotments. Do not double-count or reduce reserve land through overlapping development requirements including incompatible utility and habitat uses.	Critical Information Gap	<i>Secs 4.22, 4.24–4.29; pp. 6, 8–9; gaps p. 12</i>
Esplanade Reserve Width	Provide a minimum 20 m esplanade reserve measured from the top of bank on each side of the northern Ōhoka Stream tributary. Remove allotments, stormwater areas and road corridors from the required reserve width and reconcile provision on all relevant plans.	Critical Information Gap	<i>Secs 4.26–4.29; pp. 8–9</i>
Intra-block Linkages	Increase standard intra-block linkages from 8 m to Council's minimum expected width of 10 m, except where a narrower width is demonstrably unavoidable. Ensure the linkages provide safe movement, CPTED outcomes and amenity.	Can be Resolved by Condition / Design Revision	<i>Sec 4.30; p. 9</i>
Polo Ground and Playground Compatibility	Assess whether a publicly accessible playground can safely and functionally operate beside the proposed polo ground, including horse exercise, warm-up and ball run-off requirements. Do not count the privately owned polo area as permanent public recreation provision unless ownership, safety, sufficient functional area and vesting issues are resolved.	Critical Information Gap	<i>Sec 4.23; p. 7; gaps p. 12</i>
Planting Deliverability and Integration	Demonstrate that the subdivision's structure, density, layout and built form integrate with the receiving environment without relying primarily on screening. Resolve conflicts among trees, berms, swales, utilities and parking, and provide design revision for approvals that can deliver the landscape outcomes relied upon.	Critical Information Gap	<i>Secs 4.31–4.38; pp. 9–10</i>
Public Ownership and Maintenance	Exclude privately owned, utility-constrained, undersized or dual-purpose land from vested neighbourhood park calculations. Clearly allocate long-term ownership and maintenance, noting Council does not support responsibility for extensive public-facing boundary screening.	Critical Information Gap	<i>Secs 4.22–4.23, 4.37–4.38; pp. 6–10; gaps p. 12</i>

Category	Action Required	Status	Report Reference
Rooting Volume and Berm Width	Provide larger planting berms with sufficient width and soil volume for mature root development. Centrally locate trees within the usable berm, excluding cut-outs and swales. Provide at least a 3 m berm for Quercus robur, Q. coccinea, Q. palustris and Fraxinus excelsior ‘Green Glow’, or use wider berms, relocated infrastructure or suitable engineered soil systems.	Can be Resolved by Condition / Design Revision	Secs 8
Root-zone Infrastructure Constraints	Identify all infrastructure within anticipated root zones and demonstrate that the proposed planting environments can accommodate mature roots without pavement displacement, asset damage or premature tree removal. Provide the available rooting volumes for each relevant street-tree arrangement.	Critical Information Gap	Secs 8
Parking and Kerb Conflicts	Remove parking bays from beneath expected mature canopy spreads. Avoid flush or mountable kerbs beside tree planting areas; where vehicle loading cannot be avoided, provide engineered soil systems that minimise compaction and root damage.	Can be Resolved by Condition / Design Revision	Secs 8
Tree Species Selection	Replace Quercus species and other large-growing trees where adequate mature rooting volume cannot be achieved. Select species according to available rooting area, mature canopy spread, proximity to infrastructure and lot boundaries, swale conditions, maintenance requirements and parking interfaces.	Can be Resolved by Condition / Design Revision	Secs 8
Swale Compatibility	Demonstrate that each proposed species is compatible with swale hydrology, including seasonal variation in soil moisture and oxygen availability. Where a species is incompatible, provide an alternative that maintains long-term tree health and stormwater function; revise tree locations between swales, paths and fixed infrastructure where necessary.	Can be Resolved by Condition / Design Revision	Secs 8
Mature Canopy and Maintenance Viability	Demonstrate that the illustrated mature canopy can be achieved and that pruning, leaf and seed fall, swale debris, waste collection, parking and infrastructure management will remain within Council service levels without materially altering tree form. Provide full engineered-soil details wherever those systems are relied upon.	Critical Information Gap	Secs 8

Category	Action Required	Status	Report Reference
Movement Network and Stream Crossings	Revise the inward-focused layout to provide more direct and legible north–south connections. Identify every pedestrian and cycle bridge on the Scheme Plan, secure public accessibility, integrate bridge delivery into staging, and consider future connectivity to the south.	Can be Resolved by Condition / Design Revision	Secs 7.2, 10; pp. 7–8, 15
Village Centre Scale and Function	Clarify and revise the centre's commercial floor area, role and composition so it functions as a pedestrian-oriented local centre serving day-to-day needs. Improve active edges, passive surveillance and integration with the village square, greenspace, retirement village, stormwater areas and surrounding walkable catchment.	Critical Information Gap	Secs 7.2, 7.4, 10; pp. 8, 11–12, 14–15
Residential and Retirement Village Design Standards	Before consent is granted, establish place-specific built-form and character standards supported by analysis and graphics. Address height, coverage, setbacks, architectural character and materials, housing typologies, frontages, passive surveillance, garage dominance and landscaping; include retirement-village height, bulk and massing controls.	Critical Information Gap	Secs 7.3, 10; pp. 9–11, 14
Village Centre Design Standards	Before consent is granted, establish specific village-centre standards for height, setbacks, architectural character and materials, active frontages, verandahs, landscaping, public realm, pedestrian and cycle connections, vehicle access, servicing and parking, with parking located to support rather than undermine pedestrian activity.	Critical Information Gap	Secs 7.3, 10; pp. 10, 14–15
Cultural Values and Narrative	Integrate mana whenua values, cultural narratives, local identity and Te Ao Māori design principles into the urban structure, built form, public realm, open-space network and key destinations, and secure these outcomes through the design framework and conditions.	Critical Information Gap	Secs 7.3, 10; pp. 11, 15
Open Space and Community Infrastructure	Demonstrate how the open-space network, polo ground, village square and community facilities will support recreation, social interaction, place-making and daily community needs. Confirm public access, permeability, CPTED and passive surveillance, and do not equate stormwater, riparian and ecological land automatically with functional recreation space.	Critical Information Gap	Sec 7.4; pp. 11–12
Public Realm and Landscape Plans	Require detailed stage-specific landscape and public-realm plans prepared by a suitably qualified landscape architect and approved by Council, covering streets, reserves, riparian corridors, trees, hard landscape, furniture, lighting, wayfinding, CPTED, public art, cultural narratives, stormwater/ecology integration and implementation staging.	Can be Resolved by Condition / Design Revision	Sec 10; p. 15

Category	Action Required	Status
Remediation and Contaminated Land Management	Provide sufficient information, including a Remedial Action Plan, to demonstrate that contaminated land can be appropriately remediated and managed and that the site is suitable for the proposed urban development.	Further information required / Could be conditioned